

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Monday, March 2, 2015 ▪ 7:00 PM

Audrey P. Beck Municipal Building ▪ 4 South Eagleville Road ▪ Council Chamber

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. February 17, 2015 Regular Meeting
4. Zoning Agent's Report
5. Public Hearings
7:00 p.m.
Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)
Memo from Director of Planning and Development, written correspondence on the draft plan
6. Old Business
 - a. Re-Subdivision Application, 101 East Road, C. & L. Niarhakos, PZC File #293-2
Tabled to 3/16/15 Public Hearing
 - b. Other
7. New Business
 - a. Special Permit Application, Commercial Recreation Use with Restaurant, 95 Storrs Road; East Brook F LLC, East Brook T LLC, and East Brook W LLC; PZC File #432-6
 - b. Other
8. Mansfield Tomorrow | Our Plan ▶ Our Future
 - a. Zoning Focus Group Update
 - b. Other
9. Reports from Officers and Committees
 - a. Chairman's Report
 - b. Regional Planning Commission
 - c. Regulatory Review Committee
 - d. Planning and Development Director's Report
 - e. Other
10. Communications and Bills
 - a. Zoning Focus Group Minutes: December 8, 2014; January 13, 2015; January 30, 2015
 - b. DEEP Notice of Public Hearing – Water Diversion Permit

- c. Training Opportunity: CT Land Use Law for Municipal Land Use Agencies, Boards and Commissions

11. Adjournment

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
February 17, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: B. Chandy, R. Hall (left meeting at 8:34 p.m.), K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn, B. Ryan,
Members absent: J. Goodwin (Chairman)
Alternates present: V. Ward, S. Westa
Alternates absent: P. Aho
Staff Present: Linda Painter, Director of Planning and Development

Vice Chair Ryan called the meeting to order at 7:28 p.m., appointing alternate Ward to act in the absence of J. Goodwin.

Minutes:

- a. 2-3-15 Meeting Minutes –R. Hall MOVED and V. Ward seconded, to approve the 2-3-2015 meeting minutes as presented. MOTION PASSED UNANIMOUSLY with the exception of B. Pociask who was disqualified. K. Holt noted for the record that she listened to the audio recording of the meeting.

Zoning Agents Report:

There were no questions or comments on the Zoning Agent's report.

Public Hearing:

Re-Subdivision Application, 101 East Road, C. & L. Niarhakos, PZC File #293-2

The hearing was opened at 7:29 p.m. This hearing was continued from January 20, 2015.

R. Hall MOVED, P. Plante seconded, to continue the public hearing on the re-subdivision application of Christopher and Lindsey Niarhakos (File 293-2), 101 East Road, Williams Heights Subdivision, to March 16, 2015. MOTION PASSED UNANIMOUSLY.

Old Business:

- a. **New Subdivision Application, 140 Codfish Falls Road, S. Guyette, PZC File 1329 –**

B. Pociask recused himself from consideration of this item and Westa was seated in his place.

R. Hall MOVED, K. Rawn seconded, to approve with conditions the subdivision application (File #1329) of Steven Guyette on property owned by Elaine Guyette located on Codfish Falls Road in an RAR-90 zone, as submitted to the Commission and shown on plans dated September 25, 2014 and revised through January 27, 2015 and as presented at meetings on January 20, 2015 and February 3, 2015.

Pursuant to Sections 7.5 and 7.6 of the Subdivision Regulations, this approval accepts the applicant's proposed lot layout and hereby authorizes the necessary reductions to frontage (Lots 2 and 3) and accepts the setbacks as depicted through the proposed Building Area Envelopes (Lots 1, 2 and 3). Furthermore, pursuant to Section 7.10 of the Subdivision Regulations, this approval accepts the use of a common driveway to serve Lots 1, 2 and 3 and the adjacent property at 144 Codfish Falls Road. The use of a common driveway in this location and the associated frontage reductions significantly reduce the impacts to wetlands that would be incurred if a cul-de-sac street were to be required.

This approval is granted because the application as hereby approved is considered to be in compliance with the Mansfield Zoning and Subdivision Regulations and is granted with the following conditions:

1. **Frontage and Setback Reductions.** The approved reductions in frontage shall be specifically noted on the plans and on the deeds of the affected and abutting lots. Unless the Commission specifically authorizes revisions, the depicted building and development area envelopes shall serve as the setback lines for all future structures and site improvements, pursuant to Article VIII of the Zoning Regulations. This condition shall be specifically noticed on the Land Records.
2. **Common Driveway.** No lots within the subdivision shall be transferred until the common driveway is completed and accepted by the Town of Mansfield or a financial guarantee in an amount approved by the Assistant Town Engineer and Director of Planning and Development has been accepted. Prior to acceptance of the common driveway or approval of a financial guarantee, a common driveway easement that addresses maintenance and liability issues must be approved by the PZC Chair with assistance from staff and the Town attorney and recorded on the land records. This condition shall be noted on the plans and specifically noticed on the Land Records.

The amount of the financial guarantee must cover the estimated cost of remaining construction plus 15% contingency. The financial guarantee must comply with the requirements of Article VI, Section C of the Zoning Regulations and shall include an appropriate signed agreement approved by the PZC Chair with staff assistance. Use of a surety bond to fulfill this condition will require special approval from the Commission. To address this condition, the applicant shall submit a construction cost estimate at the time a financial guarantee is proposed.

No Certificates of Compliance for new homes shall be issued until the common driveway has been completed and accepted by the town.

3. **Erosion and Sedimentation Controls.** Prior to the commencement of any site work, erosion and sedimentation control measures shall be installed pursuant to the approved plan. Bi-weekly erosion and sedimentation-monitoring reports shall be submitted to the Zoning Agent and Wetlands Agent until all site work is completed and disturbed areas are stabilized.
4. **Conservation Easement.** This approval accepts the voluntary dedication of a conservation easement along Codfish Falls Road as well as a potential conservation easement dedication on Lot 3 should that lot be transferred in the future for any monetary consideration. Easement documents based on the Town's model format shall be approved by the Director of Planning and Development and Town Attorney. The easement documents for Lot 1 shall be executed and filed on the Land Records in association with final plans and incorporated in the deed for Lot 1. The requirement for future dedication of a conservation easement on Lot 3 shall be specifically noticed on the Land Records.
5. **Certificate of Title.** All deeds and easements must be covered by a certificate of title indicating that there are no encumbrances or stating what encumbrances there are and providing a partial release or subordination agreement.
6. **Plan Revisions.** Final plans shall be revised to:
 - a. Add a note indicating that any new regulated activity in the upland review area or in the wetlands or watercourse will require the owner to obtain a license from the Inland Wetlands Agency as required by the Mansfield Inland Wetlands and Watercourses Regulations.
 - b. Add a note stating that no future work shall occur within 100 feet of the vernal pool.

- c. Add detailed specifications for the portion of the driveway that is immediately proximate to the wetland that requires construction using small diameter stone to allow for water infiltration during storm events and to reduce siltation.
 - d. Add a drainage easement for the tributary to Fishers Brook.
 - e. Add a note encouraging the use of rain gardens to address runoff from new houses and site improvements.
7. **Extent of Approval.** The Planning and Zoning Commission, for good cause, shall have the right to declare this approval null and void if the following deadlines are not met (unless a ninety or one hundred and eighty-day filing extension has been granted):
- a. All final maps shall be submitted to the Planning Office no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant;
 - b. All monumentation with Surveyor's Certificate shall be completed pursuant to the Commission's approval action and Section 14 of the Subdivision Regulations no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant.

MOTION PASSED UNANIMOUSLY.

(Pociask rejoined the Commission and Westa was no longer seated.)

*Prior to consideration of additional items under old business, Plante requested that an item be added to new business. P. Plante MOVED, V. Ward seconded, to add a draft motion regarding future grant applications to the agenda under New Business for discussion. MOTION PASSED UNANIMOUSLY.

Old Business, (continued):

b. **Re-Subdivision Application, 101 East Road, C. & L. Niarhakos, PZC File #293-2;**
Item tabled pending 3-16-15 continued public hearing.

c. **Request for Modification, Whispering Glen, 73 Meadowbrook Road, Uniglobe Investment LLC, PZC File #1284-2**

Painter distributed an updated report dated 2/17/15 containing an overview of the changes the applicant had made to the plans based on staff recommendations and a suggested motion for the Commission's consideration. Mark Comeau, project architect; Brian Kent, landscape architect; and Scott Garrison, owner; responded to questions from the Commission regarding various changes including the need for coordination between the landscaping plan and final site plan. B. Pociask and P. Plante inquired as to whether the applicant would consider using LED lighting; the team indicated that they would be willing to consider that type of lighting. G. Lewis questioned the revised landscape plan, expressing concern regarding creating a dense wall of vegetation along the sidewalk. B. Kent indicated that while the landscaping would be extensive, it included different species at different heights with staggered planting to avoid creating a wall effect. There were several questions regarding the adequacy of the proposed parking for the project and construction of the sidewalk connection to Sunny Acres Park. Painter noted that the original approval conditions for the project would remain in effect, which included limiting the number of vehicles per unit in each lease and completion of the sidewalk prior to the issuance of any certificates of compliance for units in phase 2 of the project.

R. Hall departed the meeting at 8:34 p.m.; Westa was seated in his place.

B. Chandy MOVED, P. Plante seconded, to approve the January 12, 2015 Request for Modifications from Uniglobe Investment LLC for the development of 50 apartments on property located at 73 Meadowbrook Lane. This approval is based upon the plan dated January 15, 2015 and modifications to sheets 1, 3, 4, 5, 6, 7, 10 and 11 submitted via email to the Director of Planning and Development on February 13, 2015. This modification is granted because there is no change in the number of dwelling units and the changes to the site plan reduce the visual impact of the project on Meadowbrook Lane. This approval is conditioned upon the following:

1. The site plan set shall be revised to address the following to the satisfaction of the Director of Planning and Development, Town Engineer and Inland Wetlands Agent:
 - a. Updated plans shall address issues identified in the 2/17/15 report from the Town Engineer and the submission of updated drainage calculations recommended in the 2/12/15 report from the Director of Planning and Development. If addressing these items results in changes to the design of the stormwater retention pond, such changes shall be reviewed and approved by the Chair of the Commission and Zoning Agent unless it is determined that the changes are significant enough to warrant review by the Commission as a whole.
 - b. Parking spaces shall be dimensioned to ensure consistency with state requirements for handicap accessible spaces and town requirements for standard spaces.
 - c. Erosion and Sedimentation Control plans and details shall be updated pursuant to the recommendations of the Inland Wetlands Agent and Town Engineer.
 - d. A minimum of ten units shall be designated and marketed as "affordable."
2. Landscape plans shall be revised to address the following issues to the satisfaction of the Director of Planning and Development:
 - a. Coordinate landscape plans with site and engineering plans to ensure that there are no conflicts between utilities and stormwater elements and landscaping.
 - b. Where feasible, replace non-native with native species (such as the dwarf Japanese Juniper) if a similar effect can be achieved.
 - c. Increase the amount of landscape screening along Meadowbrook Lane to ensure sufficient screening of the rear of buildings and minimize gaps due to size of initial plantings.
 - d. Adjust plantings at the driveway entrance as needed to ensure that sufficient visibility for both oncoming vehicles and pedestrians on the adjacent sidewalk are maintained.

Prior to issuance of Zoning Permits, full sets of floorplans and elevations for each building will need to be submitted. Elevations for the sides of units which face onto Meadowbrook Lane or interior driveways shall be articulated with windows.

MOTION PASSED UNANIMOUSLY.

New Business:

a. Motion to require Commission approval of future grant applications

P. Plante distributed a draft motion that would require Commission approval of future grant applications related to Commission work prior to submission. After discussion, Plante withdrew the suggested motion. No action was taken.

Mansfield Tomorrow:

a. Public Hearing Scheduled for Monday, March 2, 2015 at 7:00 p.m.

No further action taken.

b. Town Council Request for Extension of Comment Period

K. Holt MOVED, V. Ward seconded, to extend the comment period on the draft Mansfield Tomorrow Plan of Conservation and Development to April 6, 2015. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

- a. **Chairman's Report** - No comments offered.
- b. **Regional Planning Commission** – Painter noted that CRCOG was considering having their March meeting in Mansfield.
- c. **Regulatory Review Committee** – Members are currently meeting as part of the Zoning Focus Group. Painter noted that the next meeting would be on February 23rd and that the group would start reviewing draft regulations.
- d. **Planning and Development Director's Report** – Painter noted that the presentation of the draft NextGen CT Impact Study report was scheduled for March 9 at 6 p.m. in the Council Chambers.

Communications and Bills:

Noted.

Adjournment:

The meeting was adjourned at 9:11 p.m. by the Vice-Chair.

Respectfully submitted,

Kay Holt, Secretary

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Department of Planning and Development

Date: February 26, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director *LMP*
Subject: Draft Mansfield Tomorrow Plan of Conservation and Development

On December 15, 2014, the Planning and Zoning Commission scheduled a March 2, 2015 public hearing on the December 2014 Draft of the Mansfield Tomorrow Plan of Conservation and Development. Since that time, staff has conducted four community information sessions and met with several advisory committees to assist in their review of the plan. Included in your packet are copies of written correspondence received since the release of the plan. On February 17, 2015, the PZC voted to extend the comment period until April 6, 2015. Given the extension of the comment period, staff anticipates receiving additional correspondence from the Town Council, other committees and residents.

As part of your packet for the April 6th meeting, staff is preparing a matrix of all comments received and organized by chapter to assist the Commission in their deliberation of suggested changes. Staff will also summarize the list of technical/editorial changes that have been identified at that time and identify potential changes to Maps based on comments received as well as errors identified by staff, such as the designation of the Bergin Correctional Facility as Rural Residential/Agriculture/Forestry when the Commission had discussing having the frontage along Route 44 designated as Institutional consistent with the current POCD but not including the entire parcel, which is significantly larger.

Written Correspondence

The following is a list of all correspondence received as of the date of this memo, copies of which are attached for your information.

Committee and Agency Referrals

- January 20, 2015 Letter from the Capitol Region Council of Governments Regional Planning Commission
- Undated Letter from Mansfield Commission on Aging
- January 15, 2015 Memo from the Transportation Advisory Committee
- February 3, 2015 Memo from the Agriculture Committee
- February 22, 2015 Memo from the Mansfield Parks Advisory Committee
- February 17, 2015 Memo from the Open Space Preservation Committee
- February 18, 2015 Memo from the Conservation Commission
- January 6, 2015 Minutes of the Four Corners Sewer and Water Advisory Committee

Resident and Property Owner Comments

- Comment form from Donald B. Hoyle, 125A Bassetts Bridge Road (with attachments on fracking and oil pipeline extension article)
- Comment form from Meg Reich, 343 Bassetts Bridge Road
- Comment form from Julia Barstow, 139 Woodland Road
- Comment form from Bettejane Karnes, 353 North Eagleville Road
- Comment form from Pat Hempel
- Comment form from Miriam Kurland, 287 Wormwood Hill Road
- Undated Letters from Wilfred T. Bigl, 17 Hill Pond Drive (one addressed to the PZC Chair, one to the Director of Planning and Development)
- December 22, 2014 Comment from William Shakalis submitted through Joomag on-line portal
- December 29, 2014 Comment from John Perch submitted through Joomag on-line portal
- January 30, 2015 Comment from Mansfield Resident submitted through Joomag on-line portal
- January 2015 Letter from Charles Galgowski
- February 3, 2015 Email from Joan Buck
- February 9, 2015 Letter from Anthony Gioscia, 1708 Stafford Road
- February 10, 2015 Email from Emile Poirier
- February 12, 2015 Email from Vicky Wetherell
- February 20, 2015 Comment from John Fratiello submitted through Joomag on-line portal
- February 22, 2015 Email from Tulay Luciano to the Town Council and Town Manager
- February 24, 2015 Comment from Virginia Walton (Mansfield Recycling Coordinator) submitted through Joomag on-line portal
- February 25, 2015 Comments from Celeron Square (received in an email from John Sobanik)
- Draft Minutes of February 23, 2015 Town Council Public Hearing

Should additional correspondence be received prior to the start of the March 2, 2015 meeting, a supplemental list will be generated and copies will be distributed to the Commission at the meeting.

Community Information Meetings

Attendees at the community information meetings were encouraged to submit written comments or provide testimony at the public hearing. The following is a summary of the major issues and concerns that were raised at the information meetings. This summary is not intended to be a comprehensive list of every question. I have categorized them by relevant chapters of the plan.

General Comments

- *Population Growth.* Question as to whether the Town had identified a target or ideal population.

Chapter 2 – Natural Systems

- *Common Driveway.* Need for changes to common driveway regulations to prevent forest fragmentation.
- *Dam Inspections.* Need for Town and Windham to coordinate with US Army Corps of Engineers on dam inspections for Mansfield Hollow.

Chapter 5 – Community Life

- *Bergin Correctional Facility.* Suggestion that the closed prison could be of use to the Town as an emergency operations center as well as other potential uses.

Chapter 7 – Housing

- *Neighborhood Quality of Life.* Need to track how location of rental units has changed over time and what impact the change in the definition of family to limit number of unrelated individuals to three has had on conversion of owner-occupied single-family homes to rental units.

Chapter 8 – Future Land Use and Community Design

- *Future Land Use Map.* Concerns/questions were raised with regard to certain areas of the proposed future land use map including Compact Residential on South Eagleville Road in the vicinity of Maple and Separatist Roads; Mixed Use Center in the vicinity of Riverview Road; and designation of Eagleville as a Rural Residential Village given the number of commercial businesses in the area.
- *UConn Growth.* Several comments were received with regard to UConn's proposed master plan, including concerns with the proposed location of the multi-purpose arena at the intersection of Routes 275 and 195; future use of the Depot Campus and Bergin Correctional Facility; extent of environmental contamination at the Depot Campus and the impact of any contamination on future redevelopment; concern with the potential for a Biosafety Level 4 Lab at UConn; and questions as to whether UConn could reclaim the E.O. Smith High School property in the future.

Chapter 9- Infrastructure

- *Traffic Impacts of University and Town Growth.* Need to address increasing traffic congestion and work with DOT to understand their plans for various roadways. One suggestion was for tolls at town lines.
- *Walkway/Bikeway/Trail Network.* Need to identify how the trail network integrates with and becomes a part of the walkway/bikeway network.
- *Windham Airport Expansion.* One resident who lives in the Riverview Road neighborhood expressed concern with the potential expansion of Windham Airport, including a proposed future runway extension that could increase air traffic over that neighborhood.
- *Impact of Utility Expansions.* Concern with impact of the Northeast Utilities transmission line extension on the town's character and need for stronger policies discouraging utility expansions that do not serve the community and have negative impacts on scenic character and surrounding properties, such as potential natural gas pipeline expansions due to fracking in other states.
- *Municipal Energy System.* Interest in development of a municipal energy system such as a solar energy farm to mitigate rising energy costs.

Chapter 10 – Stewardship and Implementation

- *Awareness of Regional Issues.* Need for Town to be aware of various state and regional initiatives and coordinate with applicable agencies and other communities.

- *Financing Tools.* Questions were raised with regard the proposed use of certain financing tools such as tax increment financing and lease-purchase agreements.
- *Communications.* Suggestion that the Town improve the way in which it communicates the status of various projects such as the Route 195 sidewalk project.

Next Steps

Once all testimony has been taken on March 2, 2015, the Commission needs to continue the hearing to April 6, 2015. The following motion would be in order:

_____ MOVES, _____ seconds to continue the public hearing on the December 2015 draft of the Mansfield Tomorrow Plan of Conservation and Development to the Monday, April 6, 2015 Planning and Zoning Commission meeting.

January 20, 2015

TO: MANSFIELD PLANNING AND ZONING COMMISSION

REPORT ON POCD REFERRAL POCD-2014-7: Proposed comprehensive update of the Town of Mansfield Plan of Conservation and Development.

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 8-23 (g)(4) 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 conflicts with regional plans and policies, the growth management principles of the State Plan of Conservation and Development, plans of conservation and development of other municipalities in the region, or the concerns of neighboring towns. We commend the Town of Mansfield on drafting a thorough and informative Plan of Conservation and Development which strives to protect and strengthen its rural/rural village character including efforts to support and encourage agriculture, protect culturally and historically significant resources, and protect natural resources while encouraging compact development appropriate to specific areas. We also commend the Town for its proposals to promote use of renewable energy sources, to advance Complete Streets and bicycle and pedestrian planning efforts, and to collaborate with UConn on economic development, housing, and other issues. The Town might find useful the CRCOG/EPA Smart Growth Guidelines for Sustainable Design and Development (2009) as a resource on implementation of sustainable practices. These guidelines can be found at www.crcog.org/community_dev/sustainable-dev.html. The Town might also find the recent CRCOG Sustainable Land Use Code Project Model Land Use Regulations as a resource. These guidelines can be found at <http://www.sustainableknowledgecorridor.org/site/content/sustainable-land-use>. We note that the proposed POCD includes goals, strategies and actions related to natural hazard mitigation. We also are aware that efforts are underway to update the Natural Hazards Mitigation Plan for the Town. We would encourage the Town to integrate natural hazard mitigation efforts of both plans and specifically to call out the need for coordination of the two plans perhaps in the POCD's discussion of Goal 10.2 - "The Mansfield Plan of Conservation and Development is integrated into decision making at multiple levels." We commend the Town for its support of microgrids to minimize power disruptions to critical facilities and also encourage the Town to consider identifying installation of backup generators at critical facilities and in developments serving the elderly and special needs populations as elements of various actions in the Community Life section.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 3/2/2015. Questions concerning this referral should be directed to Lynne Pike DiSanto.

DISTRIBUTION: Planner: Ashford, Chaplin, Willington, Coventry, Tolland, Windham, Northeastern COG, Southeastern COG

Respectfully submitted,
Sandra Bobowski, Chairman
Regional Planning Commission

Karl Robert Profe, Vice Chairman
Regional Planning Commission

A handwritten signature in black ink, appearing to read "Lynne Rike DiSanto". The signature is stylized and somewhat cursive.

Lynne Rike DiSanto, AICP
Senior Planner and Policy Analyst

Town of Mansfield
Ms. Linda Painter, Town Planner
4 South Eagleville Rd.
Mansfield, CT 06268

Dear Ms. Painter,

Members of the Commission on Aging commend you and your team for the thorough and exciting production of Mansfield Tomorrow. It is a vision of excellence which makes citizens proud to live in Mansfield.

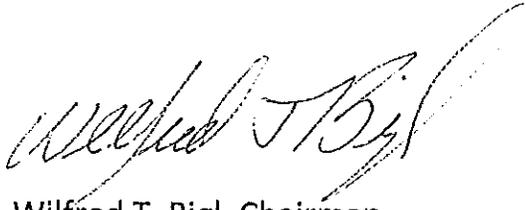
We notice, however, that although there is mention of increased senior housing and human services, there is no mention of a new Senior Center to accommodate the huge influx of those over 55 which will occur in the next ten years. The 2010 census estimated there will be 2971 senior citizens in 2020. Recognizing that this figure did not factor the number of new seniors resulting from the UCONN plan to increase the faculty by 240 to accommodate NextGen CT X initiative, the Tech Park planned to locate on the road presently being built, the new senior residents in the apartments built in the downtown Storrs area and the arrival of water and sewerage in the northern part of town, we conclude this figure is obsolete and should be increased significantly.

Our present Senior Center was studied in 2008 by a committee from the Commission on Aging, headed by Tim Quinn. At that time, the Senior Center was proven to be lacking in several areas and a report was sent to the Town Council. However, due to a nationwide economic crisis, action on the study was temporarily tabled. A later examination reported and placed on file October 2014 by Mike Nintean, Director of Building and Housing Inspection, details the deficiencies which could cause serious hazards to both structure and people using the facility.

It is painfully apparent that the SC is woefully inadequate to serve the needs and aspirations of present seniors. To imagine it would serve in its present state as part of the ambitious plan of Mansfield Tomorrow is not realistic.

Please consider including a new Senior Center in the final plans for Mansfield Tomorrow.

Members of the Commission on Aging appreciate your consideration.

A handwritten signature in black ink, appearing to read "Wilfred T. Bigl". The signature is fluid and cursive, with a large initial "W" and "B".

Wilfred T. Bigl, Chairman
Mansfield Commission on Aging

MEMO (sent via email)

Date: January 15, 2015

To: Matt Hart, Town Manager

From: Transportation Advisory Committee, Lon Hultgren Chair

Re: TAC Comments on the Mansfield Tomorrow Plan of Conservation and Development

Copies to: TAC members, Director of Public Works, Director of Planning, File

In accordance with the recent referral, at its January 8, 2015 meeting, the Mansfield Transportation Advisory Committee discussed and compiled comments from its members regarding the draft Mansfield Tomorrow POCD.

Here is the compilation of the comments on the Transportation section of the Infrastructure chapter (Chapter 9) which were endorsed by a consensus of the committee members:

Sustainability and “infill” goals make transportation sense, and the committee supports these principles.

We support expanded public transportation, expanded transportation alternatives (including rail access in the future), expanded bicycle and pedestrian facilities and the complete streets concept. We think the plan should mention and support the Town’s efforts to become a designated “Bicycle Friendly Community” by the League of American Bicyclists.

Since the TAC has recently reviewed and endorsed the request that additional sections of local and state roads be added to the Town’s existing bike routes, we would like to see the bicycle section of the plan at least mention that the Town’s bike route system may be modified in the future as needs dictate (this refers to bike routes, not bike lanes or bike paths which are already discussed in the plan).

In the paragraph about Traffic Calming (page 9.8), emergency services approval of traffic calming improvements should be added to the criteria listing.

At the beginning of the section on Public Transportation (page 9.12), we would like to see the statement “as there is insufficient density to support public transportation in other parts of the town” modified so that innovative new ways of public or quasi-public transportation in rural/suburban areas are allowed for. Given the growing popularity of social media, transportation alternatives like ride share boards and Uber may be feasible in Mansfield’s less-dense areas in the not-too-distant future. Additionally, since all forms of public transportation are supported in one form or another, it is more a question of how much support a community (or region) is willing to pay for when it comes to choosing which areas should be served by public transportation. The committee would like to see some mention of the transportation needs for seniors (and possibly the volunteer driver program) as well.

In the roadway improvements section, we believe roundabouts should be considered (in place of signals) at intersections that will require upgrading, in particular Rte 275 at Separatist Rd, Rte 275 at Rte 195 (the Town has already purchased the right-of-way for this intersection), Rte 195 at N. Eagleville Road, and Hunting Lodge Rd at N. Eagleville Rd (as is already noted in the Roadway Improvements section). Also in this section, possibly on pages 9.6 and 9.7, the need to coordinate the signals on Route 195 to alleviate traffic congestion from North Eagleville Road to South

Eagleville Road should be mentioned. Finally, the pavement condition paragraph at the top of page 9.8 could be strengthened – for example, ending the last sentence with “in the interim the miles of roadway resurfaced each year should be increased” would help highlight this growing problem.

Thank you for referring this important document to the Transportation Advisory Committee. Please let us know if you need more detail on any of the above comments.

TO: Town of Mansfield Planning and Zoning Commission
FROM: Town of Mansfield Agriculture Committee
RE: Draft of Town of Mansfield Plan of Conservation and Development
DATE: February 3, 2015

The Agriculture Committee is pleased to have had the opportunity to review and comment on the Draft Plan of Conservation and Development (POCD). The Committee greatly appreciates all of the efforts by Director of Planning and Development Linda Painter and Natural Resources and Sustainability Coordinator Jennifer Kaufman to create a comprehensive plan for our community.

The Agriculture Committee has been involved in developing the Town's POCD since early 2013. Committee members have attended nearly every public session and workshop through the course of developing this plan including the first Farmers' Forum held in February 2013. At the Farmers' Forum, participants helped develop an Agriculture Strategy for Mansfield, approved later in 2013, which is the basis for the agriculture-related Goals in the POCD.

The Agriculture Committee is committed to preserving existing farmland, encouraging restoration of prime agricultural soils, supporting farming families, encouraging new farmers, and supporting the viability of agricultural businesses in the Town of Mansfield. The Committee conducted its review of the Draft POCD with these priorities in mind.

The Mansfield community has expressed its strong desire to retain the rural character of the Town. The Agriculture Committee supports the POCD's emphasis on agriculture not only as a source of said rural character but also as an important part of the Town's economy.

In the POCD, farmland and forest land are treated separately, however, both types of land provide related economic and environmental benefits. The Agriculture Committee would like the POCD to state that agricultural uses are appropriate for some forest land.

In addition, some areas labeled forest land contain prime agricultural soils. The Committee recommends that the POCD should allow for the restoration of prime agricultural soils that are not currently in development but were farmland in the past.

Overall, the Agriculture Committee supports the emphasis on developing built-up areas, such as the Planned Development Areas, as a means of conserving rural areas including farmland.

The process of creating the new Plan of Conservation and Development has been understandably lengthy. Since the work on the POCD began, a new threat to farmland has emerged in other parts of Connecticut which the Agriculture Committee would like to see addressed in the Plan. Solar farms are a new source of development pressure on farmland as they are often sited on large, level, open areas. The Committee recommends that solar farms be included in the POCD as a type of development to discourage on farmland. The Committee also recommends that, when sites are considered for sources and/or production of alternative energy, consideration be given to the effects on existing and potential farmland both on and around the proposed site.

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TO: Mansfield PZC

RE: Mansfield Tomorrow: Plan of Conservation and Development T

FROM: The Mansfield Parks Advisory Committee

DATE: February 22, 2015

At its February meeting the Parks Advisory Committee (PAC) reviewed the Mansfield Tomorrow: POCD, paying special attention to those sections where PAC was assigned as one of the groups carrying out the actions. As we went through the document, we gave Jennifer Kaufman our comments and proposed changes.

The committee felt that the plan will be a useful tool as Mansfield moves into the future and especially appreciated the detailed attention given to open space and parks. The action plans developed for those sections were so thorough that we had very few suggestions for improvement.

One item that PAC was especially pleased to see included in the plan is the development of an Environmental Education Center to enhance the enjoyment of the parks. Goal 2.1, Strategy A, Action 4 addresses this need and we even propose to move up the timetable to make this a reality sooner.

PAC appreciates the opportunity to comment on the draft and applauds everyone involved in its writing.

PAGE
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February 17, 2015

To: Linda Painter, Director of Planning and Development

From: Open Space Preservation Committee

Re: Comments on the Mansfield Tomorrow Plan of Conservation and Development

The committee reviewed the Plan at their January 20 and February 17 meetings. The committee supports the Plan and appreciates the efforts of the community, staff and advisory committees to create a vision for Mansfield's future success. We recommend that this Plan be approved with some revisions and additions noted below.

Natural Resource Protection Zoning

CHAPTER 2

Need to add Strategy for NRPZ zoning to Goal 2.6. See Goal 3.4, Strategy A for example.

CHAPTER 3

1. The section on Tools for Preservation of Open Space (pp 3.19-20) should include a brief section C about regulatory tools, such as the current subdivision regulations with open space dedications and potential alternatives for open space preservation, such as Natural Resource Protection Zoning (NRPZ), which is already referred to in the Goals for this chapter (Goal 3.4, Strategy A.) This text should include a reference to the NRPZ material in Chapter 4 (pp. 4.14-16) and in Appendix D.

CHAPTER 4

The NRPZ material on pp 4.14-16 discusses the layout for an entire parcel. This text and Goal 4.2. need to include a reference to Appendix D for examples of layouts for clustered housing within an NRPZ parcel.

The committee recommends that common driveways be allowed only within the clustered housing area to prevent development in the natural resource areas in the rest of the parcel.

Related recommendation for Appendix D:

- In Appendix D, need to state that the illustrations are examples of layouts for clustered housing, not for the layout of an entire parcel.
- It would be most useful if Appendix D included all the information about NRPZ in one place. Therefore, recommend providing a second copy of the NRPZ material from Chapter 4 here so it is clear how the parcel layout and cluster layout work together, and so all the concepts can be found in one place.
- If do not include Chapter 4 material in Appendix D, there needs to be a reference back to the material in Chapter 4 for information and for an illustration of an entire parcel with NRPZ zoning.

Conservation/Recreation Definition and Map

CHAPTER 8

1. Map 8.3, (p 8.14) is titled "Future Land Use." The Conservation/Recreation Land designated on this map gives the impression that future land use for these purposes will be restricted to only the areas shown on this map. Since a priority in the Plan is to continue to preserve land and expand recreation resources, having such a restriction on the map for Future Land Use would be incompatible with the goals in the Plan. Recommend that the legend be revised to "Current Conservation/Recreation Land" or "Conservation/Recreation Land as of 2014" so it is clear that future land uses for this purpose will not be restricted to the areas currently shown on the map.
2. The definition of Conservation/Recreation (p. 8.17) needs to be clarified and made consistent with other parts of the Plan, such as page 3.17. This may be the only place where someone would read about this topic, so it is important that it include all basic information. The statement should include private land and make it clear that "agricultural" includes forest land. A recommended revision (added words in boldface):

"Land that is currently held by a public entity or land trust as a preserve, park or conservation land, including (~~delete agricultural~~) **private farm and forest** lands protected by easements. Land in this category is not necessarily permanently protected by easement or deed restriction.

3. This category includes land identified as "preservation" or "conservation" in UConn's *2004 East Campus Plan of Conservation and Development* and ECSU's recreation fields " This category should also include UConn conservation and preservation areas on the North Campus (as shown on Map 8.3), and these areas should be listed or referenced in the text on page 8.17.

Connection Between Conservation and Development

The connection between the C and the D of the POCD needs to be strengthened. Chapter 2 includes many references to the role of natural resources in the success of the Town's health and economy. Chapter 6 misses opportunities to make this connection. Some suggested additions to Chapter 6 to improve this connection:

Page 6.5 The second paragraph should include agricultural land's contribution of services and fiscal support to the economy. Suggested addition:

"The Town must take a more active role in economic development activities...In addition, growth of the agricultural sector has been identified as a key objective by the community, both to increase food security and community resiliency, and also because of the scenic and rural character of the community. **Farm and forest lands also contribute to the Town's economy by providing "eco-system services," such as clean water, and by requiring lower levels of Town services than residences.**

In footnote 3, the cited document's title is *Planning for Agriculture*, so agricultural data should be included to give the message that agricultural/open space uses have equal fiscal importance as other land uses. Including this data helps balance an overemphasis on commercial/industrial development on page 6.11. Suggested addition:

"See, for example, *Planning for Agriculture*.....population ranging from 5,000 to 25,0000 that show commercial and industrial properties costing municipalities a median of \$0.27 in services per \$1.00 in tax revenues compared to costs of \$1.09 for residential properties. Agricultural land/open costs a comparable \$0.31 in services. It also cites national data showing a median of \$0.29 in services for commercial and industrial properties and \$0.35 in services for agricultural land/open space versus \$1.16 for residential properties. ~~The data also show similar variations between agricultural land/open space and residential property.~~"

Page 6.16

Need to include the large quantity of agricultural lands and their environmental benefits. Suggested addition:

"While not a major economic driver in terms of income or jobs, agriculture remains important to Mansfield. 22,175 acres of farm and forest (75% of Mansfield) contribute to the Town's economy by providing "eco-system services," such as clean water, and by requiring lower levels of Town services than residences. Preserving these benefits is critical to Mansfield's businesses and fiscal success. Agriculture enterprises use the most business-related acreage in town (16%).....

Page 6.31

There are no Goals in Chapter 6 to address the positive impact of agricultural lands on the Town's economy. The Plan needs to include open space preservation as an important tool to maintain the economic benefits of farm and forest (see notes for page 6.16). The agriculture-related goals in Chapter 6 are only about business issues, so we suggest adding an Action to Goal 6.1, Strategy A, which states: "Ensure that Mansfield has sufficient resources and capacity for economic development." We recommend including agricultural land as a resource for the Town's economy. Use the wording below or refer to Goal 10.3, Strategy B, Action 4. -

Goal 6.1, Strategy A, Action 3 Continue the Town's open space preservation program to maintain the ecosystem services and revenue benefits from farms and forest lands.

We also recommend adding a measure of effectiveness: increase in preserved farms and forests.

Conservation Commission Recommendations

The Open Space Preservation Committee reviewed a draft of the Conservation Commission's recommendations at their February 16 meeting and endorses these recommendations.

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TO: Planning and Zoning Commission, Town of Mansfield

SUBJECT: MANSFIELD CONSERVATION COMMISSION comments on the
Mansfield Tomorrow: Plan of Conservation and Development (POCD)

Date: February 18, 2015

The Mansfield Conservation Commission (CC) is assigned responsibilities by the Connecticut General Statutes (Sec. 7-131a). CCs are established for "the development, conservation, supervision, and regulation of natural resources, including water resources," within the Town's territorial limits. In this spirit we make the following comments:

The CC is pleased to see that the Mansfield Tomorrow "visioning process" has resulted in a POCD that affirms the community's high appraisal of and commitments to conservation. Indeed, our water supplies, forests, wetlands, and agricultural lands and soils are our most valuable resources, and they can never be replaced or replicated. To that point, the CC is encouraged by sections that promote the preservation and protection of our natural resources, such as: Action Plans in Chapters 2 and 3; discussion of Natural Resource Protection Zoning (NRPZ); collaboration with the University of Connecticut to protect water resources and reach conservation goals for East Campus and other University-owned farms and forests; and repeated mention of prioritizing site redevelopment to protect farmland and forest.

The CC also recognizes the POCD's emphasis on the many opportunities that exist for conservation and resource protection through the review, update, and/or creation of Town regulations. As is their intent, these recommendations – if implemented – would significantly improve the Town's ability to make measurable progress on short- and long-term conservation goals. The recommendations address goals in climate adaptation (carbon neutrality, renewable energy, stormwater management), resource management (Town forests, deer population), growth (building code, subdivision regulations, transportation, water/sewer planning, community gardens), and economic development (agriculture). Regulations of particular importance to the CC are those concerning land use and water resources. Updated land use regulations (and zoning) will have significant impacts; for example, remedying the misuse of common driveways, as the POCD endorses in Goal 3.4, Strategy A, Action 4, will realign this regulation with its intended conservation objectives. A notable recommendation on the protection of water resources is in Chapter 9, promoting the "...adoption of independent [of the University's] water conservation policies to ensure conservation remains a priority." Given the focus of the CC's charge, detailed comments on Mansfield's water resources are to follow.

In addition, the CC feels that some sections may become valuable resources to the entire community. Table 3.1 "Parks and Preserves with Public Access in Mansfield" is a readable summary that could be reproduced as a Town pamphlet. Similarly, Action Plans at the end of each chapter deal with huge amounts of information, yet they are well-presented, accessible, and navigable. For these accomplishments and many others, the CC thanks Town staff and volunteers for their contributions and dedication to this project.

However, the CC has concerns that the overall tone of the POCD is somewhat unbalanced. **Outside of Chapters 2 and 3, it seems that topics are described from the perspective of development – even limited development – rather than from a perspective that chooses, when appropriate, to clearly state that conservation/ preservation values are more important to the community's future.** Where this balance is absent, the POCD misses opportunities to explain, caution, and otherwise remind readers about the impacts of the inter-dependence between natural resources and the economy, transportation, housing, etc. This idea of inter-dependence is presented in Chapter 1 as Sustainability Principle #1 (POCD page 1.11):

“Preserve natural systems and resources...the focus is on maintaining natural systems, including wildlife habitat, forests, and water resources such as wetlands, stratified drift aquifers, rivers and streams. These resources and systems provide Mansfield residents and adjacent areas with ‘ecosystem services,’ such as clean air and clean water. Mansfield’s abundant natural resources support residents’ desire to maintain the town’s ‘rural character,’ mostly conceived as the rhythm of forests, farms, hills and waterways that provide scenic vistas and a living legacy of forests and farms.”

This CC embraces this principle and, through our comments below, aims to strengthen its place in the POCD.

Comments regarding Water Resources

The CC appreciates the reference to "connectivity" in the Natural Systems chapter (p. 2.6). This includes the impact on the quality of available water from connected systems, from small streams and aquifers to rivers, reservoirs and, eventually, Long Island Sound. What seems to be missing from the draft POCD is the connectivity of clean water with the other sections of the POCD. Without an adequate supply of water there can be no growth, economic development, etc. The CC appreciates that it will be the PCZ and the updated zoning regulations that will be responsible for insuring that Mansfield continues to have a sufficient supply of clean water for future growth. The CC urges a pro-active approach to protecting Mansfield's water resources. Currently most residents rely on individual wells for water; these groundwater wells must be protected. There will be individual cases where the Department of Public Health standard separations may not be sufficient (e.g., in sandy soils, including runoff from impermeable surfaces or septic systems will migrate more readily into drinking water than under ordinary circumstances).

Protection of Mansfield's aquifers must be a priority. The State of Connecticut does not adequately protect its aquifers and emphasizes only those public water supply aquifers that have been Level A or Level B mapped according to the DEEP's aquifer mapping regulations. These regulations utilize an outdated and inappropriate model (March 1, 2004, CC letter to Connecticut DEP's Corinne Fitting). A telling result of this model may be seen in Map 2.2: Hydrology (p. 2.7). This map shows that parts of the top of Horsebarn Hill, nearly a mile from the Fenton River aquifer utilized by University, are protected as direct recharge areas. By contrast, the model leaves areas immediately adjacent to the aquifer unprotected. The Town of Mansfield has a State-mandated Municipal Aquifer Protection Agency, but it is charged only with the protection of the University's currently utilized aquifers that have been subject to Level A mapping. The majority of the aquifers in Mansfield that may be needed to provide water in the future remain largely unprotected.

The Town's aquifers and rivers are resources of great value to both the Town and the University, as has been recognized in various actions and agreements. It continues to be in our joint interests to protect them. Because of the University's significant land holdings in Mansfield, the protection of many of the Town's aquifers must be a joint effort. The University's water system is shared with the Town. This is appropriate, for none of the land in which the aquifers are found, or the aquifer recharge areas in question, are wholly owned by the University. The cooperation between the University and the Town has a long history. In the early 1900s, the University chose to separate its water supply and waste systems, primarily to avoid the possibility of contaminating the Willimantic reservoir with typhoid germs. It was at that time the wastewater disposal was moved from the Fenton River watershed to the Willimantic River watershed. We note that later, in 1923, 1925, 1927 and 1929, the State Legislature appropriated sums for "Water Supply, Mansfield and Connecticut Agricultural College..." This cooperation continues to this day.

Both the Town and the University need to go beyond the minimal protections mandated by the State. Not only must those aquifers utilized by the University be better protected, but the other, even more significant, aquifers in Mansfield must be protected, as well. The aquifers not currently used as sources of community wells enjoy relatively little protection at the present time, even though their viability is crucial to the growth

of both Mansfield and the University. Again, these aquifers and their associated recharge areas (potentially Class I lands) must be protected through zoning in the Town of Mansfield and conservative land-use policies.

The uses of private land must be regulated so as to protect the aquifers. Zoning regulations appear to be the primary tool available to the Town. Mansfield did institute two-acre zoning in most of the Fenton River watershed to minimize the impact of development on the watershed. The CC is recommending that the area within 500 feet of a stratified drift aquifer be a regulated area, administered by the IWA in the same manner as is currently done for wetlands (within 150 foot feet of wetlands). The protections afforded this regulated area might parallel those dictated by the State to the Municipal Aquifer Protection Agencies (e.g., forbidding gas stations and dry cleaning establishments in the regulated area). Future development must not impact negatively upon the ability of the land to recharge the aquifers with useable water.

In Chapter 9 on Infrastructure, under the themes on p. 9.2 comments are displayed about the public concerns for water (importation of water and the impact of continued development on water quality and availability), but little more is said about water in Chapter 9. At the very least on p. 9.17., the text box "Water Needs" should repeat that most homes in Mansfield depend on wells for water and the viability and purity of these and future wells must be protected.

Recommended Changes (listed by POCD chapter and page number):

Chapter 2

2.9 – ADD: "To this end, the IWA regulates land use activities within 150 feet of a wetland, watercourse or water body. Advisory to the IWA is the Mansfield Conservation Commission, an unelected body that may openly discuss and make recommendations on land uses and impacts on wetlands and other surface waters."

2.17 – Regarding the growth of deer herds, ADD "...widespread distribution of Lyme disease-causing ticks, damage to agricultural crops (& residential plantings), and increasing hazard to our roads."

2.18 – Include a citation for this statement: "From an economic standpoint, private forest tracts usually provide more tax revenue than they cost in Town services."

On the same page, ADD: "...and the aquatic fanwort and water chestnut..."

2.24 – In **Map 2.4 Dams**, ADD explanation for why certain dams ("Lowell Dam, Nasansky Pond, Cone Pond, Tifts Pond (Hanks Hill Reservoir), and Separatist Rd detention basin") are "not shown" on the Map.

2.31 – In **Strategy A**, ADD a new Action: "Encourage the University of Connecticut to establish a preservation area for their well field along the Willimantic River, as they have done for their Fenton River well field."

2.33 – In **Strategy A, Action 1**, ADD "Conservation Commission" to the WHO list.

2.35 - ADD a new Action to **Goal 2.4** that specifically addresses goals in forest preservation. The second "Measures of Effectiveness" for Goal 2.4 states "Acres of forest permanently preserved." The CC strongly supports this Measure but finds no corresponding Actions to preserve forest preservation.

2.36 – Revise **Action 1** as follows: "Seek funding for climate adaptation and mitigation projects, including the conservation of forested lands."

- 2.37 – In Chapter 2, include a description of the Town’s process for identifying trees for removal as well as definitions of the labels mentioned in the Measure below.

This is in regard to the Measures of Effectiveness in Goal 2.5: “Increase in number of dead, dying, dangerous, or diseased trees removed from our town rights-of way.”

Because of the high value placed on roadside trees (preserving rural character, cooling effect of canopy, etc.), information on the Town’s tree removal process would foster a clearer understanding of how and why trees are removed.

- 2.41 – In Strategy B, Action 1, ADD descriptive text and/or examples regarding “innovative regulations...avoiding forest fragmentation.”

- 2.42 – In Strategy B, Action 6, ADD “Conservation Commission” to the WHO list.

Chapter 3

- 3.3 – In describing the benefits of open space, ADD to the first bullet: “Open space supports and protects the town’s natural resources...”

- 3.4 – In the third paragraph, below the bullets, CHANGE as follows: “...information on the various purposes of open space and tools for long-term preservation and stewardship. The goal is to ensure that future generations continue to reap the benefits that a robust open space network provides, and then build upon it.”

- 3.6 – ADD Horsebarn Hill Road to list of important existing viewsheds in the last paragraph.

- 3.9 – CHANGE the acreage of Spring Manor Farm from “N/A” to the actual acreage as known by the Town or the University.

- 3.19 – In 3) **Private land protected through conservation easements**, CHANGE as follows: “Town-owned conservation easements ... can only be amended by action of the Town Council. To ensure the permanent status of open space, the Town should improve the policy for such amendments by requiring a public hearing and passing the measure by a supermajority of the Town Council.”

- 3.20 – Include more detail about Public Act 490’s “open space option” and recommend that the Town make this option available to residents.

This is in regard to the section describing PA 490 as one of our **Tools for Preservation of Open Space**, which the CC strongly supports. The last sentence, however, reads “The PA 490 use value assessment for...open space is optional for municipal property tax; Mansfield does not currently offer this PA 490 assessment.”

- 3.26 – In Strategy E, Actions 1 and 2, ADD “Conservation Commission” to the WHO list.

Chapter 4

- 4.4 – In Map 4.1 **Archeological Assessment**, revise the Map to include important historic sites, currently not identified on the Map, in northeastern Mansfield. The following changes will include the remains

of the mills on Codfish Falls, established around 1700, and many historic sites along Codfish Fall Road (Wade Cross house site, Hartshorn house site and shop, Daniel Cross house and barn site; *per 1769 road survey*).

The revisions are:

- extend Gurleyville historic site area to reach Fisher's Brook historic site area to the north.
- extend Fisher's Brook historic site to the west to Codfish Falls.

4.15 – Regarding the concepts and objectives of **Natural Resource Protection Zoning (NRPZ)**, the CC recommends that:

- common driveways, a design strategy of NRPZ, be given special attention. Previous efforts to promote cluster development in Mansfield has permitted the use of common driveways. However, in many of the approved subdivisions common driveways have not led to clustered housing but rather, as the POCD accurately states, have become "...an inexpensive way for developers to develop back acreage which could otherwise only be accessed by a new road, thereby allowing development of land that previously would not have been economically feasible." Consequently, subdivisions of this design result in forest fragmentation and completely fail to meet the Town's goals for open space preservation. If developers are permitted to design using common driveways, NRPZ will need to use unequivocal language to address these problems. This need was verified by the consultants hired for Mansfield Tomorrow, who evaluated the Zoning and Subdivision Regulations for effectiveness in promoting sustainable development principles. They found that "One deficiency... was that while many issues are mentioned ..., in many cases this is limited to soft intent statements with no specific, enforceable requirements to back up the intent."
- NRPZ be mandatory whenever the land being developed can support it, and deviations are by special permit only.
- NRPZ include the preservation of agricultural lands (and designated agricultural soils), stone walls, and historic structures or ruins.
- the key variables listed in Appendix D be established at levels that ensure the best effort to pursue the preservation of open space and protection of natural resources.

4.23 – Regarding **Scenic Roads**: "While preservation of these scenic vistas remains a priority, there have been recent concerns regarding the potential for scenic road designations becoming a barrier to achieving other objectives, such as expanding the bicycle and pedestrian network and maintaining electric reliability. Competing objectives will need to be addressed prior to future designations of new scenic roads."

The CC disagrees with this statement. The Scenic Road Ordinance is a valuable tool for ensuring and maintaining the Town's rural character, a priority voiced repeatedly by the community in the Mansfield Tomorrow visioning process.

With regard to bicycle and pedestrian network, it is inappropriate to say that Scenic Roads are a barrier to this objective. They are not competition and in fact can be mutually beneficial. Some Scenic Roads are regularly used by walkers, joggers, and bicyclists (some being commuters); it is likely that the roads' low speed limits and scenic qualities play a role in their choice. In this way, Scenic Roads are an asset.

With regard to electrical reliability, the Scenic Road Ordinance does not restrict the utility in any way. While the ordinance has a procedure for tree services on Scenic Roads that takes more time than a road not designated, the procedure follows the intent of the ordinance (to provide special consideration and opportunity for public comment) and still fully supports the maintenance of

electrical reliability. Last year, this process took place exactly as intended, and it seems that residents and the utility were heard and decisions were made. If this process is more difficult than it appears, the CC requests that a detailed description of its challenges is made available, so that revisions rather than moratoriums can be employed.

Therefore, the CC recommends:

- Before deciding if these objectives are exclusive of one another, it would be useful to evaluate and rank Town roads considering both objectives (unless it has already been done). Such a study could reveal that roads ranking well for bicycle/pedestrian planning do not conflict with roads ranking well for the Scenic Road designation.
- If the PZC or Town Council (or other Town representative) supports a moratorium on further designation of Scenic Roads, the CC will urge that the PZC or Town Council publicly recognize the decision by putting the item on their agenda and voting on a motion to proceed with such a moratorium.

4.29 – CHANGE the first Measures of Effectiveness in Goal 4.2 to “At least 75%...” or “A minimum of 75%...”

4.32 – Reconsider **Action 3**, which states “Consider expansion of the Storrs Special Permit District.”

Given the current restrictions to the physical footprint of Storrs Center (slope, University and Town land holdings, residential properties, lands in conservation), the feasibility of this Action appears to be quite limited. Secondly, it is the position of the CC and many residents that the current extent of Storrs Center is satisfactory and need not be expanded. The POCD has identified other mixed-use centers in town that can better absorb further development.

Chapter 5

5.5 – Correct, if necessary, **Map 5.1 Public Facilities**. It appears that the shaded area surrounding Mansfield Middle School and the Public Works Garage/Dog Pound (#5) includes portions of Bicentennial Pond and Schoolhouse Brook Park.

Chapter 6

6.5 – In **Guiding Economic Development in Mansfield**:

- CHANGE the last bullet on the left as follows: “Support sustainable, productive agriculture and forestry, farmland preservation and farmland restoration. Tax revenues from these land uses exceed the cost of community services for the Town.”
- ADD a final bullet: “Protect the water resources that economic growth depends upon.”

Chapter 7

7.1 – Emphasize Sustainability Principle #1 in the Overview of Chapter 7.

Given the experience of the unintended use of the Shared Driveway Ordinance (SDO), the CC believes it is important clearly identify Mansfield’s commitment to this principle within any section of the POCD that deals with development. The vision contained hereon to handle varied and changing housing needs is commendable. It would be unfortunate if this vision were subverted in a

fashion similar to the SDO. The CC suggests adding the following to the end of the third sentence, "...while maintaining the commitment to preserving natural systems and resources."

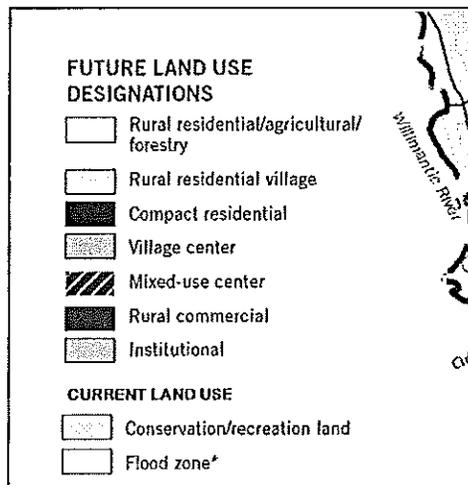
- 7.10 – Regarding issues that occur when the off campus student housing and residential neighborhood environments adjoin one another or are commingled, the CC would like to see a portion of the training school campus zoned for apartment style student housing. The POCD states that UConn currently houses a higher percentage of students on campus than most universities. The POCD also projects an increase in student population. It seems fair that the university should help minimize the impact of this growth on Mansfield.
- 7.21 – Reference Sustainability Principle #1 in the neighborhood design bullet for the same reasons mentioned regarding the Overview (Ch. 7).

Chapter 8

- 8.3 – In Map 8.1 Existing Land Use, update the Map to show the Kessel and Deveraux properties as Ag/forest land (with the exception of the house lots).
- 8.7 – In Common Themes, ADD a new Theme: "Protection of our groundwater and surface-water supplies, including stratified-drift aquifers."

It is apparent, from comments at public meetings and those summarized in the POCD (Chapters 2, 3, and especially 9), that residents have concerns about the Town's water resources and see their protection as an essential theme to guide future land use strategies.

- 8.10 – In Plant trees in mixed-use and compact development areas, ADD: "Trees, preferably native species, should be chosen for suitability to these tasks."
- 8.14 – Regarding Map 8.3 Future Land Use, revise the Map as follows:
 - In the Map legend:
 1. **SEPARATE** the designations Conservation/recreation lands and Flood zone from the designations above them. This will differentiate the actual future land use designations (the seven above) from those showing only the current status of a designations' land use (the two mentioned here).
 2. **INSERT** the sub-heading "Current Land Use" above Conservation/recreation lands and Flood zone.



- ADD footnote to **Conservation/recreation lands and Flood zone**: “This designation shows the status of this land use as of 2015 and is subject to change.”

The purpose of this change is to reinforce that these designations show only current land uses and not projected uses (as the designations above do).

- ADD footnote to **Rural residential/agricultural/forestry** (or ADD footnote to all designations in the legend): “Future land conservation projects (e.g., purchases/donations of development rights, open space acquisitions) will occur within this category.”

The purpose of this change is to state clearly that future land conservation projects are permitted and will occur within the other designations. This information is missing, and this footnote will achieve this without identifying areas of Mansfield or privately owned parcels.

The CC strongly recommends these changes, as the Map is frequently referenced and described as the “guidance document” that “will help to guide decisions on new zoning and land use regulations designed to achieve the vision and goals of this POCD.” These changes are recommended in order to clarify the Map’s information. While the title designations are defined as “future” land use, the Map shows *only current* conservation and recreation lands. To put it another way, the Map does not – and cannot – show which parcels will become parks or open space acquisitions by the Town or Joshua’s Trust. If left unchanged, the Map will suggest for decades that Mansfield had reached its conservation goals at this time.

- 8.17 – Under **Design Characteristics**, CHANGE the first sentence by removing the word “open,” or as follows: “These areas are characterized by open, forested, or otherwise undeveloped land.”

ADD: “Unless prohibited by an easement or deed restriction), buildings, structures...”

- 8.19 – Under **Design Objectives**, ADD a new bullet: “Where applicable, promote and actively pursue land conservation to preserve rural character and natural resources.”

- 8.38 – In **Tree Canopy** in Table 8.1, change the following:

- CHANGE first bullet to: “Establish tree protection regulations that limit tree removal and begin a replanting program.”
- ADD to last bullet: “...healthy trees, including the selection of native species.”

Chapter 9

- 9.8 – Include a map of Mansfield’s extensive trail system and discuss how certain trails will be a part of the **Bicycle and Pedestrian Master Plan**.

- 9.8-9 – Regarding the **Bicycle and Pedestrian Master Plan**, DELETE the following sentence: “The Town may wish to postpone any future designation of scenic roads until this plan is complete to avoid the potential for conflicts.”

As mentioned in comments earlier (see comments on POCD page 4.23 on **Scenic Roads**), the CC strongly supports the Scenic Road Ordinance as a regulation that ensures the maintenance and encouragement of Mansfield’s rural character.

9.15 – In the second paragraph under Potable Water, ADD: “There are two major public water supply systems in town: one... the other ...serving southern Mansfield. Upon completion in 2016, the Connecticut Water Company will own and operate a third supply serving the University of Connecticut and some areas near campus, as well as northern Mansfield.”

9.31 – In Goal 9.1, Strategy B (“Develop an integrated network of sidewalks, bikeways and trails that connect residents with key community facilities and services.”), change the following:

- DELETE Action 2: “Postpone consideration of future scenic road designations until the Bicycle and Pedestrian Master Plan has been completed.” See comments on POCD page 4.23 regarding such postponements of Scenic Road designation.
- ADD a new Action: “Identify walking trails, an existing infrastructure, that improve connectivity and include them in transportation planning.”

Regarding this Strategy, Town trails are mentioned in the POCD but are not well represented in Chapter 9’s Action Plan or other chapters, such as The Bicycle and Pedestrian Master Plan and “active transportation” planning. Action 3.3, Strategy B states “Continue to develop a safe network of walking and biking trails to improve connectivity and provide opportunities for...alternative transportation.” The objective of this Strategy should be repeated here in Chapter 9.

Endorsement of OSPC Comments

The CC reviewed a draft of the Open Space Preservation Committee’s (OSPC) comments on the POCD and fully supports these recommendations.

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TOWN OF MANSFIELD ■ FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE
DRAFT Regular Meeting Minutes ■ January 6, 2015
Town Council Chambers

Members Present: Rawn (chair), M. Hart, J. Coite (representing T. Tussing), P. Ferrigno (arrived at 6:48 PM), V. Raymond, M. Reich, W. Ryan

Staff Present: Carrington, Dila

The meeting was called to order at 6:30 p.m. by Rawn.

Approval of Minutes

August 5, 2014 Minutes – Hart MOVED, Ryan seconded to approve the minutes as drafted. Motion passed unanimously with the exception of Reich who abstained.

August 26, 2014 Minutes – Hart MOVED, Reich seconded to approve the minutes as drafted. Motion passed unanimously with exception of Ferrigno who was not yet present.

November 6, 2014 Minutes – Ryan MOVED, Reich seconded to approve the minutes as drafted. Motion passed unanimously with the exception of Coite who abstained.

Public Comment

- Pat Suprenant provided several questions about the Four Corners Sewer Project. She requested information concerning the requirements for CEPA, clarification on the award, process, and use of STEAP grant funds, use of eminent domain to obtain easements, and clarification regarding a reference to extending water and sewer to the Depot area if passenger rail service was restored at Mansfield Depot.

Old Business

- a. **Water and Wastewater Infrastructure Planning.** Hart provided an update on the water project, noting a Notice of Tentative Determination to Approve an Application for Diversion of Water Permit and Intent to Waive Public Hearing was published on December 16, 2014. Coite provided an overview of the permit conditions. Discussion ensued about providing comments regarding the conditions of the permit. Mr. Coite recused himself from discussion about providing comments about the permit conditions noting a potential conflict of interest. Raymond and Reich expressed concern over the timing of the issuance of the Notice and not providing the public with adequate time for comments due to the holidays.

After discussion, Raymond MOVED and Reich seconded, for the Four Corners Sewer and Water Advisory Committee advise the Town Council to seek an extension of the 30 day comment period from the Connecticut Department of Energy and Environmental Protection on the Notice of Tentative Determination to Approve an Application for Diversion of Water Permit and Intent to Waive Public Hearing. Raymond, Ryan, and Reich voted to approve the motion; Ken Rawn against; Ferrigno, Coite, and Hart abstained.

- b. **Committee Membership.** Hart reported the committee on committees may support a reduction in membership from 11 to 9 due to these positions remaining vacant or lack of attendance. Discussion ensued about which positions would be eliminated. The Downtown Partnership and one of the citizen positions were recommended for removal. By consensus the Four Corners Water and Sewer Advisory Committee request the committee on committees reduce the membership from 11 to 9.

New Business

- a. **Four Corners Sewer Project Workshop Session.** Dilaj presented an updated action plan for future milestones and tasks to the committee. The Staff presented as part of the action plan a review of the current Water Pollution Control Authority (WPCA) ordinance for assessment and request the membership continue thinking about means to amend the ordinance. Dilaj and Carrington provided a summary of the next steps for the CEPA review. Colte provided insight concerning adequate timing about comments and the public scoping meeting. Discussion regarding timing proceeded and timing for providing comments if the CEPA Scoping Notice was published in February. A date for a public scoping meeting was discussed but no date was selected.
- b. **Mansfield Tomorrow (Other).** Reich discussed that the current draft of the Mansfield Tomorrow document does not acknowledge the hard work that the Four Corners Committee has done over the past 6 years or include reference to the committee continuing to work in an advisory role as the water and sewer projects move into construction. Hart indicated it may have been due to the committee being Ad-Hoc that it was omitted from the plan.

After discussion, Reich MOVED and Raymond seconded, for the Four Corners Sewer and Water Advisory Committee request from the Planning and Zoning Commission acknowledgement in the Mansfield Tomorrow Plan and be identified in the Action Plans and Goals. Motion passed unanimously.

Correspondence and Meeting Reports

No updates.

Future Meetings

The next scheduled meeting is February 3, 2015.

Adjournment

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Derek M Dilaj, PE
Assistant Town Engineer

Draft Mansfield Tomorrow Plan of Conservation and Development Comments

Name DONALD B. HOYLE
Address 125A BASSETTS BRIDGE RD MANSFIELD CENTER
Email DONHOYLE@AOL.COM
Phone Number 860-423-6141

Please tell us what you think of the Mansfield Tomorrow Draft Plan of Conservation and Development

What do you like? Please be specific and indicate page numbers if possible.

I like the way our town has listed our rural character
with small quaint villages. I do hope we can keep this
aspect of our town. As I look at Mansfield Center, the village
I live in, I find it has lost its rural character as I
see a power line that looks more like an industrial
zone going through the state park, Mansfield Hollow,
that the town did little to oppose.

What would you like the Planning and Zoning Commission to consider changing? Please be specific and indicate page numbers if possible.

That we start building a case ^{against} for the ever expanding
gas lines going through our town, many of which are
going to Nova Scotia, to export it to foreign countries
for economic gain for large gas companies. I feel
the vision for a healthy future is to develop our
hydroelectric and sun powered volta photovolt (solar
farms) as our neighbors in Lebanon / ^{Franklin} ~~Chatham~~ are
doing. Clean energy is the hope of our future
so we don't poison and destroy our same old
rural area for modernization of high tech.

Other Comments

I strongly support the concept of multi designed cluster housing rather than 2 acre ~~lot~~^{suburban} sprawl type zoning that would destroy the rural village concept we have and is in ^{our} the Mansfield Tomorrow Plan. It is sought of like the European model of people living in small villages and preserving the surrounding areas for farming, recreation and open space.

new new lights do not seem appropriate in quiet New England villages. it takes away some of the charm.

WASTE: The Soft & Dirty Underbelly of Fracking

Fact Sheet • April 2012

Drilling and fracking a single shale well can produce millions of gallons of toxic wastewater and hundreds of tons of potentially radioactive solid waste. Disposal of these wastes poses serious environmental and public health risks.

The Fracking Nightmare

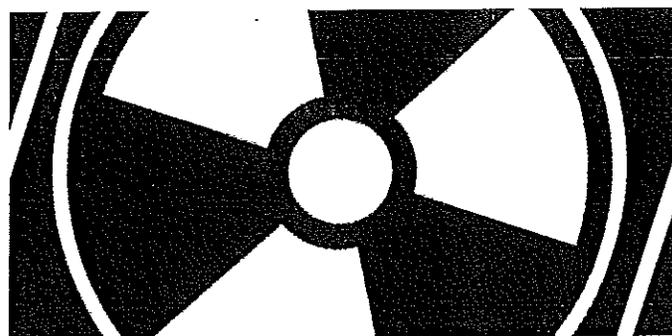
New drilling and fracking technologies have made it feasible to extract large amounts of oil and gas from shale and similar underground rock formations.¹ While this shale development has been a boon for the oil and gas industry, it has been a nightmare for communities living with the water pollution, air pollution, explosions and fires, and ruined landscapes. Fracking for oil and gas also contributes to climate-threatening levels of greenhouse gas emissions.

Rivers of Toxic Wastewater

To frack a shale gas well, millions of gallons of fracking fluid — a blend of water, sand and chemicals — are pumped underground at high pressure to break up shale rock, allowing gas to flow into the well.² The technology for shale oil development is essentially the same.³ Some of the fracking fluid stays underground indefinitely and the rest flows back up out of the well, mixed with naturally contaminated waters from deep below ground.⁴

Fracking wastewater contains numerous chemical additives, many of which are far from safe:

- Known and suspected carcinogens that have been present in fracking fluids include naphthalene, benzene and acrylamide.⁵ Other environmental toxins present in some fracking fluids, such as toluene, ethylbenzene and xylenes, can result in nervous system, kidney and/or liver problems.⁶
- Since fracking fluid recipes are proprietary, and since there is no federal requirement for disclosure, fracking fluid can contain unknown chemical additives.⁷ This means the full threat of fracking wastewater is also unknown.



Fracking wastewater contains potentially extreme levels of often naturally occurring but harmful contaminants that are brought to the surface:

- Harmful contaminants can include arsenic, lead, hexavalent chromium, barium, strontium, benzene, polycyclic aromatic hydrocarbons, toluene, xylene, corrosive salts and naturally occurring radioactive material, such as radium-226.⁸

The *New York Times* reviewed documents on gas wells in Pennsylvania and West Virginia and found that at least 116 wells produced wastewater with radiation levels that were a hundred times the U.S. EPA's drinking water standard; at least 15 of these wells had wastewater at more than a thousand times the standard.⁹

Since conventional treatment facilities are not equipped to treat radioactive material and other contaminants in fracking wastewater, many of these contaminants simply flow through conventional treatment facilities and get discharged into public rivers and streams.¹⁰ This could contaminate drinking water supplies for downstream communities and could harm aquatic life essential to sustaining recreational and commercial fisheries.

Researchers at the University of Pittsburgh tested water being discharged, after treatment, into a creek from a facility in Pennsylvania and found average concentrations of benzene at twice the U.S. EPA's drinking water standard, barium at 14 times the standard, total dissolved solids at 373 times the standard, strontium at 746 times the EPA's recommended level for drinking water and bromide at 2,138 times the level that triggers regulatory reporting requirements under the treatment plant's permit in Pennsylvania.¹¹

Bromides cause particular problems for downstream drinking water utilities. Bromides can react during water treatment to form brominated trihalomethanes, which are linked to cancer and birth defects and which are difficult to remove once they've been added to drinking water supplies.¹²

Mountains of Toxic Waste

New York estimated that drilling a typical shale gas well would generate about 5,859 cubic feet of rock cuttings — enough to cover an acre of land more than 1.5 inches deep.¹³ These cuttings, about the size of coarse grains of sand, are coated with used drilling fluids that can contain contaminants such as benzene, cadmium, arsenic, mercury and radium-226.¹⁴

Dumping this toxic waste in landfills could expose workers to harmful levels of some of these environmental toxins.¹⁵ Radium-226 contamination would persist for more than a thousand years after the landfill closed, ruining the productivity of the land for many generations.¹⁶

Dumping loads of drilling cuttings in landfills could lead to operational problems as well. The landfill linings could be degraded, resulting in leaks of radioactive material and other harmful contaminants.¹⁷ Also, layers of drilling cutting wastes could plug up the flow of landfill fluids, causing spills out the sides of the landfill.¹⁸

Take Action

Fracking wastes are clearly hazardous, yet they are not regulated as hazardous waste under federal law.¹⁹ Disposing of these wastes by injecting them deep below ground is believed to have caused numerous earthquakes, and such disposal can also mean the wastes are hauled long distances over public roads, risking accidents and spills.²⁰ If the oil and gas industry succeeds in bringing drilling and fracking to new areas of the country, the problems with disposing of these wastes will only grow.

To find out how you can
help the nationwide effort
to ban fracking, visit:

www.foodandwaterwatch.org

Endnotes

- 1 National Petroleum Council. "Prudent Development: Realizing the Potential of North America's Abundant Natural Gas and Oil Resources." September 2011 at 192 and 193.
- 2 United States Environmental Protection Agency. "Plan to Study the Potential Impacts of Hydraulic Fracturing on Drinking Water Resources." (EPA/600/R-11/122). November 2011 at 15 and 22.
- 3 National Petroleum Council. September 2011 at 192.
- 4 United States Environmental Protection Agency. November 2011 at 15 and 23, 42 and 43.
- 5 United States House of Representatives. Committee on Energy and Commerce. [Minority Staff Report]. "Chemicals used in hydraulic fracturing." April 2011 at 9.
- 6 *Ibid.* at 10.
- 7 *Ibid.* at 4.
- 8 Urbina, Jan. "Regulation lax as gas wells' tainted water hits rivers." *The New York Times*. February 26, 2011; 76 U.S. Fed. Reg. 66286, 66296 (October 26, 2011); Mall, Amy and Dianne Donnelly. Natural Resources Defense Council. "Petition for Rulemaking Pursuant to Section 6974(a) of the Resource Conservation and Recovery Act." September 8, 2010 at 8 to 9.
- 9 Urbina (February 26, 2011).
- 10 Urbina (February 26, 2011); 76 U.S. Fed. Reg. 66286, 66296 (October 26, 2011).
- 11 Volz, Conrad Daniel. Center for Healthy Environments and Communities, University of Pittsburgh Graduate School of Public Health. Testimony on Natural Gas Drilling, Public Health and Environmental Impacts. Subcommittee on Water and Wildlife. Committee on Environment and Public Works. United States Senate. April 12, 2011 at 4 to 6.
- 12 Hopey, Don. "Bromide: a concern in drilling wastewater." *Pittsburgh Post-Gazette*. March 13, 2011.
- 13 New York State Department of Environmental Conservation. "Revised Draft Supplemental Generic Environmental Impact Statement on the Oil, Gas and Solution Mining Regulatory Program: Well Permit Issuance for Horizontal Drilling and High-Volume Hydraulic Fracturing to Develop the Marcellus Shale and Other Low-Permeability Gas Reservoirs." September 7, 2011 at 5-34.
- 14 Resnikoff, Marvin et al. Radioactive Waste Management Associates. [Report prepared for Residents for the Preservation of Lowman and Chemung]. "Radioactivity in Marcellus Shale." May 19, 2010 at 7; Mall and Donnelly. September 8, 2010 at 10.
- 15 Resnikoff et al. May 19, 2010 at 7 to 8.
- 16 *Ibid.* at 7 to 8.
- 17 *Ibid.* at 8; North Carolina Departments of Environment and Natural Resources, Commerce, and Justice and RAFI-USA. [Draft]. "North Carolina Oil and Gas Study under Session Law 2011-276." March 2012 at 190.
- 18 North Carolina Departments of Environment and Natural Resources, Commerce, and Justice and RAFI-USA. [March 2012 at 189 to 190.
- 19 Mall and Donnelly. September 8, 2010 at 7, 37 to 41.
- 20 Soraghan, Mike. "Wastewater injection well sparked earthquake — Ohio officials." *E&E Publishing, LLC*. March 9, 2012; Niquette, Mark. "Ohio tries to escape fate as a dumping ground for fracking fluid." *Bloomberg*. February 1, 2012.

For more information:

web: www.foodandwaterwatch.org

email: info@fwwatch.org

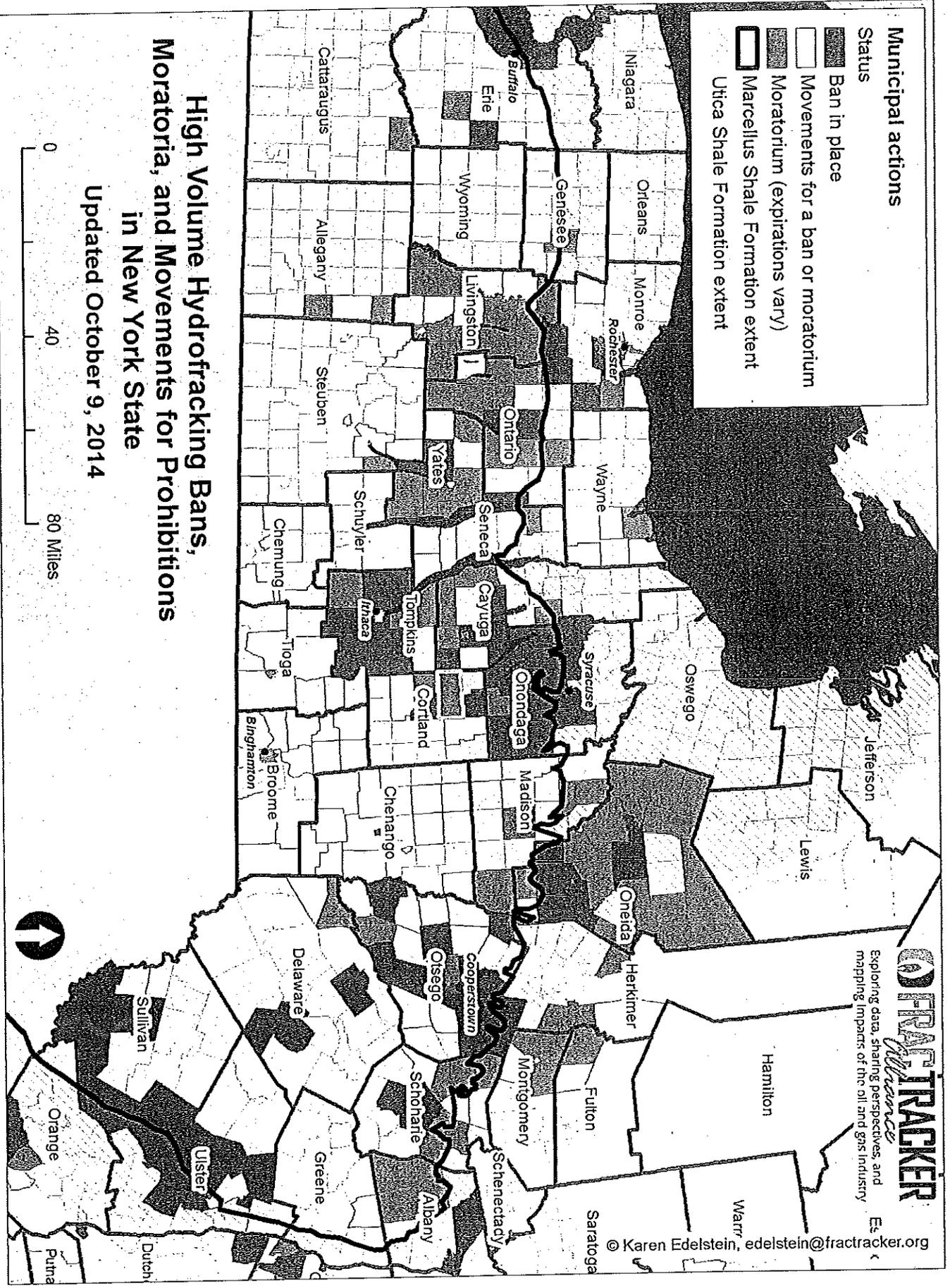
phone: (202) 683-2500 (DC) • (415) 293-9900 (CA)

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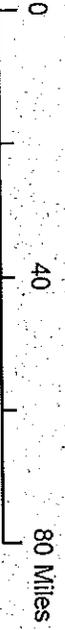
Municipal actions

- Status**
-  Ban in place
 -  Movements for a ban or moratorium
 -  Moratorium (expiration vary)
 -  Marcellus Shale Formation extent
 -  Utica Shale Formation extent



**High Volume Hydraulic Fracking Bans,
Moratoria, and Movements for Prohibitions
in New York State**

Updated October 9, 2014



FRAC TRACKER
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Exploring data, sharing perspectives, and mapping impacts of the oil and gas industry.

Analytical Test Could Underestimate Radioactivity ... Fracking Wastewater

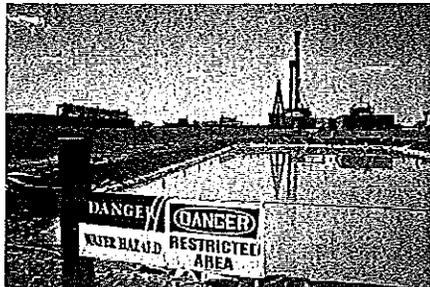
Water Quality: Study shows that a test commonly used to analyze drinking water is inappropriate for monitoring radium in the wastewater from hydraulic fracturing

By Deirdre Lockwood

Department: Science & Technology

News Channels: Analytical SCENE, Environmental SCENE

Keywords: hydraulic fracturing, fracking, wastewater, radioactivity, radium



WATER HAZARD

Wastewater from the hydraulic fracturing process can contain radioactive isotopes. Credit: Mladen Antonov/AFP/Getty Images/Newscom

When energy companies extract natural gas from shale using hydraulic fracturing, they generate flowback wastewater, a brine solution that contains naturally occurring radionuclides, including radium isotopes. Because some of this wastewater is diverted to treatment plants and eventually discharged into local waterways, state environmental agencies have started to establish procedures for monitoring radium levels in the wastewater. However, a new study cautions that one test state agencies are considering could underestimate radium levels by as much as 99% (*Environ. Sci. Technol. Lett.* 2014, DOI:[10.1021/ez5000379](https://doi.org/10.1021/ez5000379)).

Environmental protection departments in Pennsylvania and New York have used or suggested others use a radium-measurement technique that the U.S. Environmental Protection Agency recommends for analyzing drinking water. In the test, researchers add a spike of barium to a water sample and then mix in sulfuric acid to precipitate out sulfate salts of the two metals. By measuring the radioactivity of the precipitated solids, researchers can calculate the amount of radium present.

Michael K. Schultz, a professor of radiology at the University of Iowa, and his colleagues decided to test the method's accuracy because studies have shown that the drinking-water method is unsuitable for solutions with high concentrations of ions, which is the case for fracking wastewater.

His team used several methods to measure amounts of radium isotopes in a sample of flowback water from the Marcellus Shale, a large formation being exploited for shale gas in the northeastern U.S. Besides the coprecipitation technique, they also tested high-purity germanium gamma-ray spectroscopy, which gives a direct measurement of several radium isotopes, and a portable spectrometry technique to detect radon isotopes that are decay products of radium.

Compared with gamma-ray spectroscopy—considered the gold standard for radium analysis—the coprecipitation method recovered less than 1% of ^{226}Ra , the most abundant radium isotope in the sample. The radon isotope method detected 91% of it.

The EPA method is ineffective for analyzing fracking wastewater because it produces unmanageable amounts of precipitate. In the flowback water, concentrations of barium and other divalent cations are “so high that when you add a little bit of sulfuric acid, you get a mountain of material,” Schultz says. The solution can bubble over, and the amount of precipitate is hard to dry for accurate radioactivity measurements. The method is useful for drinking water, because radium and other ion levels are typically low in those samples. But radium levels are high enough in fracking wastewater that they can be directly measured with gamma-ray spectroscopy, Schultz says.

Avner Vengosh, a geochemist at Duke University, says most researchers who study radium isotopes in fracking waste, including his lab and the U.S. Geological Survey, directly measure them with gamma-ray spectroscopy. “People have to know that this EPA method is not updated” for use with fracking wastewater or other highly saline solutions, he says.

Last year, Vengosh and his colleagues found that sediments downstream of a Pennsylvania plant that treated fracking wastewater had ^{226}Ra levels about 200 times as high as those upstream. To avoid this contamination, gas companies have started to recycle the wastewater in drilling operations or inject it in deep wells instead of sending it to treatment plants, Schultz and Vengosh say.

Matrix Complications in the Determination of Radium Levels in Hydraulic Fracturing Flowback Water from Marcellus Shale

Andrew W. Nelson ††, Dustin May ‡, Andrew W. Knight §, Eric S. Eitheim §, Marinea Mehrhoff ‡, Robert Shannon ||, Robert Litman ⊥, and Michael K. Schultz *†@

† Interdisciplinary Human Toxicology Program, University of Iowa, Iowa City, Iowa 52242, United States

‡ University of Iowa State Hygienic Laboratory, Research Park, Coralville, Iowa 52242, United States

§ Department of Chemistry, University of Iowa, Iowa City, Iowa 52242, United States

|| Quality Radioanalytical Support, LLC, P.O. Box 774, Grand Marais, Minnesota 55604, United States

⊥ Radiochemistry Laboratory Basics, 1903 Yankee Clipper Run, The Villages, Florida 32162, United States

* Departments of Radiology and Radiation Oncology, Free Radical and Radiation Biology Program, University of Iowa, 500 Newton Road, ML B180 FRRB, Iowa City, Iowa 52242, United States

Environ. Sci. Technol. Lett., 2014, 1 (3), pp 204–208

DOI: 10.1021/ez5000379

Publication Date (Web): February 10, 2014

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The rapid proliferation of horizontal drilling and hydraulic fracturing for natural gas mining has raised concerns about the potential for adverse environmental impacts. One specific concern is the radioactivity content of associated “flowback” wastewater (FBW), which is enhanced with respect to naturally occurring radium (Ra) isotopes. Thus, development and validation of effective methods for analysis of Ra in FBW are critical to appropriate regulatory and safety decision making. Recent government documents have suggested the use of EPA method 903.0 for isotopic Ra determinations. This method has been used effectively to determine Ra levels in drinking water for decades. However, analysis of FBW by this method is questionable because of the remarkably high ionic strength and dissolved solid content observed, particularly in FBW from the Marcellus Shale region. These observations led us to investigate the utility of several common Ra analysis methods using a representative Marcellus Shale FBW sample. Methods examined included wet chemical approaches, such as EPA method 903.0, manganese dioxide (MnO₂) preconcentration, and 3M Empore RAD radium disks, and direct measurement techniques such as radon (Rn) emanation and high-purity germanium (HPGe) gamma spectroscopy. Nondestructive HPGe and emanation techniques were effective in determining Ra levels, while wet chemical techniques recovered as little as 1% of ²²⁶Ra in the FBW sample studied. Our results question the reliability of wet chemical techniques for the determination of Ra content in Marcellus Shale FBW (because of the remarkably high ionic strength) and suggest that nondestructive approaches are most appropriate for these analyses. For FBW samples with a very high Ra content, large dilutions may allow the use of wet chemical techniques, but detection limit objectives must be considered.

Enhanced Formation of Disinfection Byproducts in Shale Gas Wastewater-Impacted Drinking Water Supplies

Kimberly M. Parker [†], Teng Zeng [‡], Jennifer Harkness [‡], Avner Vengosh [‡], and William A. Mitch^{†‡}

[†] Department of Civil and Environmental Engineering, Stanford University, Stanford, California 94305-4020, United States

[‡] Division of Earth and Ocean Sciences, Nicholas School of the Environment, Duke University, Durham, North Carolina 27708, United States

Environ. Sci. Technol., 2014, 48 (19), pp 11161–11169

DOI: 10.1021/es5028184

Publication Date (Web): September 9, 2014

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<http://pubs.acs.org/doi/abs/10.1021/es5028184>

Abstract:

The disposal and leaks of hydraulic fracturing wastewater (HFW) to the environment pose human health risks. Since HFW is typically characterized by elevated salinity, concerns have been raised whether the high bromide and iodide in HFW may promote the formation of disinfection byproducts (DBPs) and alter their speciation to more toxic brominated and iodinated analogues. This study evaluated the minimum volume percentage of two Marcellus Shale and one Fayetteville Shale HFWs diluted by fresh water collected from the Ohio and Allegheny Rivers that would generate and/or alter the formation and speciation of DBPs following chlorination, chloramination, and ozonation treatments of the blended solutions. During chlorination, dilutions as low as 0.01% HFW altered the speciation toward formation of brominated and iodinated trihalomethanes (THMs) and brominated haloacetonitriles (HANs), and dilutions as low as 0.03% increased the overall formation of both compound classes. The increase in bromide concentration associated with 0.01–0.03% contribution of Marcellus HFW (a range of 70–200 µg/L for HFW with bromide = 600 mg/L) mimics the increased bromide levels observed in western Pennsylvanian surface waters following the Marcellus Shale gas production boom. Chloramination reduced HAN and regulated THM formation; however, iodinated trihalomethane formation was observed at lower pH. For municipal wastewater-impacted river water, the presence of 0.1% HFW increased the formation of *N*-nitrosodimethylamine (NDMA) during chloramination, particularly for the high iodide (54 ppm) Fayetteville Shale HFW. Finally, ozonation of 0.01–0.03% HFW-impacted river water resulted in significant increases in bromate formation. The results suggest that total elimination of HFW discharge and/or installation of halide-specific removal techniques in centralized brine treatment facilities may be a better strategy to mitigate impacts on downstream drinking water treatment plants than altering disinfection strategies. The potential formation of multiple DBPs in drinking water utilities in areas of shale gas development requires comprehensive monitoring plans beyond the common regulated DBPs.

Impacts of Shale Gas Wastewater Disposal on Water Quality in Western Pennsylvania

Nathaniel R. Warner *, Cidney A. Christie , Robert B. Jackson , and Avner Vengosh *

Division of Earth and Ocean Sciences, Nicholas School of the Environment, Duke University, Durham, North Carolina 27708, United States

Environ. Sci. Technol., 2013, 47 (20), pp 11849–11857

DOI: 10.1021/es402165b

Publication Date (Web): October 2, 2013

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<http://pubs.acs.org/doi/abs/10.1021/es402165b>

Abstract:

The safe disposal of liquid wastes associated with oil and gas production in the United States is a major challenge given their large volumes and typically high levels of contaminants. In Pennsylvania, oil and gas wastewater is sometimes treated at brine treatment facilities and discharged to local streams. This study examined the water quality and isotopic compositions of discharged effluents, surface waters, and stream sediments associated with a treatment facility site in western Pennsylvania. The elevated levels of chloride and bromide, combined with the strontium, radium, oxygen, and hydrogen isotopic compositions of the effluents reflect the composition of Marcellus Shale produced waters. The discharge of the effluent from the treatment facility increased downstream concentrations of chloride and bromide above background levels. Barium and radium were substantially (>90%) reduced in the treated effluents compared to concentrations in Marcellus Shale produced waters. Nonetheless, ^{226}Ra levels in stream sediments (544–8759 Bq/kg) at the point of discharge were ~200 times greater than upstream and background sediments (22–44 Bq/kg) and above radioactive waste disposal threshold regulations, posing potential environmental risks of radium bioaccumulation in localized areas of shale gas wastewater disposal.

Wednesday, January 14, 2015

The Chronicle, Willimantic, Conn.



Demonstrators against using fossil fuel braved 26-degree weather Tuesday afternoon. Local activists gathered at the intersection of South Eagleville Road and Route 195 from 4 to 5 p.m. From the left are Miriam Kurland, demonstration leader, Gloria Bent of Mansfield, Don Hoyle of Mansfield, Marg Mollar of Mansfield, Andy Ames from Eagleville, Cindy Moeckle from Ashford and Jean de Smet from Willimantic. They were rehearsing an anti fossil fuel song at this moment.

Local protestors oppose oil pipeline

By CHRIS DEHNEL
Chronicle Staff Writer

STORRS — A small group gathered in the center of town Tuesday to protest the latest proposal to extend an oil pipeline from Canada into the United States.

Those in the group described themselves as environmental activists.

The rally took place at the southern edge of Storrs Center, near the Audrey P. Beck Municipal Building and just down the road from the University of Connecticut.

The target was Phase IV of the Keystone XL distribution system and the rally was part of a nationwide day of action calling on President Obama to reject the pipeline, along with a local action to stop all tar sand oil and fracked gas pipeline expansion.

The activists called on Obama to reject the Keystone XL project "immediately."

"The Keystone XL pipeline would be a huge source of carbon pollution, and clearly fails the climate test set by President Obama by threatening to seriously exacerbate climate change," the activists said in distributed literature. "Our local action will be also be to stop all tar sand oil and fracked gas pipeline

expansion projects. Most citizens are unaware of the dangers of the large fracked gas pipeline projects that are quietly being planned in our state and throughout New England.

The rally was part of a national campaign sanctioned by organizations like the Rainforest Action Network, the Sierra Club and 350.org.

The keystone pipeline system begins in Alberta and taps into the Western Canadian Sedimentary Basin and its route stretches to refineries in Illinois, Texas and Oklahoma, according to a project description.

The proposed Phase IV project would run from Hardisty, Alberta, through Montana, to Steele City, Neb.

The use of fossil fuels was a primary topic of protest. "We are convinced that any serious attempt to address climate change means that a large portion of the natural gas, oil and coal currently locked underground remain unexploited," protesters said in distributed literature.

Unfortunately, rather than aggressively deploying renewable energy resources, the Obama administration has opted to allow polluters to continue burning these dirty, polluting fossil fuels.

PAGE
BREAK

Draft Mansfield Tomorrow Plan of Conservation and Development Comments

Name MEG REICH
Address 343 BASSETTS BRIDGE RD 06250
Email megr1@earthlink.net
Phone Number 860-455-0532

Please tell us what you think of the Mansfield Tomorrow Draft Plan of Conservation and Development

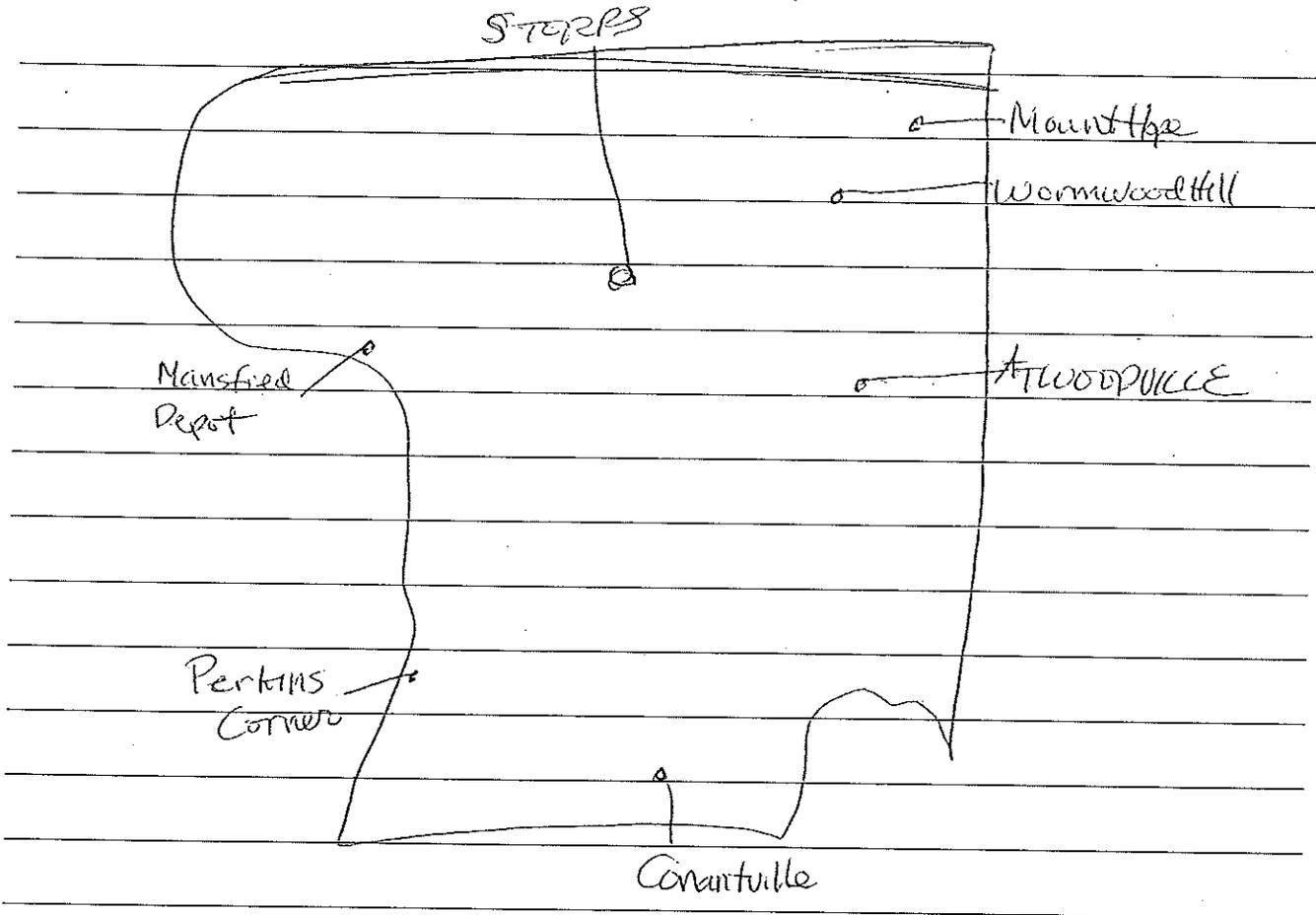
What do you like? Please be specific and indicate page numbers if possible.

- ① Color! Use of color in photos + type + text & maps
- ② Lots of illustrations - photos, tables, boxes
make document readable... a real improvement over the 2006 plan... which will make it easier to use... but it will need an index

What would you like the Planning and Zoning Commission to consider changing? Please be specific and indicate page numbers if possible.

- ① DRAFT MAP - Future LAND USE
The 2006 MAP listed all the major "villages" ... (Perkins Corner, Mansfield Depot, Conantville, Atwoodville, STORPS, MANSFIELD CENTER, ETC)
This draft map does not. I recommend adding these geographic markers - although many can be placed in the "whitespace" surrounding the map, instead of on the base map. (see next page)

Other Comments



② Need a good index since topics are addressed in multiple sections of the plan.

Example:

TERM	TEXT	page	PHOTO	MAP
- Rural				

• area	X		X	Z
• character	XX		YY	ZZ
• definition	XXY		YYY	ZZZ

* Need an index to help make the plan more useable for people to refer to frequently * and therefore to use on a day to day basis.

Draft Mansfield Tomorrow Plan of Conservation and Development Comments

Name JULIA BARSTOW
Address 139 Woodland Rd
Email joe.barstow.cx
Phone Number 860-429-7183

Please tell us what you think of the Mansfield Tomorrow Draft Plan of Conservation and Development

What do you like? Please be specific and indicate page numbers if possible.

There is a lot of very good stuff in the plan -
I hope that much of it can be implemented.
As for the skating center - the corner of 195 & S. Eagleville
is a terrible idea. If the Conference insists on
such a facility on campus, then put it truly on campus
next to the existing rink & not at the Town Centre.
Please tell everyone what we can do to get this
message to UConn

What would you like the Planning and Zoning Commission to consider changing? Please be specific and indicate page numbers if possible.

PAGE
BREAK

Draft Mansfield Tomorrow Plan of Conservation and Development Comments

Name Bettejane Karnes
Address 353 North Eagleville Rd
Email bjkarnes@charter.net
Phone Number 860 429 5279

Please tell us what you think of the Mansfield Tomorrow Draft Plan of Conservation and Development

What do you like? Please be specific and indicate page numbers if possible.

General: - Ease of maneuvering through info
- Looseleaf for ease of copying
- Sectioning of info organized the thinking
- Maps

Specific pg. 8, 25 Compact residential is important
for best use of land to serve workers
at UCT and GCSU
Entire chapter on housing was excellent

What would you like the Planning and Zoning Commission to consider changing? Please be specific and indicate page numbers if possible.

Please include a new Senior Center on a
bus line and close to recreational and cultural
activities. Looking ahead, the Gen X people will
need a bigger and much wider scope of
activities than ever imagined before. They will
be livelier and more widespread in interests
It is wise to prepare for that now.

OVER

Other Comments

Seniors are considered to be from 55 to 90's and programs need to be useful to the full age range, this is impossible in the present senior center. I am fearful that prime locations will be used for other structures before a new center is begun.

Draft Mansfield Tomorrow Plan of Conservation and Development Comments

Name Pat Hempl
Address _____
Email _____
Phone Number _____

Please tell us what you think of the Mansfield Tomorrow Draft Plan of Conservation and Development

What do you like? Please be specific and indicate page numbers if possible.

*Your meeting had these were favorable
Comments to water issues in Mansfield.
They should be positive.*

*There is a great deal of opposition from
the local sources as like - I was told
our staff's advice which leans toward the
Western United Work; we need to provide these
essential improvement of the facility is always being
announced.*

What would you like the Planning and Zoning Commission to consider changing? Please be specific and indicate page numbers if possible.

PAGE
BREAK

Draft Mansfield Tomorrow Plan of Conservation and Development Comments

Name Miriam Korland
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Email mimbck@yahoo.com
Phone Number 860-487-0165

Please tell us what you think of the Mansfield Tomorrow Draft Plan of Conservation and Development

What do you like? Please be specific and indicate page numbers if possible.

I like the comprehensive plan & how ~~that~~ it has been responsive to the interest of citizens for ~~co~~ conservation, open space, agriculture & only limited development with the env. comment a main concern.

What would you like the Planning and Zoning Commission to consider changing? Please be specific and indicate page numbers if possible.

I would like consideration of municipal energy based from a ~~a~~ municipal solar energy ^{farm}. I would also like a resolution & plan to stop the Algonquin Pipeline from coming through out town with their fracked gas expansion ~~plans~~. A resolution to ~~stop~~ demo our resistance to fracked gas, pipeline expansion & waste. Please educate yourselves by going

Other Comments

to websites from the
following organizations &
link to their gas pipeline
pages:

nofrackedgasinmass.org

Sierraclubct.org

Food and Water Watch, Ct. ~~org~~

Jo Ann Goodwin, Chair
Mansfield Planning & Zoning Commission
4 South Eagleville Rd.
Mansfield, CT 06268

Dear Ms. Goodwin;

Speaking as a resident of the Town of Mansfield and a member of the senior community, I must voice my opinion that this town is in need of a new senior center.

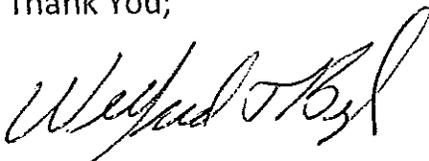
Our present Senior Center was studied in 2008 by a committee from the Commission on Aging, headed by Tim Quinn. At that time, the Senior Center was proven to be lacking in several areas and a report was sent to the Town Council. However, due to a nationwide economic crisis, action on the study was temporarily tabled. A later examination reported and placed on file October 2014 by Mike Ninteau, Director of Building and Housing Inspection, detailed all the deficiencies which if not addressed could cause serious hazards to both structure and people using the facility. In other words the building is just about to fall down.

It is painfully apparent that the Senior Center is woefully inadequate to serve the needs and aspirations of present seniors.

There are several locations that would keep the center in a central location that is approximate to the one there now. This will continue to give seniors a place to get to without driving a great distance while continuing to have bus transportation available.

If possible I wish you and your commission would take this matter to heart and find that we indeed need a new center and are willing to support it.

Thank You;



Wilfred T. Bigl
17 Hill Pond Drive
Mansfield, CT 06268
860-429-0180

PAGE
BREAK

Ms. Linda Painter, Town Planner
Town of Mansfield
4 South Eagleville Rd.
Mansfield, CT 06268

Linda

Speaking as a resident of the Town of Mansfield and a member of the senior community, I must voice my opinion that this town is in need of a new senior center.

Our present Senior Center was studied in 2008 by a committee from the Commission on Aging, headed by Tim Quinn. At that time, the Senior Center was proven to be lacking in several areas and a report was sent to the Town Council. However, due to a nationwide economic crisis, action on the study was temporarily tabled. A later examination reported and placed on file October 2014 by Mike Nintean, Director of Building and Housing Inspection, detailed all the deficiencies which if not addressed could cause serious hazards to both structure and people using the facility. In other words the building is just about to fall down.

It is painfully apparent that the Senior Center is woefully inadequate to serve the needs and aspirations of present seniors.

Please consider including a new Senior Center in the final plans for Mansfield Tomorrow.

There are several locations that would keep the center in a location that is approximate to the one there now. This will continue to give seniors a place to get to without driving a great distance while continuing to have bus transportation available.



Wilfred T. Bigl
17 Hill Pond Drive
Mansfield, CT 06268
860-429-0180

PAGE
BREAK

Linda M. Painter

From: Jennifer S. Kaufman
Sent: Thursday, February 26, 2015 2:54 PM
To: Linda M. Painter
Subject: FW: Feedback on Mansfield Tomorrow: Plan of Conservation and Development

Jennifer S. Kaufman
Natural Resources and Sustainability Coordinator
Inland Wetlands Agent
Town of Mansfield
10 South Eagleville Road
Storrs-Mansfield, CT 06268
860-429-3015 x6204
860-429-9773 (Fax)
KaufmanJS@MansfieldCT.org

From: no-reply@joomag.com [<mailto:no-reply@joomag.com>]
Sent: Monday, December 22, 2014 7:51 AM
To: MansfieldTomorrow
Subject: Feedback on Mansfield Tomorrow: Plan of Conservation and Development



Magazine Feedback

Hello,

William Shakalis has sent feedback on your "**Mansfield Tomorrow: Plan of Conservation and Development**" magazine.

E-mail: wshakalis@gmail.com

Message: Section 2.6, Plan B, no. 6: regulations relating to dark skies: the Model Lighting Ordinance of the International Dark Skies Association has an excellent guide to developing regulations for dark skies and using IDA compliant lighting fixtures. See: <http://darksky.org/guides-to-lighting-and-light-pollution/model-lighting-ordinance>

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Linda M. Painter

From: no-reply@joomag.com on behalf of Joomag <no-reply@joomag.com>
Sent: Monday, December 29, 2014 12:54 PM
To: MansfieldTomorrow
Subject: Feedback on Mansfield Tomorrow: Plan of Conservation and Development



Magazine Feedback

Hello,

John perch has sent feedback on your "**Mansfield Tomorrow: Plan of Conservation and Development**" magazine.

E-mail: jperch@charter.net

Message: Open space acquisition: acquire property between Dunhamtown Forest to the Saw Mill Brook Preserve, resulting in unbroken open space between South Eagleville Rd. and Puddin Lane. This area is now undeveloped open space bounding the brook.

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Linda M. Painter

From: no-reply@joomag.com on behalf of Joomag <no-reply@joomag.com>
Sent: Friday, January 30, 2015 8:12 PM
To: MansfieldTomorrow
Subject: Feedback on Mansfield Tomorrow: Plan of Conservation and Development



Magazine Feedback

Hello,

Mansfield Resident has sent feedback on your "**Mansfield Tomorrow: Plan of Conservation and Development**" magazine.

E-mail: mansfield@resident.com

Message: Mansfield needs more retail/commercial establishments in Town. Some examples include a Brew Pub, Restaurants, and a gas station centrally located in Town. Too often Mansfield residents have to leave Town to access retail/commercial establishments; this unfortunately wastes time, consumes gas, and deprives our community of tax revenue. We should promote and encourage more commercial development, particularly in areas such as Storrs Center and the Eastbrook Mall. Thank you.

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Mansfield Tomorrow Draft Plan Comments C. Galgowski Jan. 2015

To the Ag Committee,

I might not make it to Tuesday's meeting, because I might be accompanying Heidi in St. Francis hospital as she starts recovery from her hip replacement surgery that day. Hence, I have written down my comments regarding the Mansfield Tomorrow Plan. I hope my comments do not come off as overly pessimistic. Along with other engineers and technicians, my duties during my career spanning 38 years with the NRCS have involved turning broad plans into physical realities. The final product hopefully on budget, on time, and providing it's desired function. This was not always the case. What looked fairly simple during the planning phase often became much more arduous while bringing it to physical reality. Complying with the objectives of larger numbers of commissions and review agencies and building projects in a more densely populated place has also made the process considerably more challenging over the years. I have also been involved trying to get projects done on farms with farm operators under severe financial distress. Many of these farms have gone out of business. Some of the farmers have died broke and some are still alive in somewhat perilous financial circumstances. These were for the most part hardworking and intelligent people who's heart's desire was to pursue a farming career. This is a very hard game to win. As we try to encourage young people to start up new farms and farming careers in Mansfield, let's not sugar coat the reality of it. In fact, let's encourage them to consider having at least one member of the family having a good off farm job. If they try to pursue farming as a single person, my recommendation is to steer them to much needed career counseling. This would be the most considerate and humane thing to do.

Chapter 2 – Natural systems

Goal 2.1, Strategy B, Action 2 – In heavily forested areas, sometimes clear cutting has positive benefits. Converting some woodland to grassland can increase bird habitat. Promoting eastern cottontail habitat often involves clear cutting 10 to 20 acre tracts of wetland. Clear cutting some forest land will enable an increase in agricultural production. Many people see a patchwork mix of forest land and open agricultural land as an aesthetically pleasing viewshed. The question remains what is the appropriate balance of forest land and open hay or cropland.

Goal 2.3, Strategy C – To a certain extent we already do this and should continue to do this. Many of these agencies are already over booked with their existing workload. Hence utilizing private consultants is another available resource. This will cost money.

Goal 2.6, Strategy A – Action 1 could require a large time commitment on the behalf of all these committees. Action 2 could also be extremely expensive depending on what level the testing goes to. Consider if standard well water tests already necessary for certificates of occupancy and perhaps an

UConn soil test for heavy metals are adequate protection. One of the housing goals is to provide economical housing. Excessive testing goes against this.

Chapter 3 – Open Space, Parks, and Agricultural Land

Pages 3.3 to 3.6, including map 3.1 These 4 pages give a very good description of agricultural land. Still more could be done to help clarify the subtle relationship between agricultural land, forest land, and the overlap between the two. This is important, because from my experience, there is a fairly prevalent viewpoint held by many people that forests are natural and being natural are good and agriculture performed by man is not natural and not as good. To help alleviate some misunderstanding or tension between natural resource preservationist and agriculturists, consider modifying the end of paragraph 1 on page 3.6 as follows:

When combined with forested areas that do not contain any agricultural soils (change "agricultural" to "farmland", because map 3.1 uses the term Farmland Soil Classification, not Agricultural Soil Classification), approximately 74% of the town's land area could potentially be used for agriculture. Add, "Since forestry areas do provide agricultural products such as timber, firewood, maple syrup, shade and windbreaks for livestock, partial shade to aid growth of cool season grasses, nuts for pigs, medicinal plants, and other crops, they are a valued type of agriculture. Agroforestry is a land use that utilizes a mixture of trees and partially open areas on the same field. The 74 % of the Town's land classified with farmland soils or other forested land with non-farmland soils both provide significant ecosystem services".

Goal 3.1, Strategy A, Actions 1 to 5.

Given limited resources of time, this should be the highest priority of actions the ag committee works on. Once a piece of land is converted to residential, or other non-farm building use, it is usually no longer useable from a farming or open space perspective.

The following justifies this course of action whatever the outcome of the economics of farming.

While we as a Town strive to preserve this land, we need to realize there are very significant economic issues regarding making farming on a full time basis or part time basis a significant part of a farmer's income. It is costly to live in Southern New England. There is a high probability many of these small farms will continue to be lifestyle farms and the bulk of the farmer's income will come from off farm income.

As the Town preserves more development rights, and the existing farmers or novice beginning farmers are beset with the reality of farming economics, many might quit. What happens to this land then?

The few bigger hopefully still surviving farms can rent these farmlands. Or the land can revert to forestland with less management input requirements. This will still preserve ecosystem services, and help keep Town tax rates lower. So if a reinvigorated local agricultural economy does not become a reality we desire, we can still show tax payer dollars were prudently and usefully spent.

Goal 3.2, Strategy A and B

Both of these strategies strive to put more land into production. A few local farmers have expressed concern to me that they have already experienced significant competition in selling local products. Having more local farmers enter the game will increase this competition. The marketing and sales problems have to be solved as more land is put into production.

The Town staff and committees already struggle with their existing responsibilities. Doing the total actions desired in the Mansfield Tomorrow Plan with quality is a huge job. Build success by doing the easier tasks first. Talk to the Towns of Simsbury and North Hampton about the time, money, and management commitments necessary to sponsor a Community Farm. If this is undertaken, be careful it does not seriously impact the markets of existing farmers.

Goal 3.4, All Strategies

These are all admirable strategies and goals. As they are pursued, consider, 1) The devil is in the details. 2) The enemy of the good is the perfect. 3) There is no free lunch. If Mansfield's zoning regulations to do a project become too onerous, developers could be steered to going to other towns. For commercial properties this hurts our already stressed tax base. For residential properties this keeps people out of Town which many people would like and would keep taxes down. It also makes it harder to bring in affordable compact housing desired. Based on past zoning revisions, coming to a consensus on an agreed to zoning code incorporating all these features will be a challenge.

Chapter 4 – Community Heritage and Sense of Place

pages 4.12 – 4.16. Goal 4.2, Strategies A, B, E, Action 1

These are all vital strategies and goals and need to be pursued.

Chapter 5 – Community Life

Goal 5.4, strategy A action (see 5.25 to 5.26)

Teaching children to grow fresh food and eat fresh food will help us bend down the health care cost curve down the road. This is absolutely a must do.

Providing fresh food choices in schools and community buildings is also very important. Because all children have transportation access to the schools, hopefully all children can have access to this food. One challenge is many kids really do not care for vegetables. So let them eat locally produced meats, yogurt, and low sugar ice cream.

Having SNAP payments at Storrs Market is necessary to help people on income assistance obtain this food and to give our local farmers an equal competitive advantage to the chain stores. One difficulty is people on a limited income might not have transportation to the Storrs Farmers Market. Or their work schedule at a low paying job might not allow them time on a Saturday to get to the market. Food at Price-Rite in Willimantic in many cases might be lower than Storrs Farmer's market.

Chapter 6 – Diversifying the Economy

Goal 6.2 Strategy A, Action 2, Strat B and D

These are all desirable. Challenge will be to find the time, staff, and volunteers to help achieve this.

Goal 6.3 Strategy A, Action 1 and 3, Strat D, Action 3

Promoting economic vitality through these measures is all vitally important. If these other organizations can help do the bulk of the work, that would be great.

Goal 6.4 All strategies

These are all wonderful strategies and goals. Big challenge is to find time and resources to do them all. It is hard to decide where to begin. Perhaps the highest priority is Strategy H, Support marketing of agricultural products and agriculture-related businesses.

Goal 6.5 Strategy B

By all means make the zoning regs as farm friendly as possible. Definitely look to Eastern RC&D, RIDEM, and perhaps other towns as to what might be reasonable regulation. Left to its own devices, Mansfield will have a strong tendency to over regulate.

Chapter 8 – Future land Use and Community Design

Goal 8.1 strategy D, Action 4 – Town Council and PZC should definitely approach UCONN on this. Dean Weidemann has already stated this is a goal of the College of Ag, Health, and Natural Resources, so a

letter or other support from the Town could help CAHNR keep these lands used for agriculture. Other parts of the University might compete for these lands.

Goal 8.2 strategy B, Action 8 – The Ag Committee is not listed as one of the advisory committees that will review early in the design process. Without Ag Committee input, there will be no voice for ag land either on the proposed development or land adjacent to it. The Ag Committee needs to get more members to handle this workload and to provide this function. Another major potential problem with review by multiple Committees and with rotating committee members is consistency of guidance in the review process. Town staff could probably provide more consistency, but this might require hiring more staff and/or more training which in turn would increase taxes.

Chapter 9 – Infrastructure

Goal 9.5, strategy B, Action 2 – Who will pay for the density bonus? Cost of doing this upfront planning and engineering might be substantial as will the permitting and review by the State. On the other hand, reducing numbers of wells, septic systems, and lengths of driveway might reduce construction costs. Annual operation and maintenance costs for landscaping and snow plowing should go down as well. So perhaps, Mansfield pays upfront fees to the State for the permit fees. And then when a unit of the property is sold, the buyer pays a tax to Mansfield to reimburse the Town for the State permitting and review fees. Somebody needs to estimate typical costs of community systems versus individual systems. By the way, since large expanses of land are preserved with this method, can those areas be used to absorb grey water from the development?

Chapter 10 - Stewardship and Implementation

Goal 10.3, Strategy B, Action 4

This statement is over simplistic and does not necessarily produce the desired reduction in services or taxes. Here is why. The Mansfield Tomorrow Plan strives to reduce single family developments on large lots in outlying rural areas. Meanwhile, it strives to cluster single family homes into smaller lots in rural areas or into compact residential zones. These housing units wherever they are will hold people and some will have children in the public education system which is expensive. Whether the homes are on large lots or in a cluster, they still demand pretty much the same Town services. In addition, if the new housing is built on a smaller square footage per living unit to make housing more affordable, the newer homes property taxes paid will actually be lower than if they were living in a larger home. But the services they demand does not decrease.

Building strategies that actually can help reduce the tax load on existing and future residential owners are:

1. Definitely create more profitable commercial and industrial businesses with high value property.

2. Study if undergrad housing generates more taxes than services required. Most undergrads do not have children in the school system. If undergrad housing provides a positive tax benefit, build more undergraduate student housing off campus, where these units can be taxed. Keep the units near campus, where transportation to campus can be by bike or local bus to reduce traffic congestion.
3. Review the service demand of senior housing. Perhaps this housing pays more in taxes than services required. If so, encourage this housing.

Linda M. Painter

From: Joan Buck <buckj3000@gmail.com>
Sent: Tuesday, February 03, 2015 10:12 AM
To: Linda M. Painter
Subject: Mansfield Tomorrow comments from Joan Buck

Dear Linda,

Enclosed are my comments on the material I received from Jennifer:

p. 2.8 line 6 of para 1 should read "mostly west of Route 195".

p.2.11-2.13 I would suggest putting the description of "Eagleville Brook Innovative Watershed Management Plan" in a box, and in larger type to emphasize its importance.

p. 2.19 Is an update needed for the town landfill?

p.2.28 Action 3 is a great idea. Should inspire others to practice environmentally friendly buildings and landscaping.

p. 2.31 All the actions under Strategies A and B are of prime importance.

p.. 2.35 AClimate Action Plan is essential.

p..2.42 Can Strategy C, Action 1 be worded to be clearer? "

p. 3.7 and on. Table is so informative that it should be included in the pamphlet "Discover Mansfield's Parks and Preserves" or be available as a separate pamphlet.

p. 3.24 Strategy B Very important to seek permanent protection of natural resources.

p.3.29 Strategy A,2 A "Parks and Rec Master Plan" will serve as a guide for future acquisitions as well as for current programs.

p. 3.34 Strategy B,3 Very important to mandate open spaces in Mixed Use Centers and Compact Residential Areas.

p.4.15 Discussion of "Natural Resources Protection Zoning" is flexible while guaranteeing optimum use of land and protection of open space.

p.9.43 Strategy B Providing density bonuses as a "reward" for "preserving larger amounts of open space" is a good idea.

p.10.17 Strategy B The town should always stress to skeptics that open space requires less in community services.

PAGE
BREAK

Anthony Gioscia
1708 Stafford Rd
Mansfield CT 06268

Giosciaac@cox.net
860-707-5825

February 9, 2015

I would like to take this opportunity to comment regarding the proposed Mansfield Tomorrow Plan of Conservation and Development. I appreciate the time spent by the council member's, staff, and others, drafting this plan; I understand this was a very difficult and lengthy undertaking.

I own a property at the intersection of route 195 and 32, and agree with and support the designation of Rural Commercial for this area in the proposed PCD. As you are aware, part of this intersection, and a percentage of route 32 in both directions away from the intersection are currently zoned commercial. Clearly this intersection of two highways is far from ideal for a residence. Designating this area as rural commercial would be desirable and beneficial to the community for many reasons.

For one, this designation would allow the home that currently sits on the property to be revitalized as a small scale office location. This intersection is the first intersection encountered traveling to Mansfield from the North on Route 195. It would be esthetically appealing to have a small scale development that is designed to reflect the rural character of Mansfield here, among the other businesses in the area. The quiet nature of our practice would be a more productive use of the property, and blend seamlessly to the surrounding area.

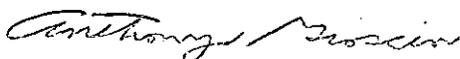
Secondly, the taxes derived from a rural commercial designation would be greater than now derived as a residence.

Last, much of the proposed PCD pertains to economic development. I am an optometrist; I am affiliated with a practice that has been located in Mansfield for over forty years. We provide a valuable service to many of the residence of Mansfield. We provide jobs; our employees utilize goods and services of other local businesses. As an optometric practice we have a small footprint, very limited environmental impact, and utilize no more services from the town than a resident would. We are exactly the kind of business that has been outlined as beneficial to the economic development of Mansfield. Our current leased location is far from ideal, we have had several interruptions to business due to issues with the structure. I have no desire to continue under current conditions, we need a location we can be responsible for maintenance and upkeep so that we can provide services at the level and in the manor we feel is important.

In regard to concern about water usage, I understand and agree with restrictions on water usage that would be placed on any development in this area. There is a 140 foot drilled well on the property. This well is more than sufficient to provide water needed for a residence. The usage of water for office space is dramatically less than residential usage.

Thank you for allowing me this opportunity to express my opinion.

Sincerely,



Anthony Gioscia

PAGE
BREAK

Linda M. Painter

From: Emile Poirier <poirieremile@yahoo.com>
Sent: Tuesday, February 10, 2015 2:00 PM
To: PlanZoneDept
Cc: Emile Poirier
Subject: Suspected Spam:Fw: Senior Center
Attachments: Mansfield tomorrow letter.docx

----- Forwarded Message -----

From: Emile Poirier <poirieremile@yahoo.com>
To: "PlanZoneDept@mansfield.org" <PlanZoneDept@mansfield.org>
Cc: "bjkarnes@charter.net" <bjkarnes@charter.net>
Sent: Tuesday, February 10, 2015 10:52 AM
Subject: Senior Center

There has been much presented about u-conn but not enough about Seniors

Ms Linda Painter,

I am extremely disappointed in the fact that Mansfield Tomorrow has hardly mentioned the needs of its seniors. Although the median age is 21 in Mansfield, because of U-Conn, the senior population is 25% according to Mansfield tomorrow. An essential part of Mansfield Tomorrow should include the building of a new Senior Center. The present Senior Center has served its purpose and is now antiquated. Its size, usefulness and safety are now in question. With the senior population increasing and older people living longer there should more emphasis being taken to accommodate the people who have made this town what it is. If you look at volunteers in this town I think you'll find most of them are seniors. It's about time we take care of them by taking a more serious look at senior housing, senior center, wellness and activities to keep them healthy.

Emile Poirier

A concerned senior citizen.

Recommended corrections/changes in Public Hearing Draft, Feb. 12, 2015

Notes on maps are at the end.

About the Plan

- Page vii (in heading and in text)) and page viii -- replace "open spaces" with "open space." Use of the word "spaces" is not compatible with rest of Plan or with general use.

CHAPTER 2

- Page 2.15 Map 2.3 (see below)
- Page 2.30 Goal 2.1, Strat D should refer reader to Goal 5.1 Strat C, not Strat D
- Page 2.40 Need to add reference to NRPZ zoning to Goal 2.6. See Goal 3.4, Strat A for example.

CHAPTER 3

- Photo on Overview page is view from Browns Road of Mt. Dairy land
- Replace "open spaces" with "open space" on page 3.2 in first and second bullets
- Page 3.9 – in UConn list, footnote says that all are managed by NRME. Spring Manor Farm is not managed by that dept. Perhaps place *** beside the other items rather than by UConn at the top.
- Page 3.11 – Map 3.2 (see below)

CHAPTER 4

Page 4.31 Goal 4.2, Strat D, Action 2 – Add to reduce...

CHAPTER 5

- Page 5.33 Goal 5.1 Strat E – Need to revise Strategy statement. It is too general to relate to Goal 5.1. Recommend use instead: "Provide improved access to services for senior residents."

CHAPTER 6

Page 6.17 Remove Towills Tree Farm?

Page 6.44 Goal 6.4 Renumber Action items

Page 6.52 Goal 6.5, Strat A, Action 2 – Refer to Goal 6.1, Strategy B, not Strategy A

CHAPTER 7

Page 7.23 Goal 7.1, Strat A, Action 1 –Reference to Goal 7.4, Strategy B is not relevant to the topic.

CHAPTER 8 (many items)

Page 8.1 List of topics in sidebar does not match numbered topics in the chapter

Page 8.3 Map 8.1 (see below)

Page 8.6 in first para -- remove the last word –“classifications”

Page 8.7 in second-to-last para, add page reference for Map 8.3 (page 8.14)

Page 8.14 Map 8.3 (see below)

Page 8.16 Flood zone photo caption -- remove the word “river”

Page 8.17 Definition of Conservation/Recreation needs to be clarified and made consistent with other parts of the Plan. Replace “agricultural land” with “private farm and forest land.”

Page 8.19 Reference to UConn East Campus as being in Rural Res/Ag/Forestry is incorrect. This area has Institutional or Conservation/Rec designation on Map 8.3. (One of the Institutional areas is missing from Map 8.3—see notes below.)

Page 8.32 UConn East Campus area includes some Institutional areas (see Map 8.3), so need to revise text. (see comment about page 8.19)

Page 8.36 Add Rural Commercial to list of growth areas?

Page 8.38 In the Food Production list, revise “Permit the raising of small livestock.” “Small livestock” could include a wide range of life forms. There should not be specific wording (such as small livestock) in the Plan. If you want to include this topic, recommend something general like “Permit raising animals” and then deal with definitions and restrictions in the zoning regulations phase.

Page 8.45 Goal 8.2, Strat A. (three items)

In list of related Goals, 3.3 should be 3.4

In Action 1, reference to section 8.B should be 4.A

In Action 3, reference to section 8.3 should be 4.B

CHAPTER 10

Page 10.19 Goal 10.4, Strat A, Action 3 Change "school teachers" to schools because other staff can be involved in this action. Also, school teachers are now referred to as educators.

APPENDIX D Need to state that the illustrations are examples of layouts for clustered housing, not for an entire parcel. There also needs to be a reference back to the material in Chapter 4 for information and for an illustration of an entire parcel with NRPZ zoning. Suggest providing a second copy of the NRPZ parcel illustrations here in Appendix D so it is clear how the larger parcel and cluster layout work together, and so all the concepts can be found in one place

CORRECTIONS TO MAPS

Page 2.15 **Map 2.3** (Forest Land)

Need updated Public and Protected Open Space layer from Map 3.4 (example: southern part of Sawmill Brook Preserve is not included on Map 2.3, but is on Map 3.4)

Page 3.11 **Map 3.2** (three items)

Fix legend title.

UConn farmland at Horsebarn Hill and on North Campus is designated as agricultural conservation land, so should be shown on map. Also, the Red Maple Swamp Preserve in North Campus is not shown.

Some UConn forest tracts are shown as Town land.

Page 8.3 **Map 8.1** (two items)

Add Open Space/Recreation graphic to Attwood property? (land trust)

Prison land should not be shown as University land

Page 8.14 **Map 8.3** (four items)

Add Institutional graphic at southeast corner of Horsebarn Hill Road for barns and biobehavioral buildings

Prison land on Route 44 is not shown.

Add Conservation/Recreation graphic for Merrow Meadow Park and River Park.

In legend, revise text to **Current** Conservation/Recreation to make it clear that these uses are not limited to these areas in the future.

PAGE
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Linda M. Painter

From: no-reply@joomag.com on behalf of Joomag <no-reply@joomag.com>
Sent: Friday, February 20, 2015 8:18 AM
To: MansfieldTomorrow
Subject: Feedback on Mansfield Tomorrow: Plan of Conservation and Development



Magazine Feedback

Hello,

john fratiello has sent feedback on your "**Mansfield Tomorrow: Plan of Conservation and Development**" magazine.

E-mail: jayfrat1@aol.com

Message: Many of the goals involving education, energy conservation, and "reason cost" to taxpayers cannot be achieved with three small elementary schools. One new large school could achieve these goals and provide quality programs with support staff with a significant reduction in operating costs. A new school built with grade level wings around the core facilities can give children and parents a small school feel in a large building. numerous other advantages ca't be listed here for lack of space.

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PAGE
BREAK

Linda M. Painter

From: Sara-Ann Bourque
Sent: Tuesday, February 24, 2015 1:00 PM
To: Linda M. Painter
Subject: FW: Mansfield Tomorrow

From: tulay luciano [<mailto:tulayluciano@yahoo.com>]
Sent: Monday, February 23, 2015 12:04 AM
To: Town Mngr; Town Council
Subject: Mansfield Tomorrow

February 22, 2015

Dear Mansfield Town Council Members and the Town Manager Matt Hart:

“Support for use of clustered development patterns to help preserve open spaces and natural resources” –p.3 of Mansfield Tomorrow Draft, chapter 2: This goal is one of the underlying concepts of the plan. Unfortunately, it could get out of hand as in the example of Storrs Center. For some of us, it is the exhibition of dangerous greed and how the town management might handle the future “smart growth” projects.

Therefore, I would like to say, “Please no more “smart growth” initiatives.

My objections are as follows:

Environmentally: University’s growth ambitions are forcing Mansfield to grow against its natural resources. Any “smart growth” building” is destined to be large to reflect this demand and bring large population into the town. The presumed planned or promised open space will not be there.

Socially: Any “smart growth” building will be “mixed” to house university’s students and faculty. The town’s elderly will not be able to compete against this population. They will be forced to leave the town in which they have lived and shaped its fine tradition.

Politically: This new population will be largely temporary outsiders who will affect the town’s political decisions.

Financially: The town will have additional burden to serve this population growth.

With warm regards,

Tulay Luciano

PAGE
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Linda M. Painter

From: no-reply@joomag.com on behalf of Joomag <no-reply@joomag.com>
Sent: Tuesday, February 24, 2015 3:10 PM
To: MansfieldTomorrow
Subject: Feedback on Mansfield Tomorrow: Plan of Conservation and Development



Magazine Feedback

Hello,

Virginia Walton has sent feedback on your "**Mansfield Tomorrow: Plan of Conservation and Development**" magazine.

E-mail: waltonvd@mansfieldct.org

Message: Goal 9.5 - Recommend adding a strategy to update Zoning and Subdivision regulations to reflect changes due to climate change.

Example: setbacks in relation to flood zones.

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Please do not reply to this email. This mailbox is not monitored and you will not receive a response. For assistance, please contact us at support@joomag.com.

PAGE
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POCD – Celeron Square - Comments for Public Hearing

1. **Calculating the Number of Allowable Units for Compact Residential:** Celeron Square requests that the new regulations do not subtract ELURs & Landfill Closure Encroachment areas and public ROWs such as Bicycle Pathways areas when calculating the buildable area, as this will significantly reduce the number of student housing units near campus on the Celeron Square site.
 - The existing Buildable Area Calculation currently allows for 5,000 SF/unit exclusive of watercourses, waterbodies, inland wetland soils and slopes of fifteen (15) percent or more for each proposed dwelling unit.
 - A change to regulations that reduces the buildable area calculation by subtracting the area of ELURs & Landfill Closure Encroachment areas and public ROWs such as Bicycle Pathways may significantly reduce the number of units that are allowed to be built in the Compact Residential district. Such a change would be counter-productive to the Town's goal of locating more student housing opportunities closer to campus within the Compact Residential district at sites such as Celeron Square.
 - Calculating the potential loss of units at Celeron Square: Using the existing DMR zone density of 5,000 SF/unit, eliminating the ELURs & Landfill Closure Encroachment area of 4.52 acres would result in a loss of 39.4 units. Eliminating and the public Bicycle Pathways ROW area of 0.33 acres would lead to a loss of another 2.85 units. – An effective total loss of 43 units.
 - Celeron Square encourages the Town not to penalize it or other properties, simply for being in close proximity to a closed landfill. The Celeron site has always been planned in a manner which envisions the Landfill and ELUR area as a large rear setback area. Like other front and side setback areas, these rear areas should be included in the site density calculations, thereby allowing Celeron Square to build the same number of units as would be permitted on a parcel that doesn't abut a landfill, provided the units can be located appropriately on the site and all other zoning requirements are considered and addressed.
2. **Setbacks for Compact Residential:** Celeron Square requests that the new regulations revise setbacks as follows.
 - Sideline - 25 ft for adjoining Compact Residential properties (existing DMR is 50 ft sideline setback)
 - Rear Lot - 25 ft for adjoining Compact Residential properties (existing DMR is 50 ft rear lot setback)
 - Frontage – Allow parking in frontage area (existing DMR is 100 ft frontage setback) to allow more freedom in site design.
3. **Frontage Requirement for Compact Residential:** Celeron Square requests that the new regulations reduce frontage requirement to 250 ft or less in order to allow back lots with large acreage to be utilized (existing DMR is 300 ft frontage).
4. **Building Height for Compact Residential:** Celeron Square requests that a building height of 48-50 be allowed in the compact residential zone. This additional building height would allow for higher ceilings in a three-story building and more architecturally pleasing roof-line appearance. The existing DMR building height limit is 40 ft. While this height is adequate to construct a

three-story building, it may force a building designer to limit ceiling heights within units to 8' and it will lead to buildings that have shallower roof pitches than would otherwise be recommended and designed. Such buildings may have both aesthetic and functional shortcomings including less market appeal and potential snow build-up.

End Comments

SPECIAL MEETING – MANSFIELD TOWN COUNCIL
FEBRUARY 23, 2015
DRAFT

Deputy Mayor Paul Shapiro called the special meeting of the Mansfield Town Council to order at 6:00 p.m. in the Council Chamber of the Audrey P. Beck Building.

I. ROLL CALL

Present: Kochenburger, Moran, Raymond, Ryan, Shapiro, Wassmundt

Linda Painter, Director of Planning and Development, presented an overview of the Mansfield Tomorrow Plan of Conservation and Development

II. PUBLIC HEARING

I. Draft: Mansfield Tomorrow Plan of Conservation and Development

Deputy Mayor Shapiro called the public hearing to order at 6:30 p.m.

Brian Coleman, Centre Street, commented on sections of the plan having to do with housing, including setbacks in rural residential villages, the lack of affordable housing and the increase in multifamily and commercial assessments.

Arthur Smith, Mulberry Road, questioned whether it is typical to include fiscal concerns in a Plan of Conservation and Development; asked about overlays zones; and questioned whether the Town has the expertise to engage in more partnerships.

The hearing was closed at 6:35 p.m.

The Council thanked the Planning and Zoning Commission for accommodating the Town Council's schedule and leaving the PZC hearing open until April 6, 2015.

III. ADJOURNMENT

Ms. Moran moved and Mr. Ryan seconded to adjourn the meeting at 6:45 p.m.
Motion passed unanimously.

Paul M. Shapiro, Deputy Mayor

Mary Stanton, Town Clerk

PAGE
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RECEIPT OF APPLICATION FOR SPECIAL PERMIT, SITE PLAN, (RE)SUBDIVISION:

_____, move and _____ seconds to receive the SITE PLAN,

SPECIAL PERMIT, (re)SUBDIVISION application (file # ^{P2C} 432-6)

submitted by East Brook F, LLC; East Brook T, LLC; + East Brook W, LLC

for a commercial recreation use with restaurant

(if subdivision, give title) _____

on property located at 95 Storrs Road

owned by the applicants

as shown on plans dated 2-16-15, revised through _____

and as described in other application submissions, and to refer said application to the staff, Design-Review Panel, ~~Committee on the Needs of Persons with Disabilities.~~

(other)
for review and comments, and to set a Public Hearing (if applicable) for May 4, 2015

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MAP CHECKLIST
FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File # 432-6
 Date 2-19-15

Name of Development East Brook Mall

Applicant East Brook F LLC, East Brook T LLC, East Brook W LLC

This checklist is designed to assist applicants as well as the PZC and staff. It is not intended as a substitute for, nor does it contain all of, the information and requirements in the Zoning Regulations and other applicable Town Ordinances and requirements. It is important to note that the Zoning Regulations allow the PZC to waive certain site plan requirements for minor applications where the information is not needed to determine compliance with the Regulations. It is recommended that the Mansfield Director of Planning be contacted if an applicant intends to seek a waiver of certain site plan requirements or if any questions arise. **Any requested waivers must be identified on this checklist.**

Unless waived by the Planning & Zoning Commission, submitted site plans shall include the following information (for more complete and specific descriptions of site plan requirements, see Article V, Section A.3.d of the Zoning Regulations):

	Included	Not Included	Waiver Requested* (see p. 3)
1. Title block: Applicant and owner's name, scale, date & all revision dates	<u>X</u>	<u> </u>	<u> </u>
2. Original signature/seal of surveyor, landscape architect and/or engineer responsible. Unless waived, survey to be to A-2 standards	<u>X</u>	<u> </u>	<u> </u>
3. Location map at 1"=1,000' scale (see Art. V. Sec. A.3.d.4 for more details)	<u>X</u>	<u> </u>	<u> </u>
4. Property lines, sq. footage, setback lines, N. arrow, zone(s)	<u>X</u>	<u> </u>	<u> </u>
5. Edges of adjacent street, utility poles & underground lines, stone walls, fences, roadside features	<u>X</u>	<u> </u>	<u> </u>
6. Names/addresses of abutting property owners, including those across street (for Special Permit property owners, within 500 ft. of site)	<u>X</u>	<u> </u>	<u> </u>
7. Existing & proposed buildings, structures, signs, floor plans, buildings on adjacent land that may be affected	<u>X</u>	<u> </u>	<u> </u>
8. Existing & proposed contours, quantity of material to be added or removed	<u>X</u>	<u> </u>	<u> </u>

(con't.)

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

Mansfield Planning and Zoning Commission

File # 432-6
Date 2-19-15

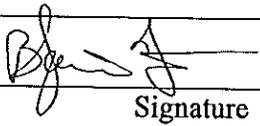
1. Name of development (where applicable) East Brook Mall

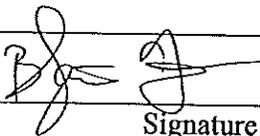
2. Proposed use of the property is Commercial recreation with restaurant use and modification of facade of portion of existing shopping center and site in accordance with Sec.(s) L.2.f and L.3.a.3 of Article VII (Permitted Use provisions) of the Zoning Regulations

3. Address/location of subject property 95 Storrs Road
Assessor's Map 38 Block 105 Lot(s) 1 Vol. 648 Page 344

4. Zone of subject property PB-1 Acreage of subject property 27.63

5. Acreage of adjacent land in same ownership (if any) _____

6. APPLICANT East Brook F LLC, East Brook T LLC, East Brook W LLC  Signature
(please PRINT)
Street Address 24 Orchard Street Telephone _____
Town Monsey, NY Zip Code 10952
Interest in property: Owner Optionee _____ Lessee _____ Other _____
(If "Other", please explain) _____

7. OWNER OF RECORD: East Brook F LLC, East Brook T LLC, East Brook W LLC  Signature
(please PRINT)
(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address 24 Orchard Street Telephone _____
Town Monsey, NY Zip Code 10952

8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:
Name Susan A. Hays Telephone 860-548-2640
Address Updike, Kelly & Spellacy, 100 Pearl Street, 17th Floor, Hartford, CT Zip Code 06103
Involvement (legal, engineering, surveying, etc.) Legal
Name John Everett Telephone 860-423-0334
Address New England Design, 25 Ledgebrook Drive, Mansfield, CT Zip Code 06250
Involvement (legal, engineering, surveying, etc.) Design

(over)

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

X Application fee in the amount of \$ 360.00

X Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.

X Site plan (6 copies) as per Article V, Section B.3.d

X Site plan checklist including any waiver requests

N/A Sanitation report as per Article V, Section B.3.e

X Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).

N/A As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section I.

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

X Other information (see Article V, Section B.3.g). Please list items submitted (if any):
Letter from Windham Water Works and letter from Windham Water Pollution Control Authority

10. **ALL APPLICATIONS, INCLUDING MAPS AND OTHER SUBMISSIONS, MUST COMPLY WITH ALL APPLICABLE SECTIONS OF THE ZONING REGULATIONS, INCLUDING, BUT NOT LIMITED TO:**

Art. X, Sec. E, Flood Hazard Areas, Areas Subject to Flooding

Art. V, Sec. B, Special Permit Requirements (includes procedure, application requirements, approval criteria, additional conditions and safeguards, conditions of approval, violations of approval, and revisions)

Art. VI, Sec. A, Prohibited Uses

Art. VI, Sec. B, Performance Standards

Art. VI, Sec. C, Bonding

Art. VII, Permitted Uses

Art. VIII, Dimensional Requirements/Floor Area Requirements

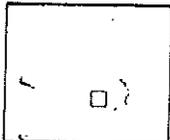
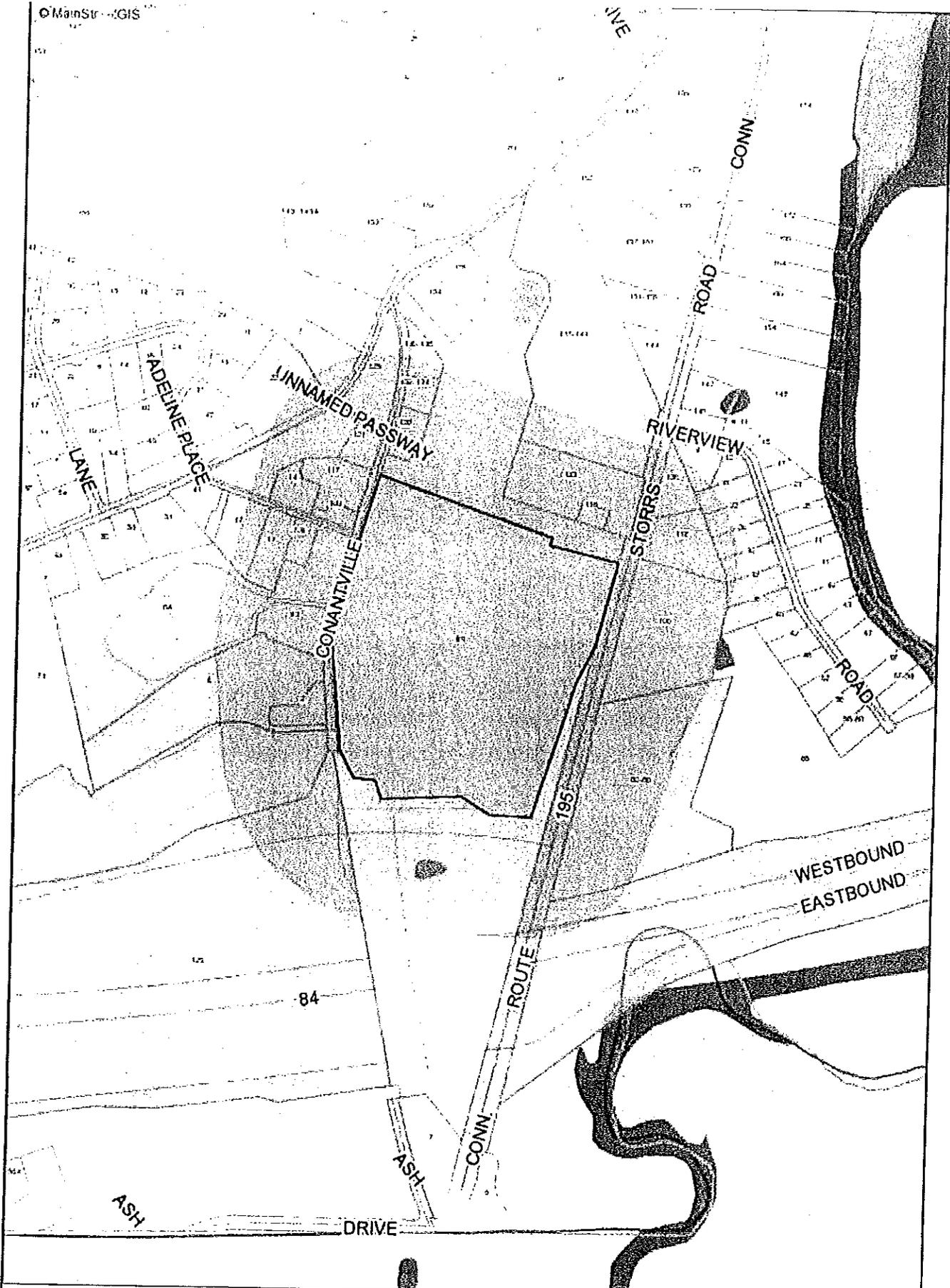
Art. X, Sec. A, Special Regulations for Designed Development Districts

Art. X, Sec. C, Signs

Art. X, Sec. D, Parking and Loading

Art. X, Sec. H, Regulations regarding filling and removal of materials

Art. X, Sec. S, Architectural and Design Standards



1 in =
435.61 ft

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Mansfield, Connecticut and MainStreetGIS assume no legal responsibility for the information contained herein.

Printed on 2/17/2015
Last update: Property information Daily, GIS parcel lines 7/1/2014



MainStreetGIS, LLC
www.mainstreetgis.com

Attachment to Application of East Brook F LLC, East Brook T LLC and East Brook W LLC
For Special Permit Approval

STATEMENT OF USE

The special permit application submitted by East Brook F LLC, East Brook T LLC and East Brook W LLC (collectively, "East Brook") involves the re-use of the remaining portion of the former JC Penney building. The entire remaining space will be used by one tenant for a commercial recreation use containing a restaurant facility. This special permit application also involves modifications to the façade and minimal modifications to the parking lot. It does not involve or include changes to or seek approval for any other portion of the building or of the site.

Under Article 7, Section L.1 of the Mansfield Zoning Regulations (the "Regulations"), all uses listed in Section L.2.B of Article 7 of the Regulations require special permit approval. The proposed use includes commercial recreation (Category F) and restaurant (exempt from special permit approval pursuant to Article 7, Section L.3.a.3).

The work associated with the façade modification and the parking lot modifications and the use that will occur within the space are not within 150 feet of a wetland or a watercourse and thus are not subject to review by the Inland Wetlands Agency.

The commercial recreational use (with restaurant) will contain 15,856 SF of space. The proposed tenant is currently operating Dojos in Mansfield and Windham and intends to relocate those businesses to the Mall. In addition, the space will include an indoor recreation facility primarily aimed at children and containing a play area, restaurant, party room and smaller rooms where individual or small group activities and learning experiences can occur. Additional detail regarding the operations of the facility will be presented at the public hearing.

In order to maintain continuity with the most recent application for this site, we are including a detailed parking chart in addition to the parking information provided on the plans. Please note that the shared parking analysis required by Article 10 Section D.7.b had been submitted to and approved by the Commission in connection with the original approval of the cinemas located on site in 2004. Happily, the actual experience at the Mall since the development of the cinema has confirmed the conclusions of the shared parking analysis.

The activities proposed in this special permit application are in compliance with the Regulations and, as there is no new square footage added to the building, there should not be any additional impact by virtue of the building modifications. The proposed use is complementary to the overall shopping center use and the nature and intensity of the use is in harmony with the orderly development of the Town and compatible with other uses on and adjacent to the site. The proposed use is in harmony with the Town's Plan of Conservation and Development including its stated hope to continue to strengthen existing commercial areas ...in the East Brook Mall area. The applicant's consultants have met with the Town's staff to discuss both the use and external changes to the building and are proposing façade modifications that will be consistent with the prior façade modification to the Mall.

SPECIAL PERMIT APPLICATION OF EAST BROOK F LLC, EAST BROOK T LLC AND EAST BROOK W LLC			
Net Retail Floor Area at East Brook Mall			
	Square Feet		
Michaels	14,265		
TJ Maxx	30,046		
TD Bank	3,060		
Sleepy's	3,982		
Famous Footware	7,007		
GameStop	1,620		
PayLess Shoes	3,600		
Kohl's	71,339		
Olympia Sport	5,285		
Radio Shack	2,700		
CV Shoppers	5,000		
Kay's Hallmark	3,575		
Eblens	5,982		
Claire's	705		
Beltone	480		
GNC	980		
USA	500		
Salon	1,400		
Over the Rainbow	3,440		
Wm R.Neal	1,857		
AT Nails	1,018		
Cardio Express	13,366		
Quester's Way	15,856		
Dress Barn	8,160		
Dollar Tree	9,680		
Childrens Place	4,193		
Savings Institute	2,200		
Papa Gino's	3,060		
Subway	1,325		
Applebees	4,997		
Asian Bistro	5,208		
Total Net Retail Floor Area	235,886		
Less 10%	23,589		
Total SF for Parking Calculation	212,297		
Retail Parking	849		
Cinema Parking	374	(1 per 3 seats)	
Total Parking	1223		
Less Shared Parking	245	-20%	
Required Parking	978		
Parking Provided	978		



TOWN OF WINDHAM
WATER POLLUTION CONTROL FACILITY

2 Main Street, P.O. Box 257
Willimantic, Connecticut 06226
(860) 465-3078 • FAX (860) 465-3035
dgarand@wpcf.biz

To: John Everett
From: David Garand
Windham WPCF Superintendent
Re: Capacity to receive sewage
Date: 2/19/2015

Dear Mr. Everett,
The Windham Water Pollution Control Facility has adequate capacity to receive and treat additional sanitary sewer flow from new tenants in the previous JC Penny retail space located in the East Brook Mall. Please contact me with any questions or concerns.

Sincerely

David Garand



TOWN OF WINDHAM WATER WORKS

174 Storrs Road
Mansfield Center, CT 06250
Tel. 860-465-3075 • FAX 860-465-3085

February 12, 2015

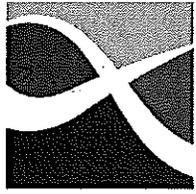
To Whom It May Concern;

The Town of Windham Water Department provides water service to all units at the East Brook Mall. In regards to the renovations of the former JC Penny space, a consulting site visit was done on 2/10/15. Per request of the property owner one water meter will be installed to provide water service to the 3 new separate spaces.

Public Sewers are provided by the Town of Mansfield.

Sincerely,
Beth Smith

PAGE
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Mansfield Tomorrow

OUR PLAN ► OUR FUTURE

ZONING FOCUS GROUP MEETING

Special Meeting

Monday, December 8, 2014 | 2:00 pm

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

- I. **Call to Order**

Painter called the meeting to order at 2:00 p.m. The following members of the PZC's Regulatory Review Committee were present: Aho, Rawn, Holt, and Ward. The following community representatives were present: Padick, Pelletier, and Booth. Hilding arrived at 2:10 p.m.
- II. **Mansfield Tomorrow Plan of Conservation and Development Update**

After welcoming the group and member introductions, Painter provided an update on the POCD and noted that the community representatives on the Focus Group had received binders with a copy of the current regulations as well as excerpts from the October 2014 draft of the POCD that identified proposed changes to zoning and subdivision regulations. It is anticipated that public hearings on the draft plan will be held in February-March 2015. While the consultant and focus group will be working on regulation revisions prior to the adoption of the plan, changes based on plan recommendations will not be presented for public hearing until after the POCD is adopted to ensure that the updated zoning regulations reflect the final POCD.
- III. **Discussion of Goals and Objectives of Zoning and Subdivision Regulations**

Painter introduced Vince McDermott and Tim Baird from Milone and MacBroom, the Town's consultant for the regulation revisions. McDermott noted that based on their initial review of the current regulations and the draft POCD recommendations, changes to zoning and subdivision regulations would fall into different categories:

- Organizational/Structural – Changes to how regulations are organized and information is depicted, including the potential for including illustrations to assist the reader in understanding the regulations.
- Technical – These would include changes to specific standards (for example, parking requirements) as well as changes to bring regulations into conformance with state law based on recent court decisions, including the limited ability of the Commission to grant waivers under state statute.
- Policy – These changes would include determining which of the recommendations contained in the draft POCD the group wants to proceed with as part of this project and which should be deferred to a later date. For example, creation of incentive housing zones could be postponed as there is state funding available to assist communities in developing these zones. Additionally, policy changes include items such as changing the review process for various uses; for example, increasing use of site plan review and decreasing the number of uses that need special permit approval.

Hilding noted that a one-size-fits-all approach will not work and the need to coordinate changes with other planning happening at the state and regional levels such as the creation of a state water plan.

Padick noted that previously the Commission had grouped changes rather than doing a replacement of the entire set of regulations to make sure that challenges to a set of regulations addressing one topic did not address the validity of regulations as a whole. Painter will discuss approaches with the Town Attorney.

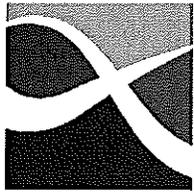
IV. Public Comment

There was no public comment

V. Next steps and adjourn

- Hilding requested that staff meet with the community representatives to the focus group to provide a more detailed overview of the draft POCD.
- Members discussed good days and times for meetings; 2:00 p.m. on Mondays worked for most members. Booth noted that she had conflicts on some Mondays, but the third Monday was available.
- Staff will work with McDermott and Baird to identify the frequency and timing of future meetings. McDermott noted that based on the schedule, they hope to have a draft set of regulations completed by May 2015.

The meeting was adjourned at 4:00 p.m.



Mansfield Tomorrow

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ZONING FOCUS GROUP MEETING

Special Meeting

Monday, January 13, 2015 | 2:00 pm

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

DRAFT Minutes

** An informal workshop to review the Draft POCD was held at 1 pm.*

- I. **Call to Order**

The meeting was called to order at 2:10 pm. The following members of the PZC's Regulatory Review Committee were present: Aho, Holt, and Ward. The following community representatives were present: Padick, Pelletier, and Booth. In addition, Painter, Kaufman, Hirsch (staff) and Vince McDermott from Milone and MacBroom were present.
- II. **Review of December meeting**

The December 8, 2015 meeting minutes were reviewed and approved by consensus.
- III. **Review of suggested changes to Mansfield Zoning Regulations**

The focus group reviewed the Draft Goals, Strategies, and Actions that Recommend Regulation Changes provided by Milone and MacBroom. The group reviewed through most of chapter 4 and agreed to have a follow up meeting at the end of the month to go through the remaining changes. The Draft Table of Contents provided will be reviewed at the next meeting.
- IV. **Discussion of meeting schedule and zoning revision process**

The focus group reviewed the schedule for the zoning regulation revision and agreed to meet monthly.

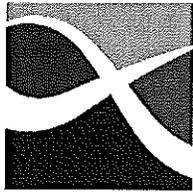
V. Public Comment

There was no public comment.

VI. Next Steps and Adjourn

The next meeting will be held on Monday, January 26, 2015. The committee will meet monthly thereafter.

The meeting adjourned at 4:00 pm.



Mansfield Tomorrow

OUR PLAN ► OUR FUTURE

ZONING FOCUS GROUP MEETING

Special Meeting

Friday, January 30, 2015 | 10:00 am

Council Chamber
Audrey P. Beck Municipal Building
4 South Eagleville Road

DRAFT Minutes

- I. **Call to order-** The meeting was called to order at 10:05 am. The following members of the PZC's Regulatory Review Committee were present: Rawn and Holt (arrived at 10:10 am). The following community representatives were present: Padick, Pelletier, and Hilding (from 10:20 am to 10:40 am). In addition, Painter, Kaufman, Hirsch (staff), Vince McDermott and Tim Baird (Milone and MacBroom) were present.
- II. **Minutes of January 13, 2015 meeting-** The minutes will be approved at the next meeting due to low attendance.
- III. **Review of suggested changes to Mansfield Zoning Regulations (Chapters 4-10)-** Suggested changes from chapters 4-10 were reviewed. Some of the key points of the discussion are detailed below.
 - **Chapter 4 (Goal 4.2.C)** the group wanted to ensure that zoning in the Rural Residential Villages (RRV) did not impede energy efficiency. While the RRV zone is basically fully developed, modifications would allow for additions, redevelopment to be consistent with the character of the area. Also, it would make the lots in the RRV zone conforming.
 - **Chapter 5-** Most of the recommendations in this chapter appear to be non-regulatory except for requiring new developments to be pedestrian friendly, which would promote community health through fitness.
 - **Chapter 6-** While the PZC updated the zoning related to agriculture, recently, Eastern CT RC&D and RI DEM have published documents related to farm-friendly zoning. Milone and MacBroom will investigate these resources for guidance.

- **Chapter 7-**The group discussed affordable housing. Milone and MacBroom encouraged the group to proceed with caution when allowing “incentives” such as density bonuses. Density should not be increased if the land cannot support it. The group suggested perhaps allowing a development to go from 3 to 4 stories if there was affordable housing. Goal 7.4.A suggests updating the zoning to allow for co-housing and other alternative housing models. The group did not have an issue with this as long as the definition of a family was not changed.
- **Chapter 8-** The group was very much in favor of implementing zoning that would prevent sprawl along utility line extensions and to encourage redevelopment of existing multifamily residential properties.

IV. **Public Comment-** none

V. **Next steps and adjourn-** The group will meet again on Monday, February 23 and on March 9 at 2pm. Jennifer will inform the remainder of the group. The meeting adjourned at 12:30 pm.



NOTICE OF PUBLIC HEARING
Diversion of Water
Application No. DIV- 201404187
Towns: Ellington, Vernon, Tolland, Coventry, Mansfield
Waters: Shenipsit Reservoir, Hockanum River, Willimantic River

The Department of Energy and Environmental Protection ("DEEP") has made a tentative determination to approve an application submitted by The Connecticut Water Company and the University of Connecticut (the "applicants") under section 22a-368 of the Connecticut General Statutes (CGS) for a permit to divert the waters of the state.

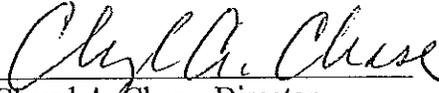
The proposed activity includes the interconnection and transfer of a maximum of 1.85 million gallons per day of water from the Connecticut Water Company public water system in Tolland to the University of Connecticut and Town of Mansfield.

Pursuant to section 22a-371, DEEP will hold a public hearing on this application on Wednesday, March 25, 2015, beginning at 6:00 pm, in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Road, Mansfield. The room will open at 5:30 pm on that day for interested members of the public to review posted exhibits and ask questions of the applicants and staff. An evidentiary hearing will be held in the Russell Room at DEEP Headquarters, 79 Elm Street, 3rd Floor, Hartford on Thursday, March 26, 2015 and Friday, March 27, 2015 (if needed), starting at 10:00 am each day. The evidentiary hearing is open to the public, but is not a forum for the receipt of public comment. Written comments will be accepted in person at the evening hearing and if submitted to the Office of Adjudications via e-mail (deep.adjudications@ct.gov), fax (860-424-4053), or mail (Office of Adjudications, DEEP Headquarters, 79 Elm Street, 3rd Floor, Hartford, 06106) by the close of business on April 15, 2015. Members of the public should check the DEEP Calendar of Events on the DEEP website, www.ct.gov/deep/calendar, for any alterations to this hearing schedule, including additional hearing dates or cancellations.

The Department will hold a site visit on Tuesday, March 10, 2015 commencing at 1:00 pm at the Rockville Water Treatment Plant, 10 Snipsic Street, Vernon, CT. The site visit will be conducted on March 17, 2015 in case of inclement weather on March 10. Notice of a postponement to March 17 will be posted on the DEEP Calendar of Events, www.ct.gov/deep/calendar, no later than 11:00 am on March 10. The site visit is a public meeting, but is not for the purpose of collecting evidence and therefore will not be conducted on the record.

The application is available for inspection at the DEEP Headquarters, 79 Elm Street, Hartford. Questions may be directed to Doug Hoskins of the Inland Water Resources Division at 860-424-4192.

February 20, 2015
Date


Cheryl A. Chase, Director
Inland Water Resources Division
Bureau of Water Protection and Land Reuse

ADA PUBLICATION STATEMENT

The Department of Energy and Environmental Protection is an Affirmative Action and Equal Opportunity Employer that is committed to requirements of the Americans with Disabilities Act. To request an accommodation call 860-424-3194, or email deep.hrmed@ct.gov

CBA EDUCATION & TRAINING

Planning & Zoning

CONNECTICUT LAND USE LAW FOR MUNICIPAL LAND USE AGENCIES, BOARDS, AND COMMISSIONS

Wesleyan University
Exley Science Center 150
265 Church Street
Middletown, CT
Saturday, March 21, 2015
8:30 a.m.-4:30 p.m.



Sponsored by the
Connecticut Bar Association
Planning and Zoning Section

CONNECTICUT LAND USE LAW FOR MUNICIPAL LAND USE AGENCIES, BOARDS, AND COMMISSIONS

The future of Connecticut's communities will be shaped by its land use laws and regulations. Developers, neighbors, and preservationists all collide before municipal land use boards and commissions, advocating their particular interests and approaches. Each commission member regularly has to make critical decisions, all within the context of complicated statutory and case law.

This introductory level course will focus on topics of immediate concern to all municipal land use agencies, boards, commissions, and their staffs. The topics reflect both timely and practical situations confronting participants at every level of the municipal land use process. This course will provide a broad review of the municipal land use process including zoning, planning, zoning board of appeals, and wetlands issues. Members of municipal land use agencies, boards, and commissions, as well as municipal planners, enforcement officers, and engineers will benefit from this full day course



SEMINAR PROGRAM

8:30–9:00 a.m.
Registration

9:00–9:10 a.m.
Welcome

Atty. Amy E. Souchons, Chair, CBA Planning and Zoning Section of the Connecticut Bar Association

9:10–9:40 a.m.

Planning Commissions

Atty. Gail McTaggart, Waterbury

Powers of the planning commission; plan of development; statutory notice requirements; subdivisions and resubdivisions; multi-agency approvals; reasons for denial; open space; changes in regulations; bonding requirements; conditional approvals; mandating off-site improvements.

9:40–10:10 a.m.

Zoning Commissions

Atty. Peter C. Herbst, Torrington

Enabling legislation; powers of zoning commissions and proper purposes and goals of zoning; the comprehensive plan; proper notices of hearings; designating and amending zoning districts; spot zoning; floating zones; the uniformity requirement; dependence upon other governmental agency action; rendering decisions; publications of notices of decisions.

10:10–10:20 a.m.

Break

10:20–10:50 a.m.

Non-conforming Uses

Atty. Christopher J. Smith, Hartford

A general discussion of the origin, scope, and problems of non-conforming uses.

10:50–11:20 a.m.

Special Permit and Site Plan Review

Atty. Brian R. Smith, Hartford

Statutory requirements of and distinction between special permit and site plan review; appeals from decisions on applications for special permit and site plan approval.

11:20–11:50 a.m.

Zoning Board of Appeals

Atty. Robin M. Pearson, Glastonbury

Functions of zoning boards of appeal; requirements for proper notice of the hearing; conducting the hearing and the procedure to be used; variances; legal requisites for hardship; the theory of confiscation; self-created hardship; other statutory duties of the ZBA.

12:00–12:30 p.m.

Lunch

Preview of the 2014 Annual Zoning and Planning Law Report Awards

Atty. Dwight H. Merriam, FAICP, CRE, Hartford

12:30–1:00 p.m.

Wetlands Law and Procedure

Atty. Michael A. Zizka, Hartford

Review of procedures of municipal inland wetlands and watercourse agencies, and how wetlands law impacts upon the zoning and planning process.

1:00–1:30 p.m.

Conflict of Interest and Predisposition

Atty. Richard P. Roberts, Hartford

Statutory provisions on conflict of interest; rules governing predisposition and predetermination; court decisions on conflict of interest; drawing the line between cases where disqualification applies and does not apply; procedural problems when a question of conflict arises.

1:30–2:00 p.m.

Procedural Issues in the Municipal Land Use Process

Atty. Mark K. Branse, Glastonbury

Review of statutory provisions and case law concerning administrative process; applications; conducting a public hearing; creating the administrative record; and making appropriate findings and conclusions to support decisions.

2:00–2:10 p.m.

Break

2:10–2:40 p.m.

Affordable Housing: The Municipal Perspective

Atty. Ira W. Bloom, Westport

A review of an application filed under Section 8-30g of the General Statutes from the Planning & Zoning Commission perspective, including practical advice and a review of the relevant case law. Also included will be a discussion of the new HOME Connecticut program, Public Act 07-04.

2:40–3:10 p.m.

Things to Watch Out For:

**Religious Uses, Fair Housing/Disabled Persons,
and Outdoor Furnaces**

Atty. Marjorie F. Shansky, New Haven

A review of the implications of federal legislation on local zoning, particularly the Fair Housing Act and the Religious Land Use and Institutionalized Persons Act (RLUIPA); and state law considerations regarding religious expression and free speech issues.

3:10–3:40 p.m.

Enforcement

Atty. Charles R. Andres, New Haven

Analysis and discussion of Connecticut law concerning enforcement through the zoning, planning, and wetlands process.

3:40–4:10 p.m.

Environmental Interventions

Atty. Janet P. Brooks, East Berlin

Interventions under Conn. Gen. Stat. Section 22a-19 for the purpose of raising environmental issues: What they are, what they do, what you have to do when you get one.

4:10-4:30 p.m.

Questions

Please note:

**Seminar is open ONLY to municipal officials
(board members, commission members,
and staff).**

Refunds of seminar fees will not be granted for cancellations received after 10:00 a.m. on Tuesday, March 17, 2015

Directions and weather cancellation information are enclosed.

DIRECTIONS

Wesleyan University
150 Science Center
265 Church Street
Middletown, CT

FROM HARTFORD: Take I-91 South, Exit 22S, to Route 9 and follow the signs (approximately 6 miles) to Wesleyan University. Parking in lot V—5 minute walk to Science Center. Additional parking in lots C and D.

FROM NEW HAVEN: Take I-91 North to Exit 18 or the Merritt/Wilbur Cross Parkway (Route 15) to Route 66 East and follow the signs to Wesleyan University. Parking in lot V—5 minute walk to Science Center.

FROM WATERBURY: Take I-84 East to Exit 27 onto I-691 East-bound to Route 66 East. Follow signs to Middletown and Wesleyan University. Parking in lot V—5 minute walk to Science Center.

Meeting Cancellation Information: Please call the CBA office at (860)223-4400 to verify whether or not a particular CBA function has been cancelled.

**Registration Form
Connecticut Land Use Law Seminar
Saturday, March 21, 2015**

To Register: Mail with payment to Connecticut Bar Association, PO Box 350, New Britain, CT 06050-0350; with credit card payment by fax to (860)223-4488; by calling the CBA Member Service Center at (860)223-4400 or online at www.ctbar.org.
(Please use a separate registration form for each registrant)

- Yes, I will attend the Connecticut Land Use Law Seminar @ \$55.00 (includes box lunch)
- No, I cannot attend the seminar, but would like to purchase _____ copies of the seminar material @ \$50.00 per copy (includes shipping & handling)

Please PRINT full name.

Name: _____

E-mail: _____

Address: _____

City: _____

State: _____ Zip: _____

Phone: _____

Fax: _____

Payment Method

Check (payable to Connecticut Bar Association)

Visa MC Amex Amount: \$ _____

Card#: _____

Exp. Date: _____ CVV _____

Billing Zip Code: _____

Signature: _____

If you need assistance at the seminar, please contact us at least one week prior to the event.

Meeting code: #SPZ150321



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