MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Special Meeting

Wednesday, September 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. August 4, 2014 Meeting
4. **Zoning Agent's Report**
   a. Monthly Permit Activity (August)
5. **Continued Public Hearing**
   7:10 p.m.
   Scenic Road Alteration Request, Dog Lane and Gurleyville Road, PZC File#1010-5 and #1010-8
   Memo from Director of Planning and Development
6. **Old Business**
   a. **Scenic Road Alteration Request, Dog Lane and Gurleyville Road, PZC File#1010-5 and #1010-8**
   b. **Other**
7. **New Business**
   a. **Request for Special Permit Extension, United Services, PZC File #1302**
      Memo from Zoning Agent
   b. **Request for Bond Deadline Extension, Gifford Estates, PZC File #1250**
      Memo from Zoning Agent
   c. **Other**
8. **Mansfield Tomorrow | Our Plan ▸ Our Future**
9. **Reports from Officers and Committees**
   a. **Chairman's Report**
   b. **Regional Planning Commission**
   c. **Regulatory Review Committee**
   d. **Subcommittee on Infrastructure**
   e. **Planning and Development Director's Report**
   f. **Other**
10. **Communications and Bills**
    a. CRCOG: Coventry Zoning Referral
    b. Other
11. **Adjournment**

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

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, August 4, 2014
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:15 p.m. Alternates Westa and Ward were seated for absent members.

Approval of Minutes:

a. **July 21, 2014 Meeting**
Ward MOVED, Rawn seconded, to approve the 7-21-14 minutes as corrected. MOTION PASSED with all in favor except Pociask, Ryan and Westa who disqualified themselves.

Zoning Agent's Report:
Noted.

Public Hearing:
Scenic Road Alteration Request, Dog Lane and Gurleyville Road, PZC File#1010-5 and #1010-8
Chairman Goodwin opened the Public Hearing at 7:16p.m. Westa recused herself. Members present were Goodwin, Holt, Plante, Pociask, Rawn, Ryan and alternate Ward who was appointed to act. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in The Chronicle on 7/22/14 and 7/30/14 and noted her memos dated 7/31/14 and 8/1/14.

Stephen Child, Arborist, and Shawn Johnston both from CL&P, presented the application. Child said the goal of tree removal and trimming is to protect the backbone feeder lines, while attempting to maintain the rural character of the area. They reviewed the hazardous and non-hazardous trees, although those trees deemed hazardous do not need approval from the PZC.

Jennifer Martin, 99 Dog Lane, appeared and submitted a letter on behalf of her husband, Michael Soares, who is a member of the Mansfield Open Space and Preservation Committee, Conservation Commission and Water Advisory Board. Both Martin and Soares (in his letter) requested that the healthy trees remain so as not to alter the appearance, safety or character of the scenic road. Martin thanked the Commission for the process and the opportunity it provides to comment.

Ethel Mantzaris, 217 Gurleyville Road, stated that she doesn't want the ash in her yard removed and requested that the applicants re-mark the trees on the road as many of the marked trees are not discernable.

Mark Kiefer, Tree Warden, Public Works Superintendent, stated that it was necessary to remove the hazardous trees as soon as possible.

It was agreed by the applicant that prior to the next meeting the hazardous trees would be re-marked with one color tape and the healthy trees, that are subject of the request to remove, be re-marked with a different

color. Members also requested that CL&P provide copies of the consent letters that have been received from abutting property owners.

At 7:55 p.m. Holt MOVED, Rawn seconded, to continue the Public Hearing to the next meeting. MOTION PASSED with all in favor except Westa who recused herself.

Old Business:

a. Scenic Road Alteration Request, Dog Lane and Gurleyville Road, PZC File#1010-5 and #1010-8
Public Hearing continued to the next meeting.

b. Application to Amend the Zoning Regulations, East Brook F, LLC, PZC File #1326
Ryan MOVED, Holt seconded, subject to revisions noted below, the May 15, 2014 application of East Brook F LLC (File #1326), to amend Article 6, Section B.23.q, Article 8 Schedule of Dimensional Requirements and Notes, Article 10, Section D.6 and new Section D.20, and Article 10, Section H.5.e of the Mansfield Zoning Regulations as submitted to the Commission and heard at Public Hearings on July 7 and July 21, 2014. The subject regulation amendments shall become effective as of September 1, 2014.

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

- The application is complete and contains all required information.
- The amendments promote goals and objectives contained in the 2006 Plan of Conservation & Development that encourage an orderly and efficient pattern of development with a sustainable balance of uses, specifically Policy Goal 1, Objective d, which encourages the strengthening of land use regulations. The amendments are also consistent with the goals and recommendations contained in the Windham Region Land Use Plan of 2010, and the 2014-2024 Capitol Region Council of Governments Regional Plan of Conservation and Development.
- The amendments promote the statutory goals identified in Section 8-2 of the Connecticut General Statutes and other zoning purposes cited in Article One of Mansfield's Zoning Regulations.
- The amendments are appropriately worded, legally sound and suitably coordinated with other provisions in the Mansfield Zoning Regulations.
- The amendments will promote the public's health, safety, property values and general welfare.

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

- The revisions continue to promote the orderly development of the community and protect character and property values while eliminating conflicts identified by the recent *MacKenzie v. Planning and Zoning Commission of the Town of Monroe* appellate court decision.
- The revisions continue to provide for flexibility in design while maintaining the original intent of the regulations.
- The revisions to Article 10, Section H.5.e ensure that property owners receive direct notice of proposals to excavate within fifty feet of a property line.

The applicant's May 15, 2014, "Proposed Amendments to Mansfield's Zoning Regulations" shall be revised to incorporate revisions listed below. These revisions address issues raised in the Public Hearing process and are necessary to improve consistency with the Town's fire lane and emergency access regulations and clarify notice requirements proposed by the applicant.

1. Revise the amendments to Section B.23.q to reference the Inland Wetlands Agency;

2. Revise the second sentence of the amendments to Article 10, Section H.5.e to read as follows: "Said notification, which shall be sent by Certified Mail, shall include the date and time of the scheduled Public Hearing, the applicant's Statement of Use and mapping that depicts areas of proposed activity."
3. Revise the amendments to Article 8, Schedule of Dimensional requirements related to minimum front, side and rear yard setbacks to require a minimum 30 foot front yard setback, a minimum side yard setback of 30 feet on at least one side with the other side allowed to be zero, and a minimum rear yard setback of 30 feet. Note 22 shall apply to all three setbacks.
4. Revise the new Note 22 to the Article 8 Schedule of Dimensional requirements to add the following sentence "Larger setbacks may also be required to ensure compliance with the Town's Fire Lane Ordinance (Chapter 125 of the Mansfield Code of Ordinances)."
5. As part of the codification of these amendments, staff shall correct numbering errors throughout the Zoning Regulations to restore a consistent numbering system where new subsections start with the number one (1), letter (a), etc. and ascend progressively with no gaps or duplications.

MOTION PASSED with all in favor except Pociask and Westa who disqualified themselves.

c. **Gravel Permit Renewals**

- **Hall property on Old Mansfield Hollow Road (File #910-2)**
  Holt MOVED, Plante seconded, to approve the 7/10/14 special permit renewal request of Edward Hall, for earth removal on land of the applicant south of Bassett's Bridge Road as shown on a plan revised to 7/10/14. All existing special permit conditions shall remain in place except as follows:
  1. Condition #6-A shall be deleted.
  2. Conditions #7 shall be revised to: The wide buffer area located north of the cart path on the applicant's property shall be maintained in its existing wooded state with no disturbance of any kind. The buffer acts as a shield, providing an important separation between active excavation work and neighboring residential uses, and is deemed necessary to address neighborhood impact requirements.
  3. Condition #16 shall be deleted.

  MOTION PASSED with all in favor except Pociask and Westa who disqualified themselves.
- **Green Property, 1090 Stafford Road (File #1258)**
  Holt MOVED, Plante seconded, to approve the 7/10/14 special permit renewal request of Philip DeSiato on behalf of Karen Green, for gravel removal on land owned by K. Green at 1090 Stafford Road. All existing conditions of the special permit shall remain in place except for Condition #3, which shall be revised to delete the second sentence.
  MOTION PASSED with all in favor except Pociask and Westa who disqualified themselves.

New Business:

a. **8-24 referral: Four Corners Sanitary Sewer Project**
Matthew Hart, Town Manger and member of the Four Corners Water and Sewer Advisory Committee; John Carrington, Director of Public Works; and Derek Dilaj, Consulting Engineer for Weston and Sampson; all were present to review the proposed line and connections and to answer Commissioner's questions.

The following resolution as MOVED by Rawn, seconded by Ryan:

RESOLVED, that the Planning and Zoning Commission of the Town of Mansfield approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

> Sanitary sewer collection system to address water contamination and wastewater disposal in the approximately 500 acre area near the intersection of Routes 44 and 195 in northern Mansfield known as "Four Corners". The project is contemplated to serve sixty-one (61) properties and to include, but is not limited to, installation of approximately 21,700 linear feet

of sewer piping (which includes the collection system, a trunk sewer and a force main to the University of Connecticut's wastewater treatment plant), two submersible pump stations, related equipment and appurtenances, and related land or easement acquisitions;

provided that this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals.
MOTION PASSED with all in favor except Ward who was opposed.

b. Upcoming Meeting Schedule
Plante MOVED, Pociask seconded, to cancel the August 18, 2014, and September 2, 2014, PZC Meetings, and schedule a special PZC meeting for September 3, 2014, immediately following the conclusion of the IWA meeting. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow | Our Plan ▸ Our Future:
Painter reported that the draft plan is in revision and will be sent to the consultants for formatting before being distributed to the Commission for further review.

Reports from Officers and Committees:
Noted.

Communications and Bills:
Noted.

Adjournment:
The Chairman adjourned the meeting at 8:25 p.m.

Respectfully submitted,

Katherine Holt, Secretary

Town of Mansfield

CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: August 26, 2014

MONTHLY PERMIT ACTIVITY for August 2014

ZONING PERMITS

Name	Address	Purpose
Bagwell	512 Chaffeeville Rd.	2 decks
Markus	57 Hillyndale Rd.	house addition
Storrs Center Alliance	Building VS-2	mixed use
South/Castelli	341 Mulberry Rd.	enlarge deck
Harris	Lot 13 Ellise Rd.	1 fm dw
Ballard Puppetry Museum	1 Royce Cir.	Marquee sign
CVS Pharmacy	8 Royce Cir.	Building identity signs
Ramesh	17 Thornbush Rd. Ext.	10 x 12 shed
Zimmer	43 Bundy La.	12 x 16 shed
Hancock	21 Holly Dr.	8 x 10 shed
Walker/Hussey	421 S. Eagleville Rd.	12 x 20 shed
Beheshti	163 Hunting Lodge Rd.	modular home

CERTIFICATES OF COMPLIANCE

Barry	14 Juniper La.	sunroom
Federowicz	568 Browns Rd.	studio/workshop
College Pizza	871 Stafford Rd.	take-out food service
Neumann	973 Middle Tpke.	deck & Porch
Joshua's Trust	624 Wormwood Hill Rd.	site work for office use
Spring Hill Properties	31 Beacon Hill RD.	1 fm dw
Newcity Builders	586 Gurleyville Rd.	1 fm dw
U Yoga	134 N. Eagleville Rd.	personal service use
Town of Mansfield	Middle School	exterior freezer unit

PAGE
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Department of Planning and Development

Date: August 28, 2014

To: Planning and Zoning Commission

From: Linda M. Painter, AICP, Director

Subject: Alterations to Dog Lane (File #1010-5) and Gurleyville Scenic Roads (File #1010-8)

This report supplements my memos of July 31, 2014 and August 4, 2014.

On August 4, 2014, the PZC opened a public hearing on the proposed removal of several trees by Connecticut Light and Power (CL&P) on Dog Lane and Gurleyville Road. CL&P is requesting authority to remove the trees to increase protection for utility lines. In accordance with the Town's scenic road ordinance, the removal of healthy, mature trees from a scenic road requires approval from the Town Council after a public hearing is held by the Commission. In addition to tree removal, CL&P will also be conducting extensive trimming to meet Utility Protection Zone (UPZ) requirements; trimming for this purpose is an authorized activity under the scenic road ordinance and does not require Town Council approval. Trimming for Dog Lane has since been completed and trimming on Gurleyville Road is underway.

The Commission continued the hearing due to discrepancies in information presented. CL&P was requested to repost the trees proposed for removal, using different color tape for trees that require approval from the Town Council and the hazardous trees that the Town's Tree Warden had ordered removed. Additionally, the Commission requested that CL&P update the list of trees to be removed to be consistent with trees identified by the Tree Warden and their contractor, and provide evidence of owner consent.

Pursuant to those requests, CL&P reposted all of the trees to be removed in two different colors on August 11th. Subsequent to the reposting, all of the hazardous trees were removed during the week of August 18th. In addition to the trees initially identified as hazardous in my July 31st memo regarding Dog Lane, on final inspection prior to removal the Tree Warden noticed additional rot on the back of an 18-inch Hickory tree across from 56 Dog Lane; that tree was also ordered removed as a hazard.

On August 27th, CL&P submitted a revised list of trees for proposed removal, which is attached to this memo. In his cover memo, Stephen Child indicated that two trees have been added to the list for removal: one at 217 Gurleyville Road at the request of the property owner, which was the large tree discussed at the public hearing; and one at 127 Dog Lane that inadvertently been left off of the previous submission. CL&P has also indicated that they have obtained owner consent for all removals; however, as these consents are not public documents, they are unable to provide copies without obtaining consent of each owner. The revised listing does indicate that they have received consent from each owner, and CL&P will have copies of consents with them at the meeting if there is a question raised on a particular property.

The following table identifies the trees to be removed and includes notes from the Town's Tree Warden with regard to condition of the trees. CL&P is requesting approval to remove eleven (11) trees from Gurleyville Road and fourteen (14) trees from Dog Lane.

Address/Location	Tree Description/Condition	Notes
Trees Proposed for Removal on Dog Lane		
79 Dog Lane	24" Ash in good condition	
	30" Ash in good condition (private tree)	CL&P has indicated this tree could be trimmed instead of removed
	18" Hickory in fair condition but very close to road with lean >15 degrees.	Should be removed for vehicle safety and a lean of >15 degrees is considered a hazard
	18" Maple (private tree)	
98 Dog Lane	24" White Oak-good condition	
	24" Red Oak-good condition	CL&P has indicated this tree could be trimmed instead of removed
	24" Ash-good condition but touching power lines	
127 Dog Lane	30" dual leader Oak at road edge	Dangerous to motor vehicles;
	18" Maple in good condition	
149 Dog Lane	18" Maple with 15+ degree lean toward road (private tree)	
	18" Maple with 15+ degree lean toward road (private tree)	
	12" Elm in fair condition	
Intersection of Bundy and Dog Lane	18" Maple in fair condition (private tree)	
	18" Pine in fair condition (private tree)	
Trees Proposed for Removal on Gurleyville Road		
287 Gurleyville (art studio)	30" Hickory-Good Condition	CL&P has indicated this tree could be trimmed instead of removed
	20" Red Pine(Private Tree)-Good Condition	
	24" Red Pine (Private Tree)-Good Condition	
	30" White Pine (Private Tree)-Good Condition	
Wooded Section of road located between the intersection of Bundy Lane and 217 Gurleyville (west side of road, owned by UCONN)	24" Oak (Private Tree)-Good Condition	
	20" Oak (Private Tree)-Good Condition	
	20" Hemlock (Private Tree)-Good Condition	
	24" Hemlock (Private Tree)-Good Condition	

Address/Location	Tree Description/ Condition	Notes
Trees Proposed for Removal on Gurleyville Road		
217 Gurleyville	30" Ash-Good Condition	
	36" Pine-Good Condition	
	40" White Pine	Added at the request of the landowner

Summary

The fourteen (14) trees along Dog Lane for which CL&P has requested authorization to remove are spread out along approximately 0.6 miles of road and are not anticipated to have a significant impact on the scenic character of the road. As part of the revised request, CL&P has indicated that the 30-inch Ash at 79 Dog Lane and the 24-inch Red Oak at 98 Dog Lane could be trimmed rather than removed; however, their preference for utility line protection is to remove the trees. Of the proposed healthy trees to be removed, the 30" dual-leader oak at 127 Dog Lane is the most significant due both to its size and location at a curve in the road; however, it is these factors that also make the tree dangerous to motor vehicles travelling on the road as identified by the Tree Warden. Correspondence has been received from Michael Soares, 99 Dog Lane (letter dated August 4, 2014), requesting that no good or healthy trees less than 3 feet from the road surface be removed. A copy of his letter is included in the meeting packet.

Of the trees to be removed on Gurleyville, the loss of the trees at 287 Gurleyville (Fenton River Studio) would be the most noticeable to people heading east due to the curvature of the road and the relatively low density of trees in that area. Removing these trees would open up views to the art studio property, but their loss would not necessarily result in a significant impact overall to the character of the road. As with the two trees on Dog Lane, CL&P has indicated that the 30-inch hickory on this property could be trimmed rather than removed. The eleven (11) trees under consideration as part of the current application are spread out along 0.85 miles of roadway and if removed, will not have a significant impact on the scenic character of the road.

Several of the trees to be removed are located near stone walls; any approval motion should include a recommendation that CL&P be required to repair/restore any stone walls damaged as part of the tree removal process.

To assist the Commission, I have prepared three draft motions for your use for each scenic road. Option A would be a report indicating no objections to removal of any of the trees requested by CL&P; Option B would be a report indicating no objection to removal of certain trees; and Option C would be a report indicating objection to removal of any trees as requested.

DRAFT MOTIONS-SCENIC ROAD ALTERATION-DOG LANE (FILE #1010-5)

OPTION A: MOTION INDICATING NO OBJECTION TO REMOVAL OF ANY TREES IDENTIFIED IN THE CL&P REQUEST

_____ MOVES, _____ SECONDS to communicate to the Town Council that the Planning and Zoning Commission has no objection to the removal of fourteen trees along Dog Lane as requested by the Connecticut Light and Power Company as the loss of these trees will not significantly alter the scenic character of Dog Lane provided that any stone walls damaged during the removal be repaired/restored.

OPTION B: MOTION INDICATING OBJECTIONS TO REMOVAL OF CERTAIN TREES IDENTIFIED IN THE CL&P REQUEST

_____ MOVES, _____ SECONDS to communicate to the Town Council that the Planning and Zoning Commission has no objection to removal of the following trees on Dog Lane as requested by the Connecticut Light and Power Company as the removal of these trees will not significantly alter the scenic character of Dog Lane provided that any stone walls damaged during the removal be repaired/restored:

-

The Commission does object to the removal of the following trees as requested by Connecticut Light and Power as the loss of these trees would negatively impact the scenic character of Dog Lane:

-

OPTION C: MOTION INDICATING OBJECTION TO REMOVAL OF ALL TREES IDENTIFIED IN THE CL&P REQUEST

_____ MOVES, _____ SECONDS to communicate to the Town Council that the Planning and Zoning Commission objects to the removal of fourteen trees along Dog Lane as requested by the Connecticut Light and Power Company as the loss of these trees would negatively impact the scenic character of Dog Lane.

DRAFT MOTIONS-SCENIC ROAD ALTERATION-GURLEYVILLE ROAD (FILE #1010-8)

OPTION A: MOTION INDICATING NO OBJECTION TO REMOVAL OF ANY TREES IDENTIFIED IN THE CL&P REQUEST

_____ MOVES, _____ SECONDS to communicate to the Town Council that the Planning and Zoning Commission has no objection to the removal of eleven trees along Gurleyville Road as requested by the Connecticut Light and Power Company as the loss of these trees will not significantly alter the scenic character of Gurleyville Road provided that any stone walls damaged during the removal be repaired/restored.

OPTION B: MOTION INDICATING OBJECTIONS TO REMOVAL OF CERTAIN TREES IDENTIFIED IN THE CL&P REQUEST

_____ MOVES, _____ SECONDS to communicate to the Town Council that the Planning and Zoning Commission has no objection to removal of the following trees on Gurleyville Road as requested by the Connecticut Light and Power Company as the removal of these trees will not significantly alter the scenic character of Gurleyville Road provided that any stone walls damaged during the removal be repaired/restored:

-

The Commission does object to the removal of the following trees as requested by Connecticut Light and Power as the loss of these trees would negatively impact the scenic character of Gurleyville Road:

-

OPTION C: MOTION INDICATING OBJECTION TO REMOVAL OF ALL TREES IDENTIFIED IN THE CL&P REQUEST

_____ MOVES, _____ SECONDS to communicate to the Town Council that the Planning and Zoning Commission objects to the removal of eleven trees along Gurleyville Road as requested by the Connecticut Light and Power Company as the loss of these trees would negatively impact the scenic character of Gurleyville Road.

CL&P Proposed Tree Removals 12J5 Circuit Scenic Roads - Mansfield *

8/27/2014

Tree #	Address	Diameter Specie	Description	Ownership	Permission
1	79 Dog Lane	24" Ash	Pole# 3422-3423	Town	Yes
2	79 Dog Lane	30" Ash	Pole# 3422-3423 **	Private	Yes
3	79 Dog Lane	18" Hickory	Pole# 3422-3423, Leaning heavy toward Rd	Town	Yes
4	79 Dog Lane	18" Sugar Maple	Pole# 3424-3423	Private	Yes
5	98 Dog Lane	24" White Oak	Pole# 917-3425	Town	Yes
6	98 Dog Lane	24" Red Oak	Pole# 917-3425 **	Town	Yes
7	98 Dog Lane	24" Ash	Pole# 917-3425 good condition, touching wires	Town	Yes
8	127 Dog Lane	30" Oak (dual)	Pole# 912 Dual Leader Oak @ rd edge	Town	Yes
9	127 Dog Lane	24" Sugar Maple	Pole# 912	Town	Yes
10	149 Dog Lane	18" Red Maple	Pole #909-910 leaning toward rd	Private	Yes
11	149 Dog Lane	18" Sugar Maple	Pole #910-911	Private	Yes
12	149 Dog Lane	12" Elm	Pole #5002-909	Town	Yes
13	Int. Dog Ln/Bundy	18" Red Maple	Pole #908	Private	Yes
14	Int. Dog Ln/Bundy	18" Pine	Pole #908	Private	Yes
15	287 Gurleyville	30"Hickory	Pole #1711 **	Town	Yes
16	287 Gurleyville	20" Red Pine	Pole #1711-1710	Private	Yes
17	287 Gurleyville	24" Red Pine	Pole# 1711-1710	Private	Yes
18	287 Gurleyville	30" White Pine	Pole# 1711-1710	Private	Yes
19	(Wooded) Gurleyville	24" Oak	Pole #1684-1682	Private	Yes
20	(Wooded) Gurleyville	20" Oak	Pole #1684-1682	Private	Yes
21	(Wooded) Gurleyville	20" Hemlock	Pole #1689-1688	Private	Yes
22	(Wooded) Gurleyville	24" Hemlock	Pole #1689-1688	Private	Yes
23	217 Gurleyville	30" Ash	Pole #1694 - 1693	Town	Yes
24	217 Gurleyville	36" Pine	Pole #1694 - 1693	Town	Yes
25	217 Gurleyville	40" White Pine	Pole#1693 (added since first hearing per landowner discussion)	Private	Yes (added)

* Trees identified in or near Utility Protection Zone. Should be removed due to specie, closeness, lean etc.

** Trees Identified in Utility Protection Zone that could be trimmed

To: Mansfield PZC
From: Michael Soares
Date: August 4, 2014
Re: Tree removal on Dog Lane, with respect to Mansfield's scenic road ordinance

For full disclosure, I want to share that I am a member of Mansfield's Open Space & Preservation Committee, Conservation Commission, and newly formed Water Advisory Board.

I would like to comment on the "good" or "healthy" trees that have been selected for removal on Dog Lane. I request that any "good" or "healthy" trees deemed not hazardous by the tree warden to be left standing.

In particular, I strongly request that **no "good" or "healthy" trees less than three (3) feet from the road surface be removed.** This includes even small-diameter trees in this area. It is my opinion that these trees adjacent to the road greatly improve the safety for residents, recreators (walkers, bikers, etc.), and drivers on these scenic roads. A prime example is a 4-inch DBH sugar maple growing at the sharp turn in Dog Lane, where the road goes around 127 Dog Lane. This maple is on the north side of the road and about a foot from a fieldstone stood on its end at the corner. As I know from my own experience walking and driving here, it is narrow and requires that one has go slowly. I consider that to be an asset and want it preserved, as the ordinance suggests.

If such "good" or "healthy" trees are selected for removal by the utility, I ask that the contractor hired by the utility be directed with such trees to prune only branches in close proximity to or above the electrical lines.

I would also like to comment on an event sometime last year, when two large trees were cut down on Dog Lane (located at approximately 123 Dog Lane and across the road from 127's easternmost driveway). Both were mature, native hardwoods established in the forest's canopy, and each had multiple trunks of at least 14-inch DBH (diameter at breast height). Equally as important, these trees were along the road side, and like similar trees on all of Mansfield's designated scenic roads, they aided in forcing drivers to proceed more cautiously. While both trees had some die-back, the majority of them were healthy (this is my opinion as someone with some training in forestry). I could not – and still cannot – determine why the town removed these trees and was disappointed. Once I learned about our scenic road designation and this procedure which is currently underway, I was more disappointed and concerned. These trees, precisely the kind protected by the scenic road ordinance, were removed with no posting, notification of Dog Lane's residents, nor public hearing such as this. It leads to think that the town's tree warden was also not notified of those removals. In light of those events, I am encouraged this tree removal project has followed the procedure and given me and other town residents an opportunity to comment.

Thank you.
Michael Soares
99 Dog Lane
Mansfield, CT

PAGE
BREAK

Town of Mansfield

CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

T0: Planning & Zoning Commission
From: Curt B. Hirsch, Zoning Agent
Date: August 6, 2014

Re: Request for special permit extension
United Services, Inc., North Frontage Road
PZC # 1302

The Commission has received an 8/4/14 request from Diane Manning, President/CEO for United Services, Inc., asking for a renewal of the PZC's 9/19/11 special permit approval. The project proposes a new two-story, 28,738 square foot office building and other site improvements on a 6-acre site on North Frontage Road. Article V, Section B.7.e of the Zoning Regulations states that the construction of buildings or the commencement of the approved use shall take place within one year of the date of the PZC's approval. The Commission may grant extensions upon request of the applicant for periods up to one year for good cause. The PZC has granted two extensions on this project, the current one expiring on 9/19/14.

Mrs. Manning's letter explains that the additional extension is being requested "due to delays in finalizing the financing for the project", and expects that construction can begin within the next year.

There have not been any changes to the regulations or site conditions since the Commission's 9/19/11 approval that would alter the conditions under which the special permit was granted. I recommend that **the PZC approve a one-year extension, until September 19, 2015, of the special permit granted to United Services, Inc., for the construction of an office building and associated site development on North Frontage Road.**

PZC # 1302

United Services, Inc.

Creating healthy communities

August 4, 2014

Mansfield Planning and Zoning Commission
Curt Hirsch, Zoning Agent
Audrey P. Beck Building
Four South Eagleville Road
Storrs, CT 06268

Re: Mansfield's PZC Approval
PZC file #483-5
North Frontage Road

Dear Mr. Hirsch:

United Services, Inc is requesting an additional one year extension for our Special Permit Approval adopted by the Mansfield Planning and Zoning Commission on September 19, 2011 for the property located on North Frontage Road.

We are requesting this extension due to delays in finalizing the financing for the project. We expect financing will be in place, and construction will begin within the next year. Required site testing and bid documents are essentially complete, and we anticipate a quick construction start as soon as the financing approvals are in place.

Please contact me if you need any additional information in order to approve this request. We are anxious to begin construction and expand our available space to provide services for our community.

Thank you for attention.

Sincerely,

Diane L. Manning
President/CEO

www.UnitedServicesCT.org

1007 North Main Street, Dayville, CT 06241-2170 Telephone 860.774.2020 • Fax 860.774.0826
132 Mansfield Avenue, Willimantic, CT 06226-2027 Telephone 860.456.2261 • Fax 860.450.1357
233 Route 6, P.O. Box 200, Columbia, CT 06237-0200 Telephone 860.228.4480 • Fax 860.228.6921
303 Putnam Road, P.O. Box 378, Wauregan, CT 06387-0378 Telephone 860.564.6100 • Fax 860.564.6110

To: Town Clerk
From: Planning and Zoning Commission
Subject: Public Act 75-317, RECORDATION OF SPECIAL PERMIT

I Notice is hereby given that the Mansfield Planning and Zoning Commission, at a meeting held on September 19, 2011 did grant to United Services a special permit for office use on North Frontage Road, pursuant to Article X, Sections B and other provisions of the Mansfield Zoning Regulations.

II Said approval was granted subject to the conditions given below. Failure to comply with these conditions may result in revocation of the special permit. To inquire about any modifications of these conditions of approval, consult the Planning Office.

1. **Extent of Approval.** This approval authorizes the proposed professional office and related site work. Any significant change in the use or site improvements as described in application submissions and at the Public Hearing, including the areas designated for future building and parking expansions, shall require further PZC review and approval. Any questions regarding what constitutes a significant change shall be reviewed with the Zoning Agent and, as deemed necessary, the PZC.

2. **Landscaping.** The applicant shall submit a revised parking lot landscaping plan for the approval of the Director of Planning and Development and the PZC Chair that demonstrates an increase in interior landscaping and perimeter landscaping along North Frontage Road to minimize the visual effect of having parking on 3 sides of the building. Such plan may result in a relocation/reduction in the number of parking spaces provided, which is acceptable provided the revised design continues to meet the minimum number of spaces provided.

3. **Landscape Buffer Reduction.** This approval specifically authorizes a reduction in the required 50-foot landscape buffer to allow the northwest corner of the parking lot to be located 39.88 feet from the north property line.

4. **Signs.** The proposed free-standing sign shall be relocated to meet the required 10 foot setback.

5. **Lighting.** The lighting plan shall be updated to include the height of various light fixtures proposed as well as lighting for the entrance sign. The plan must demonstrate that the proposed sign up-lighting will not result in light spillage, otherwise an overhead fixture will be required.

6. **Sanitary System.** The new sewer connection shall be approved by all pertinent regulators and installed before a final certificate of zoning compliance is issued. Furthermore, the following corrections shall be made to the plan sheets regarding the sewer system:

   a. Amend Note 26 on Sheet SU-1 to reflect conformance with WWPCA requirements in addition to Windham Water Works;
   b. Amend Note 15 on Sheet DM-1 to correctly reference Windham Water Works, not Connecticut Water.

7. **Aquifer Protection.** Pursuant to the requirements of Article VI, Section B(4)(M), the applicant shall submit the following documents for the review and approval of the Director of Planning and Development:

   a. A storm water management plan detailing proposed provisions to minimize the risks of groundwater contamination, including prohibition of the use of salts and chemicals for ice removal. The plan shall also describe how best management control practices for

stormwater controls have been used in accordance with the Department of Environmental Protection Best Management Guidelines;

b. A landscape management plan that addresses the use of fertilizers, pesticides and other organic or chemical applications to minimize the risk of groundwater contamination.

8. **Pedestrian and Bicycle Facilities.** The following notes/amendments to the site plan shall be made regarding pedestrian and bicycle facilities:

   a. Vehicle barriers/tire stops shall be installed where parking spaces abut the pedestrian sidewalk surrounding the building;
   b. The crosswalk across the driveway shall be constructed level with the sidewalk, not within the sloping driveway apron;
   c. Note acknowledging that the sidewalk along North Frontage Road east of the subject site will be installed with the next phase of the project;
   d. Note acknowledging that the existing bicycle access from North Frontage Road to the existing segment of joint use sidewalk will be maintained;
   e. Note stating that no driveway or sidewalk work within the North Frontage Road right-of-way shall begin until an encroachment permit is issued by the State Department of Transportation;
   f. Note responsibility of owner to maintain and repair sidewalk pursuant to Article II, Section 166-9 of the Mansfield Code of Ordinances;
   g. Benches shall be added to the bus shelter area for clients.

9. **Cross-Access.** If the property is to be sold, a cross-access easement with the parcel to the east shall be required.

10. **Final Plans.** Final plans shall be signed and sealed by all responsible professionals.

(see PZC File #1302)

III The premises subject to the special permit may be described as follows:

North Frontage Road
Map 38, Block 101, Lot 2.1 & 6.1

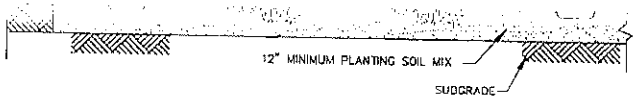
IV The record owner of the above-described property is

Kevin Tubridy
25 Ledgebrook Drive
Mansfield, CT 06250

I certify that the above is a true and correct copy of the foregoing approval from the Planning & Zoning Commission records.

by Rudy Favretti
Rudy J. Favretti, Chairman
Mansfield Planning & Zoning Commission

date 9/21/11

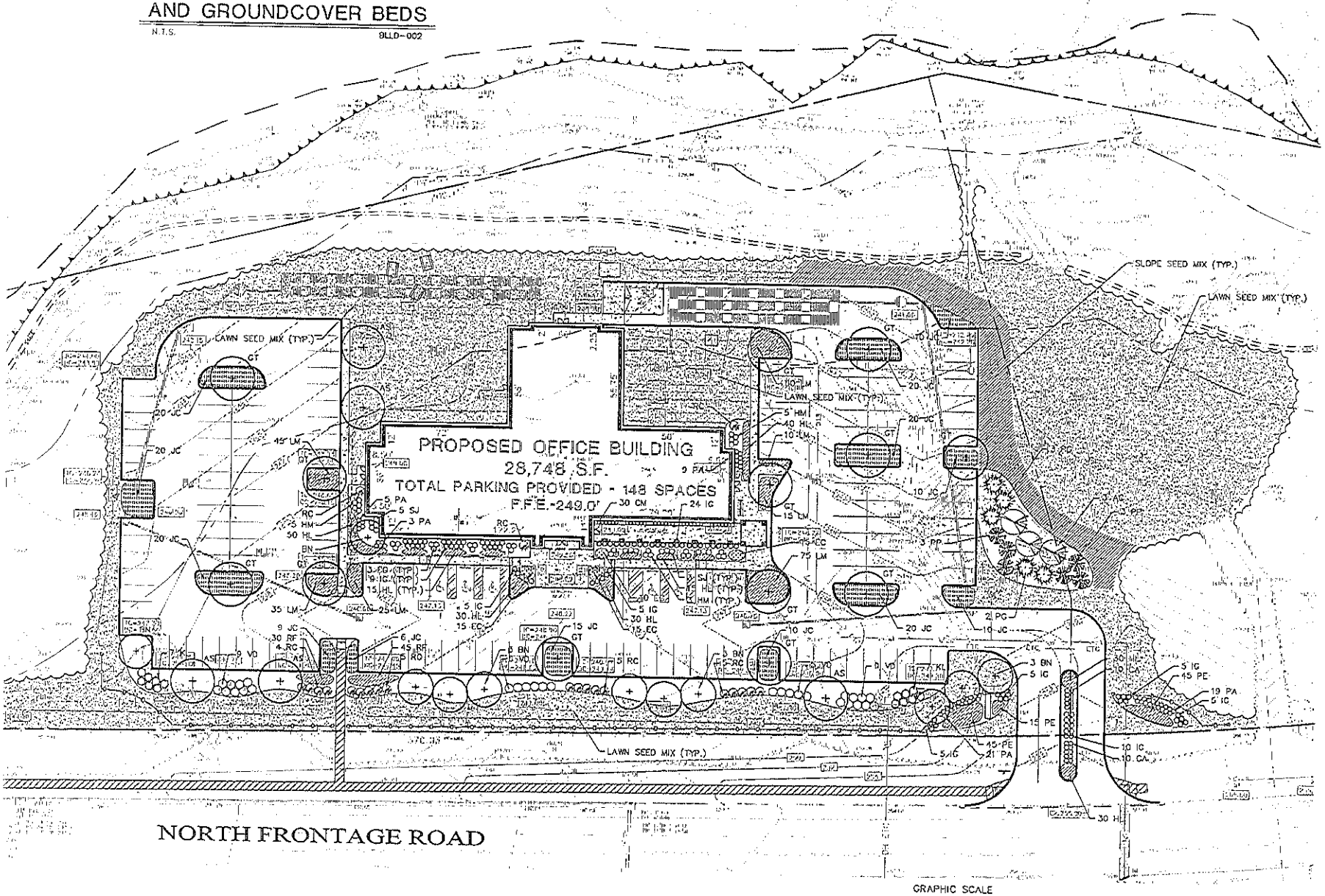


NOTES:
1. ROTOTILL FERTILIZER, LIME, AND OTHER AMENDMENTS INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE WITH SOIL ANALYSIS RECOMMENDATIONS.
2. THOROUGHLY WATER ALL PLANTING BEDS IMMEDIATELY AFTER PLANTING.
3. ADJUST BULB PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.

		[illegible]	[illegible]	CONT.	6- 12" HT.	4' O.C.
LM	265	Liriope muscari 'Majestic'	LILYTURF	CONT.	6- 12" HT.	18" O.C.
PA	59	Pennisetum alopecuroides	FOUNTAIN GRASS	CONT.	6- 12" HT.	18" O.C.
PE	105	Perovskia atriplicifolia 'Little Spire'	RUSSIAN SAGE	CONT.	18"-24" HT.	24" O.C.
RF	75	Rudbeckia fulgida 'Goldsturm'	BLACK-EYED SUSAN	CONT.	12- 18" HT.	24" O.C.

ANNUAL/PERENNIAL AND GROUNDCOVER BEDS

N.T.S. 8LLD-002



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

PROPOSED OFFICE BUILDING
NORTH FRONTAGE ROAD
MANSFIELD, TOLLAND COUNTY, CONNECTICUT

REVISIONS
No. Date Desc.

Designed	W.E.V.
Drawn	W.E.V.
Checked	
Approved	
Scale	1"=40'
Project No.	11C3816
Date	06/27/11
CAD File:	LL11C381601

Title
LANDSCAPE PLAN

Sheet No.
LL-1

Xref (s): ; 6011C381601 ; XC11C381601 ; XC11C381601 ; XC11C381602 ; XC11C381603 ; XL11C381601

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Town of Mansfield

CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

T0: Planning & Zoning Commission
From: Curt B. Hirsch, Zoning Agent
Date: August 8, 2014

Re: Request for extension of subdivision improvements
Gifford Estates Re-subdivision, Spring Hill Road
PZC # 1250

The Commission has received an 8/1/14 request from Francis Halle, Spring Valley, LLC, asking for a two-year extension for the completion of required work associated with the Gifford Estates Re-subdivision. Mr. Halle's letter charges the difficult housing economy for the delay in completing the work.. On 9/18/06, the PZC approved a three-lot re-subdivision, which proposed the construction of a common driveway and associated drainage, stonewall and erosion and sedimentation work. I inspected this work before it stopped in 2007. Except for the paved apron at the street and the construction of emergency pull-offs and turn-arounds, the common driveway has been constructed per approved plans. During my inspection of the site today, I observed that the driveway has been reclaimed by the natural brush of the lot due to its non-use, but the gravel driveway is still very evident..

The PZC and the Developer executed a Bonding Agreement in 2007 and the Developer posted a $5000.00 cash bond to assure completion of the required work. Two extensions have been granted by the Commission since that time. Mr. Halle's request anticipates that he will complete the required work in the next 24 months. I don't believe that there has been any change in circumstances to require an adjustment in the bond amount and in my opinion an approval for an extension would be appropriate. There is also a separate $2,000 bond held by Public Works for the completion of the driveway apron.

I recommend that **The PZC approve the 8/1/14 request from Francis Halle and grant an extension until September 1, 2016, for the completion of the common driveway and other site improvements required in association with the Gifford Estates Re-subdivision. A revised Bonding Agreement shall be executed to reflect this revised completion date.**

August 1, 2014

Planning and Zoning Commission:

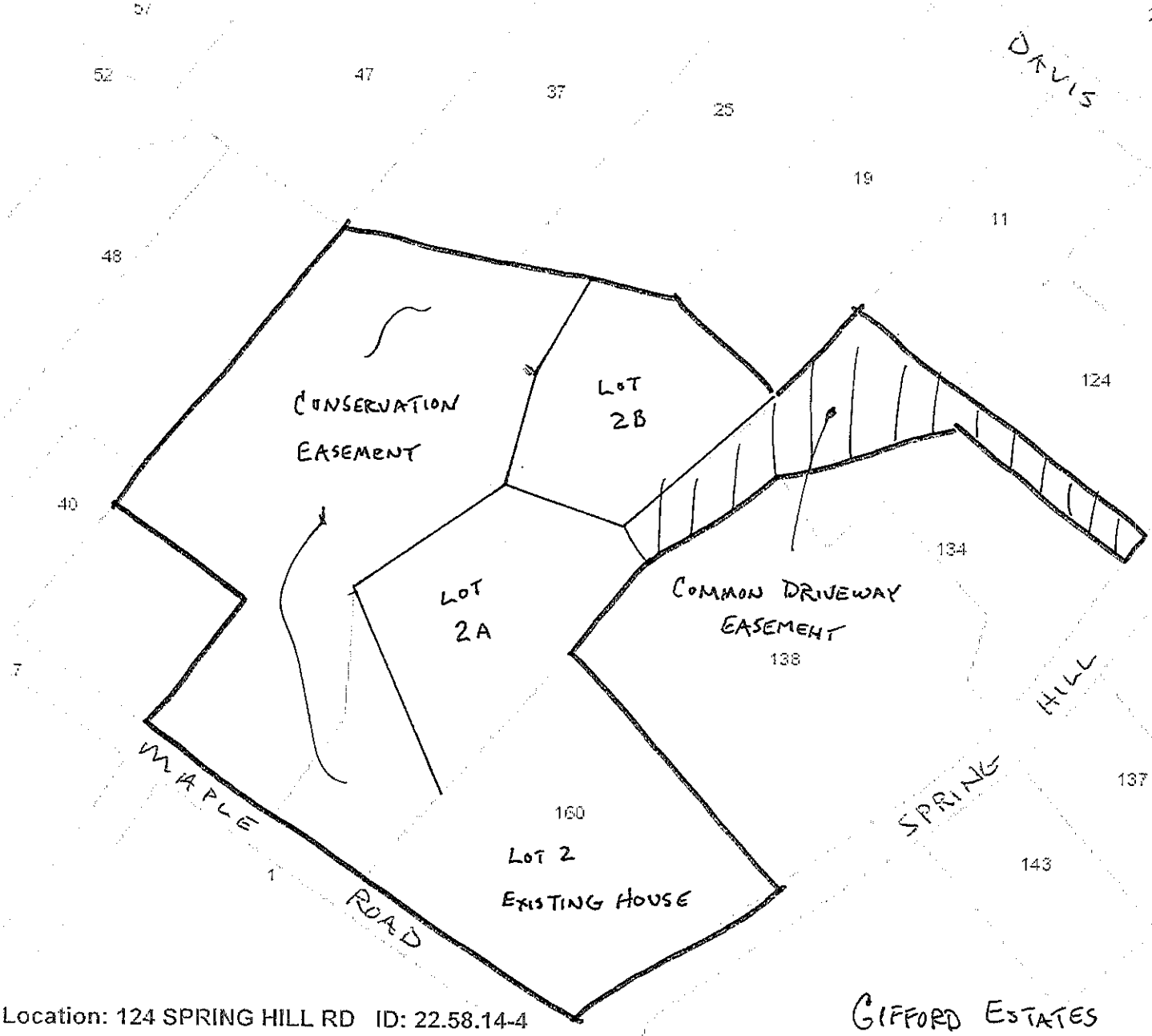
We are requesting an extension of the bonding agreement of October 1, 2011 for the common driveway of Gifford Estates on Spring Hill Road, in Mansfield, Connecticut. We have not completed the work listed on the bonding agreement due to the difficult housing economy and anticipate completing work within 24 months.

Sincerely,

Francis Halle
Spring Valley, LLC

PZC # 1250

Town of Mansfield, CT



Zoning
ConservationEasem
Railroad
Trails
Parcels
Streams
water
wetlands

N

1 in = 195.64 ft

Printed:
8/4/2014

MainStreetGIS

Location: 124 SPRING HILL RD ID: 22.58.14-4

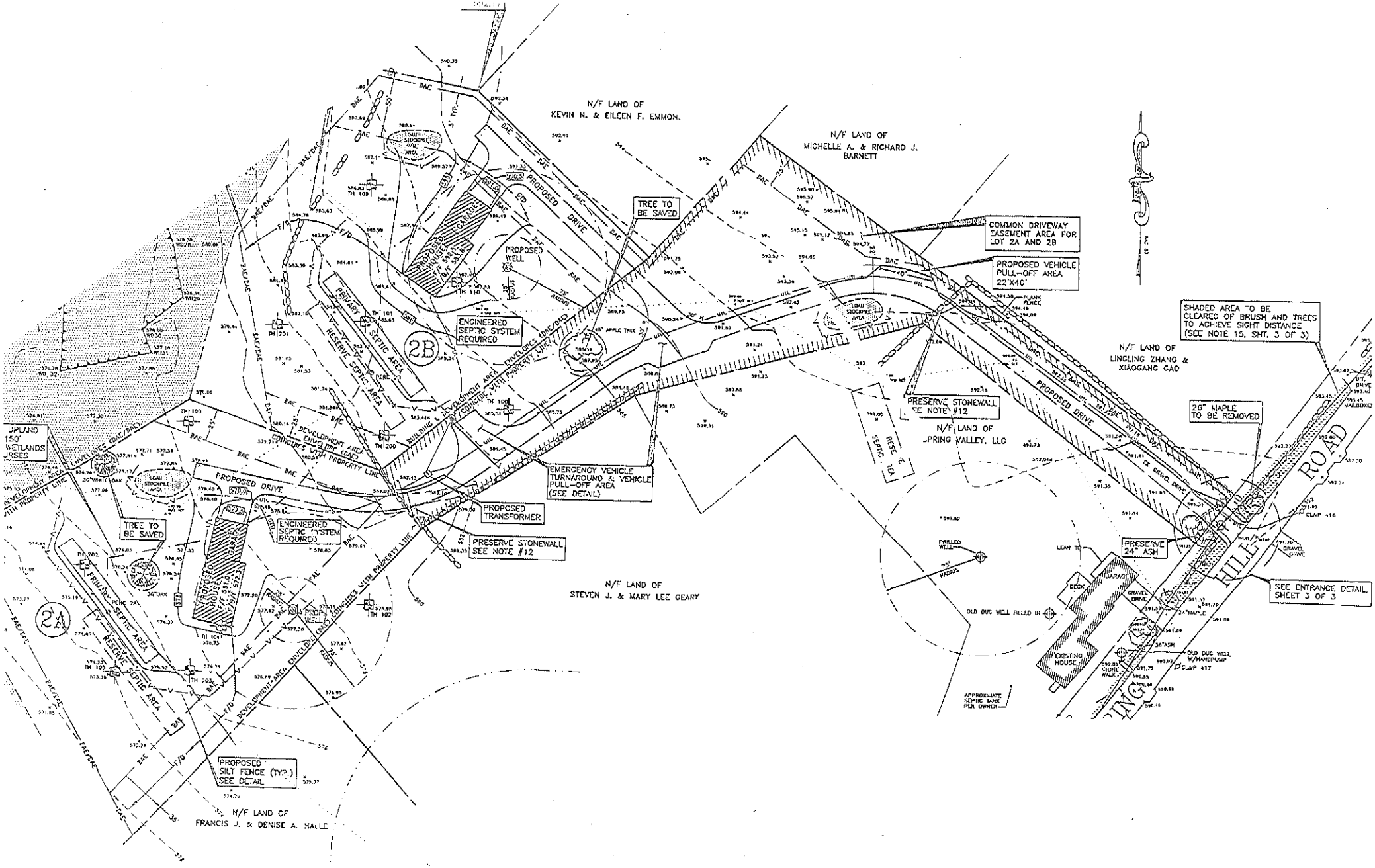
MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

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

GIFFORD ESTATES

PZC # 1250

Oct. 2006


N/F LAND OF
KEVIN N. & EILEEN F. EMMON.
N/F LAND OF
MICHELLE A. & RICHARD J.
BARNETT
TREE TO
BE SAVED
COMMON DRIVEWAY
EASEMENT AREA FOR
LOT 2A AND 2B
PROPOSED VEHICLE
PULL-OFF AREA
22'X40'
PROPOSED
WELL
PROPOSED DRIVE
ENGINEERED
SEPTIC SYSTEM
REQUIRED
2B
SHADED AREA TO BE
CLEARED OF BRUSH AND TREES
TO ACHIEVE SIGHT DISTANCE
(SEE NOTE 15, SHT. 3 OF 3)
N/F LAND OF
LINGLING ZHANG &
XIAOGANG GAO
PRESERVE STONEWALL
SEE NOTE #12
26" MAPLE
TO BE REMOVED
N/F LAND OF
SPRING VALLEY, LLC
EMERGENCY VEHICLE
TURNAROUND & VEHICLE
PULL-OFF AREA
(SEE DETAIL)
PROPOSED
TRANSFORMER
PRESERVE STONEWALL
SEE NOTE #12
PRESERVE
24" ASH
SEE ENTRANCE DETAIL,
SHEET 3 OF 3
TREE TO
BE SAVED
ENGINEERED
SEPTIC SYSTEM
REQUIRED
2A
N/F LAND OF
STEVEN J. & MARY LEE GEARY
PROPOSED
SILT FENCE (TYP.)
SEE DETAIL
N/F LAND OF
FRANCIS J. & DENISE A. HALLE
UPLAND
150'
WETLANDS
URSES
DEVELOPMENT AREA ENVELOPE CONFORMS WITH PROPERTY LINE
PROPOSED DRIVE
PRIMARY SEPTIC AREA
RESERVE SEPTIC AREA
OLD DUG WELL FILLED IN
EXISTING
HOUSE
GARAGE
DECK
LEAN TO
GRAVEL DRIVE
OLD DUG WELL
W/HANDPUMP
APPROXIMATE
SEPTIC TANK
PER OWNER
STONE
WALK
ROAD
HILL

BONDING AGREEMENT

This Agreement entered into on October 1 2011, between the Town of Mansfield, by its Planning and Zoning Commission (PZC) and Spring Valley LLC (Developer).

Recitals:

A. On September 18, 2006, the PZC approved with conditions a three-lot re-subdivision named "Gifford Estates Resubdivision of Lot 2." Condition number 2 of said approval required common driveway improvements and all associated drainage, stonewall and erosion and sedimentation work to be completed or bonded prior to the signing of final maps for filing on the Land Records.

B. After completing a majority of the approved common driveway work, the Developer has submitted a 5/15/07 estimate for completing common driveway work and, based on this estimate, the necessary bond has been determined to be $5,000.00.

C. The Developer has agreed to post a cash bond in the amount of $5,000.00, to ensure that the construction of the common driveway and associated drainage, stonewall, paved apron and sediment and erosion work are completed as per approved plans. Said bond to be in the form of a bank check or certified check payable to the Town of Mansfield.

The Parties agree:

1. Said cash bond shall be delivered to the Mansfield Director of Planning and the subject funds shall be retained by the Finance Department for the purposes herein set forth.

2. Upon execution of this agreement, receipt and acceptance by the Director of Planning of the cash bond and fulfillment of other regulatory requirements, the PZC Chairman is authorized to sign final maps for filing on the Land Records and 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 common driveway and associated drainage, stonewall, paved apron and sediment and erosion control work prior to the issuance of any Certificate of Compliance on Lots 2A or 2B or October 1, 2013 (unless additional time is granted by the PZC Chairman). A written certification from the Developer's engineer shall be submitted to substantiate that the common driveway and associated drainage, paved apron and stonewall improvements have 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, drainage, stonewall and sediment and erosion control work satisfactorily by October 1, 2013 (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 common driveway work and correct any environmental damage or erosion control problems. 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 _____
Spring Valley LLC

by _____
Cheryl A. Trahan
Mansfield Director of Finance

CRCOG CAPITOL REGION COUNCIL OF GOVERNMENTS
Working together for a better region.

241 Main Street / Hartford / Connecticut / 06106
Phone (860) 522-2217 / Fax (860) 724-1274
www.crcog.org

August 7, 2014

TO: COVENTRY PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2014-69: Proposed zoning amendments pertaining to minor amendments to permits/site plans.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Questions concerning this referral should be directed to Lynne Pike DiSanto.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 8/25/2014.

DISTRIBUTION: Planner: Andover, Bolton, Vernon, Tolland, Mansfield, Willington, Windham, Southeastern COG

Respectfully submitted,
Sandra Bobowski, Chairman
Regional Planning Commission

Karl Robert Profe, Vice Chairman
Regional Planning Commission

Lynne Pike DiSanto, AICP
Senior Planner and Policy Analyst

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