

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Monday, April 6, 2015 ▪ 7:05 PM

Or upon completion of Inland Wetlands Agency meeting

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

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. March 16, 2015 Regular Meeting
4. **Zoning Agent's Report**
5. **Public Hearings**

7:05 p.m.
Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)
Memo from Director of Planning and Development
6. **Old Business**
 - a. Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)
 - b. 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
Tabled to 5/4/15 Public Hearing
 - c. Other
7. **New Business**
 - a. Request for Modification, Mansfield Community Center – Community Playground, 10 South Eagleville Road, Town of Mansfield, PZC File #1173
Memo from Director of Planning and Development
 - b. Special Permit Application, Efficiency Unit, 43 Storrs Heights Road; Ray DiCapua, PZC File #1331
 - c. FY2015-16 Proposed Capital Improvement Program (CIP)
Memo from Director of Planning and Development
 - d. Storrs Center Phase 3: Main Street Homes (PZC File #1246-21)
Memos from Town Manager and Director of Planning and Development
 - e. 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. **March 28 email with attachment from Tulay Luciano**

11. Adjournment

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday March 16, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: B. Chandy, K. Holt, P. Plante, K. Rawn, B. Ryan,
Members absent: J. Goodwin, R. Hall, G. Lewis, B. Pociask
Alternates present: P. Aho
Alternates absent: V. Ward, S. Westa
Staff present: Jennifer Kaufman, Inland Wetlands Agent
Curt Hirsch, Zoning Agent

Vice Chairman Ryan called the meeting to order at 7:05 p.m. and appointed alternate P. Aho to act.

Minutes:

03-02-2015 Meeting Minutes –K. Holt MOVED and B. Chandy seconded, to approve the 03-02-2015 meeting minutes with the following correction: the addition of MOTION PASSED UNANIMOUSLY to New Business, Item a, Special Permit Application, Commercial Recreation Use with Restaurant. P. Aho noted that he did listen to the audio of the meeting. MOTION PASSED, with all in favor except P. Plante who disqualified himself.

Zoning Agents Report:

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

Public Hearings:

Re-Subdivision Application, 101 East Road, C & L Niarhakos, PZC File #293-2 -
The public hearing has been cancelled as the application has been withdrawn.

Old Business:

Re-Subdivision Application, 101 East Road, C. & L. Niarhakos, PZC File #293-2;
3/13/2015 Letter from C. Niarhakos withdrawing application.

Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)
Item tabled to 04-16-2015 for continuation of Public Hearing

Special Permit Application, commercial Recreation Use with Restaurant, 95 Storrs Road; East Brook F LLC, East Brook T LLC, and the East Brook W LLC, PZC File #432-6
Item tabled to 05-04-2015 Public Hearing.

New Business:

Freedom Green, Request to Bond Remaining Work (PZC File #636)

K. Rawn moved and B. Chandry seconded to deny the request for bonding of the as-built infrastructure and to require the developer of The Villages at Freedom Green to submit the completed as-built documentation as required by the April 1991 Construction Agreement.
MOTION PASSED UNANIMOUSLY.

UConn South Campus Development

K. Holt moved and K. Rawn seconded to authorize the Chair to co-endorse a letter to the University of Connecticut with the Mayor regarding the South Campus Development scoping process. The draft letter

attached to the March 12, 2015 memo of the Director of Planning and Development shall be used as the basis for this letter with any editorial changes deemed necessary by the Chair and the following modifications:

- Mitigate the removal of historic structures on Gilbert Road by rehabilitating and reusing the Major Joseph Storrs House (on Route 195 across from Moulton Road) in coordination with the State Historic Preservation Office (SHPO) as part of the gateway to Storrs project. In addition, the University should maintain the exteriors of the Cordial Storrs and Gilbert houses, as well as any other historic structures which will remain intact, in an historically appropriate manner.
- Request that the University of Connecticut provide a timeline as to when the Town will see information regarding the planned transportation system resulting from the existing and future University of Connecticut expansion.

MOTION PASSED UNANIMIOUSLY

Mansfield Tomorrow

Zoning Focus Group Update – The Group will be meeting on Friday, March 20, 2015 at 10:00 a.m. in conference room B.

Reports from Officers and Committees

- a. **Chairman's Report** - No comments offered.
- b. **Regional Planning Commission** – The Commission will be meeting on Thursday, March 19, 2015 at 7:00 p.m. with a tour of Storrs Center beginning at 6:00 p.m.
- c. **Regulatory Review Committee** – Committee will be meeting as part of the Zoning Focus Group on Friday, March 20, 2014
- e. **Planning and Development Director's Report** – No report offered.

Communications and Bills:

Noted.

Adjournment:

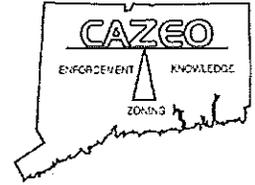
The Vice Chair declared the meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Katherine Holt, Secretary



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDDCT.ORG

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

Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: April 2, 2015

MONTHLY PERMIT ACTIVITY for March 2015

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Hair Cuttery	1206 Storrs Rd.	building identity sign
Pizza Mike's Pizzeria	1659 Storrs Rd.	identity signage
Dunkin Donuts / XTramart	2103 Storrs Rd.	identity signage
E-Fix & More	1 Royce Cir. U-C107	identity signage
Rawn	17 Codfish Falls Rd.	12 x 18 shed
OMS Development	625 Middle Tpke.	HVAC enclosure
Halbrooks	372 Storrs Rd.	kitchen addition
Guyette	140 Codfish Falls Rd.	common driveway construction

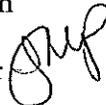
CERTIFICATES OF COMPLIANCE

Allison	19 Farrell Rd.	1 fm dw
Koch	135 Baxter Rd.	rear deck
Miller	68 Maple Rd.	shed
Cutlip	50 Highland Rd.	shed
Lacy	102 Crane Hill Rd.	barn
Peterson	395 Browns Rd.	new house (replacement)
Greene	767 Wormwood Hill Rd.	1 fm dw.

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Department of Planning and Development

Date: April 2, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director 
Subject: Draft Mansfield Tomorrow Plan of Conservation and Development

This memo serves as a supplement to my February 26, 2015 report.

Written Correspondence

Since the public hearing was opened on March 2, 2015, we have received the following correspondence regarding the draft Plan of Conservation and Development (POCD), copies of which are attached to this memo:

- February 16, 2015 Letter from Bettejane Karnes to Town Council
- March 2, 2015 Letter from Lois K. Happe, 56 Olsen Drive
- March 10, 2015 Minutes of the Four Corners Sewer and Water Advisory Committee
- March 12, 2015 Memo from the Sustainability Committee
- April 1, 2015 Email from Jennifer Kaufman noting minor changes requested by the Parks Advisory Committee
- March 20, 2015 Email from Celeste Griffin with the Mansfield Board of Education (with attachments)
- March 28, 2015 Email from Tulay Luciano

Public Hearing Notice

While the public hearing was noticed in accordance with the requirements of Section 8-23 of Connecticut General Statutes, *Preparation, amendment or adoption of plan of conservation and development*, I discovered another notice provision in a completely separate section of the statutes that was not referenced in Section 8-23 immediately prior to preparation of this memo. Section 8-7d(g) requires that notice of proposed changes or adoption of a Plan of Conservation and Development also be provided to individuals and organizations who have signed up as part of the public notice registry established under that section. It is important to note that this list is separate and distinct from any Q-Notify email listing that people may subscribe to on the town website. Inclusion on the public notice registry requires that individuals complete a form indicating how they are eligible under the statutes (landowner, elector, or non-profit organization), whether they want to be notified by mail or email, and noting that their registration is only valid for three years. This notice is to be provided at least seven days prior to commencement of the hearing, where feasible. No notice of the March 2, 2015 hearing was sent to the individuals on the public notice registry list.

After consulting with the Town Attorney, it has been determined that the most appropriate way to remedy the notice defect with regard to the individuals/organizations on the public notice registry is to close the current public hearing and schedule a new public hearing, notice of which would be provided to individuals on the registry as well as re-advertised in The Chronicle. Given the timing for the required newspaper advertisements and the fact that there is already a public hearing scheduled for May 4, 2015, staff recommends that the new hearing be scheduled for May 18, 2015. A transcript of the March 2nd hearing will be prepared for entry into the record of the new hearing; similarly, all written correspondence received will also be entered into the record of the new hearing.

Accordingly, the following motion would be in order:

_____ MOVES, _____ seconds to close the hearing on the December 2014 draft of the Mansfield Tomorrow Plan of Conservation and Development and to schedule a new hearing on the December 2014 draft of the Mansfield Tomorrow Plan of Conservation and Development for May 18, 2015 at 7:00 p.m.

Dear Council Members;

Feb.16, 2015

Thank you for scheduling a time for residents to comment on the draft of Mansfield Tomorrow. As detailed as it is, I feel the needs of Senior Citizens have not been adequately addressed. There is no mention of a new and larger Senior Center in future plans. A study was put before the Council in 2008 by the Commission on Aging specifying the needs apparent at that time. Although the Council seemed to understand the shortcomings, the country was suffering from an economic crisis and the money was not available to pursue this project.

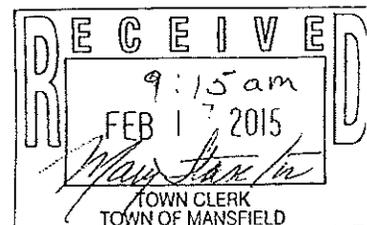
I realize there is great competition for finite resources. Given the predicted population figures due to the tsunami of growth factors affecting this ever changing town, the present Senior Center is too small and too awkward in design to fit the challenge of the future.

I ask the Council to direct the town planner to select and reserve a site on the projected map for a new and larger Senior Center so that when a verified study is made and the town is ready to build it, there will be a place central to other town buildings for Seniors to congregate for greater enhancement of life in Mansfield.

Please do not leave citizens 55 and over out of the final plan. You will be there soon, if not already. We lend much strength to this town.

Sincerely,

Bettejane Karnes
353 North Eagleville Rd.
Bettejane Karnes



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March 2, 2015
Public Hearing
Mansfield Tomorrow

Although the focus of the Planning and Zoning Commission has been the future development of Mansfield proper, I want to encourage the Commission to take into account the larger context in which Mansfield exists.

There are several utilities whose transmission routes pass through the town of Mansfield and while their regulation and management are not immediately accessible to either citizens or the government of Mansfield, nevertheless the decisions about them have a significant impact on land use as well as the lives of Mansfield citizens.

I am most concerned about the proposed expansion of the natural gas pipeline that bisects the town. The Algonquin pipeline is a major conveyor of natural gas through Connecticut and the plans to double its size have serious consequences for everyone adjacent to its route.

There are two significant problems connected with the expansion: the increased level of emissions (associated with "normal" operation) as well as increased risk of leakage or pipeline failure. Both these hazards pose a threat to the health of the citizens of Mansfield as well as potential degradation of the environment generally.

According to the Subra company, an environmental consulting firm, compressor stations like the one just outside town boundaries in Chaplin, emit at least two dozen toxic chemicals into the air, including formaldehyde, benzene, nitrogen oxide, butane and propane. The health risks associated with these emissions are visual impairment, respiratory impacts, severe headaches, decreased motor skills, irregular heartbeat, skin rashes, dizziness and allergic reactions.

In order to protect the attractive character of Mansfield, due attention must be paid to the impact of environmental issues, issues that involve more than what is simply contained within the town limits. The proposed expansion of the natural gas pipeline is detrimental to the health and well-being of the town and its citizens, a significant concern that will affect choices on the part of individuals and businesses who otherwise might find Mansfield attractive.

I urge the Commission to oppose the expansion of the pipeline, voicing that opposition to our state representatives, our governor, as well as the Federal Energy Regulatory Commission. The quality of the future of Mansfield depends on it.

Lois K. Happe

Lois K. Happe
56 Olsen Drive, Mansfield
860-429-2165

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TOWN OF MANSFIELD ■ FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE
DRAFT Meeting Minutes ■ March 10, 2015
Town Council Chambers

Members Present: K. Rawn (chair), J. Coite (representing T. Tussing), P. Ferrigno (arrived at 6:46 PM), V. Raymond, M. Reich

Staff Present: Carrington, Dilaj, Painter

The meeting was called to order at 6:40 p.m. by Rawn.

Approval of Minutes

Approval of minutes was held during public comment upon arrival of Ferrigno at 6:48 PM.

January 6, 2015 Minutes – Coite MOVED, Reich seconded to approve the minutes as drafted. Motion passed unanimously.

Public Comment

Mr. Hossack provided a statement that the property owners that will benefit from the Four Corners Sanitary Sewer Project should bear the cost of the project.

Mr. Freudman asked questions concerning the size of the piping and possible sleeving for the proposed forcemain between the Jensen's Pumping Station and the University of Connecticut collection system.

Ms. Supernant asked questions regarding the status of the agreement between UConn and Storrs Center, the landfill easement language and its impact to the project, a potential conflict of interest for one of the members of the Four Corners Water and Sewer Advisory Committee, and a question on the conservation easement for UConn.

Ms. Wassmundt expressed concern regarding the changes in assessment and a potential conflict of interest for one of the members of the Four Corners Water and Sewer Advisory Committee.

Old Business

- a. **Water and Wastewater Infrastructure Planning.** Coite provided an update on the water project, noting a Notice of Tentative Determination to Approve an Application for Diversion of Water Permit was published on December 16, 2014. A petition, with greater than 25 signatures, requested a public hearing be held regarding the Application for Diversion Permit and such the process for the public hearing in underway. Coite indicated a site visit was completed earlier in the day with the adjudicator and interested parties visiting each of the critical sites in the Application. He explained that the public hearing will be held on March 25, 2015 in the council chamber and the evidentiary portion of the public hearing is to be held on March 26, 2015 at the Connecticut Department of Energy and Environmental Protection (CTDEEP) Office in Hartford. The adjudicator will then review the testimony and make a determination.

Dilaj provided an update concerning the wastewater project indicating the CEPA process is underway. The Scoping Notice was published in the March 3, 2015 edition of the Environmental Monitor with a public scoping meeting to be held on March 18, 2015 at 7:00 PM with the doors opening at 6:00 PM to review informational materials. Public comment is open until April 3, 2015. Weston & Sampson continues to update the design for the most cost effective alignment. Town staff met and/or discussed the sewer alignment with the owners of those affected

properties that provided authorization to complete survey along the property and would entertain the Town to provide sketches of the easements. These easements will then be appraised. Rawn asked if Staff was satisfied with the movement of the easements and design. Dilaj indicated that the project is moving forward and the CEPA process will require time to complete.

New Business

A motion was made by Reich and seconded by Raymond to switch New Business a and b on the Agenda. The motion passed unanimously.

b. **Mansfield Tomorrow.** Painter reviewed highlights within the plan regarding water and wastewater strategies with the committee. The Committee provided several comments concerning the plan including:

- 9.18 Water Conservation and Reuse – The Plan indicates that the off-campus properties will no longer be subject to UConn water conservation policies that restrict water usage during low streamflow periods. It was recommended the plan include language from the Connecticut Water Company on their water conservation measures.
- 9.19 Water Pollution Control – The plan could be read that a 1991 wastewater facilities plan would indicate the Four Corners Area has adequate wastewater disposal. This language should be clarified, if required.
- 9.20 – The plan may want to include “since the 1960’s” to provide quantification for “longstanding”.
- Coite clarified what the reclaimed water is being used for and that the reclaimed water is being implemented into future projects.
- It was recommended that Chapter 10 include a discussion on maintaining rural character and prevent unwanted growth.
- It was recommended that language be added specifically referencing the use of overlay zones along pipeline corridors to limit service connections in rural residential areas.

a. **Sewer Assessment.** Staff made a presentation on the current method for determining sewer assessments. The current method of Units and Adjusted Front Footage is common within the State of Connecticut. Staff responded to concerns raised by the WPCA (Town Council) and public feedback during the informational sessions regarding the impacts to single family home property owners and presented one means of varying the distribution between Units and Adjusted Front Footage. The establishment of a Four Corners District was contemplated so that varying this ratio could be applied only to the district. The committee was concerned about the impacts to specific properties within the district by varying the distribution.

After discussion, the committee wants to minimize the impact to the residential properties within the sewer district. One option presented was to vary the unit size for commercial properties. It was requested that staff prepare additional scenarios by varying the size of the commercial units.

Correspondence and Meeting Reports

No updates.

Future Meetings

The next scheduled meeting is April 13, 2015.

Adjournment

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Derek M Dilaj, PE
Assistant Town Engineer

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To: Mansfield Planning and Zoning Commission
From: Mansfield Sustainability Committee
Regarding: Comments on the Mansfield Tomorrow Plan
Date: March 12, 2015

Thank you for the opportunity to provide final input into the Mansfield Tomorrow plan. The Mansfield Sustainability Committee has been included in the development of the Mansfield Tomorrow plan for the past few years, so we recognize and appreciate the tremendous work of the Planning staff and Town to make this plan become a reality. We applaud the collaborative process and the development of a draft plan that addresses a very broad range of important issues for the town with sustainability as its foundation. Sustainability is present throughout all parts of the plan providing the framework for nearly every action and decision we make as a community. We offer strong support for a number of specific goals and actions, particularly the following:

Goal 2.2 B6 (page 2.32) – update Town’s Engineering Standards and Specifications to include green infrastructure practices...

Goal 5.4 A (page 5.43) – increase access to healthy foods

Goal 5.5 A1, A2, A4 (pages 5.46-5.47) – use physical design to foster community interaction

Goal 6.1 B4 (page 6.32) – support improvements to...transportation infrastructure in four commercial target areas....

Goal 7.4 A6 (page 7.31) – update zoning and subdivision regulation to allow for co-housing and other alternative housing models

Goal 8.1 C (page 8.43) – direct medium to high density development to appropriate areas

Goal 9.1A4, A5, A6, B1, B4, B5, D1 (pages 9.30-9.33) –complete streets, Bike/Pedestrian Master Plan, Bike Friendly Community, regional transportation planning

Goal 9.2 B, C (pages 9.35-9.36) – water conservation, regional water planning

Goal 9.4 (pages 9.40-9.41) – waste reduction and resource conservation

Goal 9.5 (pages 9.42-9.45) – policies that support smart growth

Goal 10.6 (pages 10.24-10.25) – collaboration with area communities and UConn

There are some areas where we see a need for fine-tuning. In general, we would like to see:

1. A stronger emphasis on partnering with groups, particularly schools and UConn, to achieve the Town’s goals,
2. The idea of forest stewardship repeated throughout the plan, with an emphasis on more sustainable human uses of resources such as maple sugaring, forest gardening, etc., and
3. Greater flexibility built into permitting requirements.

Specifically the committee suggests the following changes:

Goal 2.1 A (page 2.28) – Add demonstration projects on town properties and include the number of demonstration projects as a measure.

Goal 2.3 Measure (page 2.33) – Change from “number of forest management plans” to “acres of town-owned land that is following a forest management plan.”

Goal 2.3 A (page 2.33) – Include urban forests as a natural system.

Goal 2.3 A (page 2.33) – Add an action to encourage the reduction of lawn and highly maintained landscapes in favor of low/no-mow, meadow or woodland landscapes.

Goal 2.4 Second Measure (page 2.35) – Eliminate “permanently preserved” so that it reads “acres of forest” [this can be determined from UConn CLEAR Land Use Cover maps]. A forest sequesters carbon regardless of whether it is permanently preserved or not.

Goal 2.4 A1 (page 2.35) – Change heading to: “Identify and prioritize climate action items within the Mansfield Tomorrow Plan.” Change description to: “Appoint a task force to identify and prioritize actions within the Mansfield Tomorrow Plan that support reduction in greenhouse gas emissions and resilience of town infrastructure, natural systems, and community service/support systems. The task force will be charged with identifying the multiple benefits of climate actions (e.g., operational efficiencies, cost savings, etc).”

Goal 2.5 A (page 2.37) – Add an action: “Collaborate with UConn as part of the hazard mitigation strategy.”

Goal 2.6 Measures (page 2.40) – Change first bullet so that this measure shows that we value “working lands” (i.e., being used to grow food, forested, etc.), not just “preserved” lands.

Goal 2.6 (pages 2.40-2.43) – Develop clear requirements for protecting natural resources, as appropriate, carefully balancing natural resource protection with a permitting process that acknowledges flexibility in requirements depending on proposed development and existing land characteristics and use. For example, **2.6 C2** should be changed to something like: Work with developers on design solutions to provide shading of large parking areas in business and mixed use districts [rather than “require a minimum amount of shade on all parking and driveway surfaces.”]

Goal 3.1 A5 (page 3.23) – Add “outreach to **agricultural and forestland owners...**”

Goal 3.1 B1 (page 3.24) – Regarding “priority list of properties” – questioning the potential impacts on the market/cost of property once the town lists it on the priority list. The market value of the property may increase once the Town publicizes the value of the property to the town (“priority”). Consider revising this action to: “Establish criteria to evaluate key natural resources on Town-owned land and to evaluate future open space property acquisitions.”

Goal 3.2 Measure 2 (page 3.27) – Delete, we should not necessarily be converting forest to agricultural use (although converting turf is a great idea). Same comment for actions **A4** and **B4**. The plan should not value agricultural land more than forest land.

Goal 3.2 (page 3.27) – Broaden the language from “agricultural land” and “farmers” to include gardening, working lands, etc., not just those selling agricultural products. Let’s encourage use of land to grow food, whether small-scale to feed one’s own family or larger for commercial agriculture.

Goal 3.2 Second Measure (pages 3.27- 3.28) – delete. We should not necessarily be converting forest to agricultural use (although converting turf is a great idea). Same comment for actions **3.2 A4** & **3.2 B4**. The plan should not value agricultural land more than forest land.

Goal 5.4 A (page 5.43) – Revise to “increase access to healthy foods, **with strong support for locally grown foods.**”

Goal 5.5 A, B (pages 5.46 & 5.48) – Are exactly the same.

Goal 5.5 B4 (page 5.49) – This seems to refer mainly to buildings and not to the sites they are within. Give more attention to site planning and improvements in master planning.

Goal 6.1 B4 (page 6.32) – Revise to specifically reference bike/pedestrian infrastructure under transportation infrastructure.

Goal 8.1 Measure (page 8.42) – Add the number of businesses in mixed use areas as a measure.

Goal 8.1 C (page 8.43) – Add an action that specifically calls for pursuing Town/University partnerships in guiding the development of critical juncture areas such as South Campus to Moss Sanctuary, Four Corners, Mansfield Depot, King Hill Road.

Goal 9.1 A (page 9.29) – Add funding for sharrows in the greater Storrs area.

Goal 9.1 C (page 9.32) – Add an action stating the Town coordinates closely with UConn and regional transit system on high capacity events.

Goal 9.3 A1 (page 9.37) – Add as an example a purchasing protocol that uses product energy consumption as a criteria to determine if the product should be purchased.

Goal 9.3 A2 (page 9.37) – Revise to “Strive for zero net energy buildings for renovation and new construction of municipal and school buildings.”

Goal 9.3 A6, A7 (page 9.38) – Revise to make more proactive, such as: “Maximize energy efficiency in town schools and buildings. Take full advantage of State of CT resources and incentives provided through Energize Connecticut to implement energy reductions.”

Goal 9.5 (page 9.42) – Even though there is a parks and open space chapter, the networks of green space and public space needs to be considered vital infrastructure (similar to the way the UConn Master Plan is proposing green corridors for multiple reasons – recreation, habitat connectivity, water quality, etc.). Could Goal 9.5 include a strategy that stresses the importance of networks of public space (green space or more urban space like the town square, depending on the context) as a critical component of smart growth that needs to be supported?

Goal 9.5 C1 (page 9.44) – Some of the bullets seem to be based solely on aesthetics – we want to maximize renewable energy and should not promote the idea that solar panels and wind turbines should not be visible.

Goal 10.4 B (page 10.20) – Add an action to develop effective models for working collaboratively with the University on implementing both the Mansfield Vision Plan and UConn Master Plan. Use the Downtown Partnership as one existing model that has worked well.

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Linda M. Painter

From: Celeste N. Griffin
Sent: Friday, March 20, 2015 3:42 PM
To: Linda M. Painter
Subject: Mansfield Tomorrow
Attachments: Economic Section revised.docx; Education Section Revised.docx; Stewardship section revised.docx

Hi Linda,

At last night's meeting the MBOE voted unanimously to endorse the Mansfield Tomorrow plan with the Interim Superintendent's proposed edits and with edits proposed by Board members. Attached are the sections with the revisions.

Thanks,
Celeste

Celeste N. Griffin
Administrative Assistant
Mansfield Public Schools
Four South Eagleville Road
Storrs, CT 06268
860.429.3350

PAGE
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CHAPTER 6 DIVERSIFYING THE ECONOMY

Strategy C | Maintain and enhance community services and amenities that make Mansfield a great place to live and work. See Chapter 5 for related goals and strategies.

ACTIONS	WHO	WHEN	RESOURCES
<p>5. Collaborate with UConn and ECSU to help elementary, middle and high school students develop their knowledge, skills, and talents.</p> <p>Potential areas for partnership/collaboration include:</p> <ul style="list-style-type: none"> • Summer enrichment programs • Entrepreneurship programs for high school students • Enhancements to STEM education in public schools • Related Arts <p>For additional education strategies involving the Region 19 Board of Education and the Mansfield Board of Education (MBOE), see Goal 5.2.</p>	<p>(MBOE), see Goal 5.2.</p> <p>Region 19 Board of Education</p> <p>Mansfield Board of Education</p>	<p>Medium Term</p>	<p>Staff Time</p> <p>Operating Budget</p>

Strategy A | Increase visibility of agriculture to strengthen the agricultural identity of the town and region. See Goal 5.4 for additional strategies related to increasing access to local food.

ACTIONS	WHO	WHEN	RESOURCES
<p>4. Encourage schools to promote agriculture.</p> <p>Highlight local foods on school menus; incorporate nutritional and agriculture-based curriculum, and provide students with experiential learning opportunities through farm visits, taste tests and composting.</p>	<p>Agriculture Committee</p> <p>Mansfield Board of Education</p> <p>Region 19 Board of Education</p> <p>UConn</p>	<p>Short-Medium</p>	<p>Staff Time</p> <p>Volunteer Time</p> <p>Operating Budget</p>

Strategy B | Promote agricultural experiences for the public.

ACTIONS	WHO	WHEN	RESOURCES
<p>2. Support and encourage agricultural education and activities for youth, including 4-H program and Region 19's Agri-Science Program.</p> <p>Potential activities include a recognition program for youth achievements in agriculture.</p>	<p>Agriculture Committee</p> <p>Mansfield Board of Education</p> <p>Region 19</p>	<p>Ongoing</p>	<p>Staff Time</p> <p>Volunteer Time</p>

Strategy G | Support new market channels for local agricultural products.

ACTIONS	WHO	WHEN	RESOURCES
<p>1. Increase the volume of local foods in public and private institutions (i.e. school food service, child care and pre-k programs, hospitals, correctional facilities, etc.)</p> <p>See related action under Goal 6.4, Strategy C.</p>	<p>Agriculture Committee</p> <p>Mansfield Board of Education</p> <p>Region 19 Board of Education</p>	<p>Ongoing</p>	<p>Volunteer Time</p> <p>Operating Budget</p>

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Please see Dr. Kisiel's proposed edits in red on the following pages.

1. Education

Mansfield takes great pride in the quality of its education system. Almost all school-age children in Mansfield attend public schools. Approximately 50 (2.5% of the total) attend private schools. The public school system is well regarded, with the Town's elementary/ middle school system ranked 32 out of 164 systems in Connecticut according to www.schooldigger.com. The quality of the education system plays a significant role in maintaining property values and attracting new families to Mansfield.

A) EARLY CHILDHOOD EDUCATION

Mansfield is committed to supporting high quality early care and educational opportunities for young children. The Department of Human Services along with the Mansfield Advocates for Children (MAC) work to prepare young children for the transition from home to the school environment through school readiness programs, family literacy activities, and providing programs and opportunities for teachers to collaborate. Pre-kindergarten programs are offered at each elementary school at no cost to families; priority placement is given to children identified as needing additional support with remaining slots filled by lottery. The Town also provides support and services to the Mansfield Discovery Depot located on Depot Road which provides childcare, pre-school and kindergarten programs. Additional child care and pre-school alternatives are offered by a variety of private organizations, including two Montessori schools, one of which offers classes for children up to 12 years of age.

B) ELEMENTARY AND MIDDLE SCHOOL

The Mansfield Board of Education (MBOE) operates three elementary schools that serve children in pre-kindergarten through 4th grade (Goodwin, Southeast and Vinton) and the Mansfield Middle School for grades 5 through 8. These schools serve a fairly diverse population: 11% of Mansfield students come from homes where English is not the primary language, 2% of students are English Language Learners (ELL), and 12% of students have some type of physical, intellectual, emotional or learning disability. In 2014-15, 26.69% of students were eligible for free or reduced price lunches, up from 15% in 2004-05.

Elementary and middle school enrollment. Since 1990, student enrollment in the Mansfield school system has fluctuated between a low of 1,141 students in 1991 and a high of 1,454 students in 1999. As shown in Figure 5.1, enrollment has decreased from over 1,400 students in 2001-2002 to 1,248 students in the fall of 2014. Enrollment is projected to remain fairly stable over the next 10 years, reaching an estimated enrollment of 1,239 in 2022. These projections are based primarily on birth and enrollment trends. However, enrollment can be affected by many other factors, including changes in the community that attract families with young children. Such changes could reverse the slow decline seen over the last fifteen years.

FACILITIES. In 2005, the Mansfield Board of Education (MBOE) initiated a study of existing facilities to identify physical improvements to meet programmatic needs and educational objectives. From 2006 to 2012 the School Building Committee, MBOE and Town Council evaluated options, including renovation of the existing elementary schools, construction of 1 or 2 new elementary schools, and replacement of the three existing schools. Renovations to the Middle School were also identified through this process, including window and roof replacement, installation of solar panels and replacement of modular classrooms.

Due to the projected cost for gut renovations to the three elementary schools and the limited state reimbursement available for projects of this nature, the MBOE in 2012 recommended the construction of two new elementary schools and closure of one of the existing schools. Based on state funding formulas, new construction was eligible for a higher percentage of state funding. During Town Council consideration of the plan in 2012, it became apparent that there was no clear community consensus on the best way to address educational needs identified by the school board. Key concerns included the loss of 'neighborhood schools' and the overall cost of the project and resulting burden on taxpayers.

In 2013, the Town Council declined to send the proposed new building projects to public referendum for funding but approved a five-year repair and maintenance plan for the schools, noting that such improvements did not include educational enhancements and that future plans for the long-term improvement of the schools needed to be addressed in that five-year period.

Goal 5.2

Mansfield is a lifelong learning community and continues to provide high quality public education for children and youth.

Measures of Effectiveness:

- ~~Increase in CMT and CAPT~~ Student achievement based results on State and district assessments
- ~~All Mansfield Schools classified as 'Excelling' by the Connecticut Department of Education~~ All Mansfield Schools student achievement performance levels are established at the State and Mansfield Board of Education.
- ~~Increase in graduation rate~~ A high school graduation rate established by the State and the Regional Board of Education.
- Evidence of student college and career readiness based on targeting standards and outcomes established by the boards of education.

Strategy A | Continue to provide programs that prepare children to succeed in school.

ACTIONS	WHO	WHEN	RESOURCES
<p>1. Improve school readiness.</p> <p>The State of Connecticut's "Ready by 5 and Fine by 9" program identifies communities as a key partner in ensuring that early childhood development needs are met to provide a solid foundation for success as children enter the school system. The Town should continue to support the efforts of the Mansfield Advocates for Children, Board of Education and Mansfield Public Library to improve school readiness through early childhood education and literacy programs.</p>	<p>Town Council</p> <p>Mansfield Advocates for Children</p> <p>Mansfield Board of Education</p> <p>Human Services</p> <p>Library</p> <p>UConn Work/Life Oversight Committee</p>	Ongoing	<p>Staff Time</p> <p>Volunteer Time</p>
<p>2. Provide comprehensive, quality education programs for students at all levels while recognizing that some students may require non-traditional learning opportunities and innovative instructional approaches to be successful.</p> <p>Possible resources include the NEAG School of Education at UConn and Region 19.</p>	<p>Mansfield Board of Education</p>	Ongoing	<p>Staff Time</p> <p>Operating Budget</p>
<p>3. Support high quality schools that are adequately staffed and properly equipped.</p> <p>Adequate funding and staffing for Mansfield's schools are essential to maintaining high quality education for the community's children, property values, and the overall quality of life. Mansfield is in competition with other communities for the best teachers and to maintain these teachers and historic excellence, Mansfield's schools need appropriate levels of staffing, supplies, and instructional materials and equipment.</p>	<p>Mansfield Board of Education</p> <p>Town Council</p>	Ongoing	<p>Operating Budget</p>

Strategy B | Improve long term sustainability of the education system to ensure continued high quality programs and performance within context of declining- enrollment projections enrollments-and financial constraints.

<p>1. Initiate a new school facilities planning process. A new process should include a strong community engagement program, clear identification of existing and projected deficiencies of existing facilities, a statement of project goals, alternatives to address deficiencies and assessment of the financial, educational and community impacts of those alternatives. Opportunities for alternative/non-traditional funding sources should also be identified. The community should be engaged early and often to identify priorities and areas of compromise.</p>	<p>Mansfield Board of Education Town Council</p>	<p>Medium Term</p>	<p>Staff Time Volunteer Time Operating Budget CIP</p>
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<p>2.. Coordinate with other Region 19 school systems. As an initial step toward broader regionalization discussions, the MBOE should work with the boards of education in Ashford and Willington to improve coordination of curricula, administration and transportation.</p>	<p>Mansfield Board of Education</p>	<p>Ongoing</p>	<p>Staff Time Volunteer Time</p>
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<p>3. Advocate for increases in State education funding. Examples of issues that should be addressed include fully funding the education formula, adjusting the formula, changes to minimum budget requirements, and increases in State funding for special education including the excess costs formulas for programs required outside of the district.</p>	<p>Town Council Mansfield Board of Education Region 19 Board of Education State Senator and Representatives</p>	<p>Ongoing</p>	<p>Staff time Volunteer Time</p>
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ACTIONS	WHO	WHEN	RESOURCES
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<p>4. Advocate for changes to State school construction reimbursement formulas. Current state funding formulas do not support sufficient Funding for renovating or constructing new elementary schools. Without changes to state funding formulas, it is unlikely that the Town can financially support renovate-like-new-projects at the existing schools-unless Town taxpayers are willing to fund the project.</p>	<p>Town Council Mansfield Board of Education</p>	<p>Short Term</p>	<p>Staff Time Volunteer Time</p>
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ACTIONS	WHO	WHEN	RESOURCES
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<p>5. Participate in discussions regarding creation of a regional K-8 school district. Like Mansfield, surrounding communities have been experiencing declining enrollment. Unless there is significant change in enrollment trends, it will become more difficult to financially sustain individual school districts. The Town should participate in discussions with Region 19 and surrounding towns about the possible creation of a regional K-8 school district. The status of discussions and potential ramifications on Mansfield schools should be considered during the school facility planning process.</p>	<p>Mansfield Board of Education</p>	<p>Medium-Long</p>	<p>Staff Time Volunteer Time</p>
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<p>6. Improve partnerships with the University of Connecticut, Eastern Connecticut State University, and area community colleges The Town, schools, and University and colleges should improve and strengthen their established through shared education programs and facilities for their mutual benefit, including mutual aid agreements focused on campus and community safety.</p>	<p>Town Council, Mansfield Board of Education, Region 19 Board of Education UConn, ECSU</p>	<p>Ongoing</p>	
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10 STEWARDSHIP AND IMPLEMENTATION

Goal 10.4

Mansfield advances Town sustainability objectives through Plan implementation, public education, and partnerships.

Measures of Effectiveness:

- Participation in sustainability efforts and practices has increased
- Mansfield is recognized as a sustainable community
- Ongoing collaborations between UConn and the Town have produced results

Strategy A | Create a "Sustainable Mansfield" or "Eco-Mansfield" identity brand (similar to "Eco-Husky")

that consolidates and improves Town sustainability awareness of initiatives and programs.

<p>3. Work with school teachers to spread word about sustainability actions that students can do with their families at home.</p>	<p>Sustainability Committee Mansfield Board of Education Region 19 Board of Education</p>	<p>Ongoing</p>	<p>Staff Time Volunteer Time</p>
<p>3. Educate the community, parents, and students on sustainable actions that can be achieved at home, in the schools, and in the community. These sustainable actions could include energy conservation, recycling, community involvement, and volunteerism.</p>			

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Kevin F. Filchak

From: Linda M. Painter
Sent: Sunday, March 29, 2015 1:36 PM
To: Kevin F. Filchak
Subject: FW: POCD: Overlay zones
Attachments: cwcoverlay.bmp

PZC basket for April 6th and copy to POCD comment file.

From: tulay luciano [mailto:tulayluciano@yahoo.com]
Sent: Saturday, March 28, 2015 8:06 PM
To: Linda M. Painter; MansfieldTomorrow
Subject: Fw: POCD: Overlay zones

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

From: tulay luciano <tulayluciano@yahoo.com>
To: "PlanZoneDept@mansfieldct.org" <PlanZoneDept@mansfieldct.org>
Sent: Saturday, March 28, 2015 7:50 PM
Subject: POCD: Overlay zones

March 28, 2015

Re: The Draft Plan of Conservation and Development (POCD): Overlay zones

Dear Chairwoman Goodwin and Members of Mansfield PZC:

Thank you very much for the opportunity to comment on Mansfield's POCD. I greatly appreciate the creation of this important document by Director of Planning and Development Linda Painter and Natural Resources and Sustainability Coordinator Jennifer Kaufman.

Unfortunately, in POCD, there is no mention of overlay zones. Please include it in the POCD as promised in the EIE (Please see below), and included in the Diversion Permit Application (please see the attachment). This would guarantee that Mansfield's environment and environmental justice will be preserved.

Please read:

EIE for University of Connecticut Additional Sources of Water Supply, Executive Summary pp. ES 9-10:
OPPORTUNITIES FOR MITIGATION

Numerous opportunities for mitigation of adverse impacts have been identified. These have been described throughout the document. Table ES-6 provides a summary. The two primary areas for University of Connecticut - Potential Sources of Water Supply CEPA Environmental Impact Evaluation November 2012 ES-10 mitigation are for land uses and associated secondary growth and streamflow mitigation associated with increased water withdrawals. As indicated above, the Town of Mansfield is undergoing a comprehensive and detailed revision of its regulations and has proposed an overlay zone to restrict development in areas of public water supply such that local development is consistent with the state plan. The proposed overlay

zone will restrict development within potential pipeline areas for the purpose of controlling unwanted or unanticipated secondary growth.

Best regards,
Tulay Luciano
808 Warrenville Road
Mansfield Ctr. Ct 06250

Table 2-5
 Projected Demands

Year	Tech Park	Off-Campus	NextGenCT	Adjusted Demand ¹	15% Margin of Safety (MOS)	Adjusted Demand plus MOS	Existing Supply ²	Required Additional Supply ⁴
Projected Average Day Demand (gpd)								
2015	0	0	24,125	1,564,133	234,620	1,798,753	1,830,000	0
2030	126,480	242,000	138,500	2,353,855	353,078	2,706,933	1,830,000	876,933
2039 ⁵	250,932	318,200	138,500	2,619,082	392,862	3,011,944	1,830,000	1,181,944
2045	333,900	369,000	138,500	2,795,900	419,385	3,215,285	1,830,000	1,385,285
2060	333,900	453,500	138,500	2,928,274	439,241	3,367,515	1,830,000	1,537,515
Projected Peak Day Demand (gpd) ³								
2015	0	0	43,425	2,116,623	317,493	2,434,116	1,970,000	464,116
2030	168,219	321,860	239,700	3,051,082	457,662	3,508,744	1,970,000	1,538,744
2039 ⁵	333,740	423,206	239,700	3,317,949	497,692	3,815,641	1,970,000	1,845,641
2045	444,087	490,770	239,700	3,495,860	524,379	4,020,239	1,970,000	2,050,239
2060	444,087	603,155	239,700	3,626,942	544,041	4,170,983	1,970,000	2,200,983

Notes:

- "Adjusted Demand" includes estimated existing demands plus "committed" demands, plus Tech Park, Off-Campus (including the Four Corners service area, the proposed managed care facility, and other additional demands in the EIE), Next Generation CT (including residential, STEM, and other academic demands) and a water demand deduction applied for recycling reclaimed wastewater at the UConn Central Utility Plant. Additional water deductions through the use of reclaimed water in other applications are expected to materialize over the planning period; however, these have not been quantified and have not been included in the adjusted demands. Therefore the adjusted demands presented herein are assumed to be conservatively high.
- Reflects Willimantic Wellfield supply pumped at safe yield (1.48 mgd) and Fenton Wellfield Well "D" at 0.35 mgd per 2011 UConn Water Supply Plan.
- Peak Day Existing Supply reflects Fenton Wellfield offline, no Well "D" supply, and Willimantic Wellfield is producing at peak available water capacity (1.97 mgd) per the 2011 UConn Water Supply Plan.
- The "Required Additional Supply" figures are the volumes for the requested action. Potential water demands along the preferred pipeline in Tolland and Coventry were developed in the EIE and will be on the order of 33,000 gpd in addition to the above figures. Water demands in Mansfield between the Coventry town line and Mansfield Four Corners will be nominal, as the overlay zones will restrict withdrawals from the pipeline.
- The year 2039 has been added to the original table in the ROD to represent the end of the proposed permit duration. Projected demands have been linearly interpolated from the values in the 2030 row and the 2045 row for each category.
- Table 1-1 of the ROD incorrectly reversed the adjusted demands under projected average day demand conditions for 2045 and 2060. Values in the table (MOS, Adjusted Demand plus MOS, and Required Additional Supply) have been revised as appropriate to account for the correction.

Original Source: ROD Table 1-1

2.2 CWC Northern Operations Western System

CWC provides public water service to parts of East Granby, East Windsor, Ellington, Enfield, Manchester, Somers, South Windsor, Suffield, Tolland, Vernon, Windsor, and

THE CONNECTICUT WATER COMPANY & THE UNIVERSITY OF CONNECTICUT
 TOLLAND-MANSFIELD REGIONAL PIPELINE AND INTERCONNECTION
 ENVIRONMENTAL IMPACT REPORT
 APRIL 2014

- Q. This exhibit, Plaintiff's Exhibit #1, was it made under the procedures you have just described?
 A. Yes.

The foundation for admission is now complete, without using the suited language of FRE 803(6). The exhibit can now be offered in evidence. If, however, the judge still wants to hear the foundation language of FRE 803(6), this can easily be done.

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Linda M. Painter

From: Jennifer S. Kaufman
Sent: Wednesday, April 01, 2015 8:48 AM
To: Linda M. Painter
Subject: Parks Advisory Comments on the POCD

At their regular meeting of 2/4/2015, the Parks Advisory Committee gave me comments on the DRAFT POCD. These comments were not detailed in their memo and include the following:

- p. 3.8-Add Torrey Preserve to table 3.1
- p. 3.12 Add an image of the QR Code under the image of the trail maps if there is room.
- Goal 3.3, Strategy A, Action 2- Add the Recreation Advisory Committee to "Who"
- Goal 3.3, Strategy B, Action 1 – Add the Parks Advisory Committee to "Who"
- Goal 3.3, Strategy C, Action 1- Add the Parks Advisory Committee to "Who"

Thanks,

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

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Department of Planning and Development

Date: April 1, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director *LMP*
Subject: Mansfield Community Center (File 1173)
Request for Site Modification-Mansfield Community Playground
10 South Eagleville Road

The Director of Parks and Recreation has submitted an application to modify the approved site plan to allow for construction of the Mansfield Community Playground on the site of the Mansfield Community Center. In accordance with Article Seven, Section D.2, playgrounds operated by a government entity are permitted in all zones except the Flood Hazard Zone. As the proposed site was the subject of a previous site plan approval, this request is being processed as a modification to the approved site plan. The site plan for the Mansfield Community Center was initially approved by the Commission in June 2001, and has been modified several times since the initial approval. Previous modifications included changes to the building and site to reduce construction costs and address drainage issues; shifting the boundary line between the community center property and the abutting Region 19 property; installation of a free-standing sign; installation of a new parking area; walkway and plaza improvements; construction of a skate park; installation of new sheds; installation of rooftop solar arrays; and changes to traffic circulation.

This project is a community-led initiative to create a central playground that is accessible by bus. The playground was initially proposed to be located on adjacent property owned by the University of Connecticut; however, those plans have since been revised to locate the playground on the site of the Community Center. In addition to the playground equipment depicted on the rendering dated 9/10/13, the proposed playground will have a poured-in-place rubber surface to ensure accessibility for people of all ages and abilities. The design of the playground was led by the community and includes features identified by children through the design process. Installation of the playground is also expected to include a significant community component, with volunteers assisting in construction activities. Certain portions of the work, such as site preparation, driveway and parking construction and the playground surface would be handled by contractors.

The plans indicate an area for a potential future expansion of the Community Center; such an expansion would be subject to further review by the Commission.

Site Location

The Community Center property is zoned I-Institutional, which requires a 100 foot setback from the front property line and a 50 foot setback from the rear property line for principal buildings. While playground equipment is not considered to be a principal building, the proposed layout is generally consistent with those setback requirements. The proposed playground site is located approximately 85-90 feet from the southern property line along South Eagleville Road; with the playground equipment itself located approximately 100 feet from that property line. The playground site is located 85 feet from the western edge of the property abutting UConn. The proposed playground is located approximately 190 feet from a flagged wetland on the adjacent UConn property; as such, no license is needed from the Inland Wetlands Agency.

Due to the sloping terrain, a new retaining wall will be constructed along the eastern edge of the playground. The wall will need to be designed by a licensed engineer as portions of it exceed 3 feet in height. It is estimated that 1,500 cubic yards of material will be excavated for the playground, driveway and parking area. As the site is in a currently wooded location, numerous trees will also be removed to accommodate the playground; however, as shown on the attached aerial photo, the playground will still be screened from view of South Eagleville Road by a wooded area as well as the change in topography as the property slopes up as it approaches the road. A portion of ledge will also need to be removed to accommodate the playground. It appears that there may also be fragments of an old stone wall that would have to be relocated to accommodate the driveway construction; the remainder of the wall appears to have been removed at the time the skate park was constructed.

Parking and Traffic Circulation

As the playground is designed to facilitate use by children with various types of physical disabilities as well as guardians that may have physical disabilities, the proposed design includes four parking spaces directly adjacent to the playground, two of which will be signed for handicap use. The other two spaces are intended to be used primarily for pick-up and drop-off. The parking area will be accessed by a new driveway connection to the parking lot on the north side of the Community Center. Given the limited size of the parking area, the driveway will have signs at the beginning indicating that parking is limited to handicap accessible only. Security lighting consistent with existing parking lot lighting will be installed along the driveway. Both the Assistant Town Engineer (April 2, 2015 memo) and Fire Marshal (March 31, 2015 memo) have identified modifications to the traffic circulation and parking plan that should be addressed in final construction plans.

Drainage

The report from the Assistant Town Engineer includes several recommendations with regard to drainage that should be addressed in the final plan. Additionally, a detailed Erosion and Sedimentation Control plan should be included in the final construction plans.

Summary/Recommendation

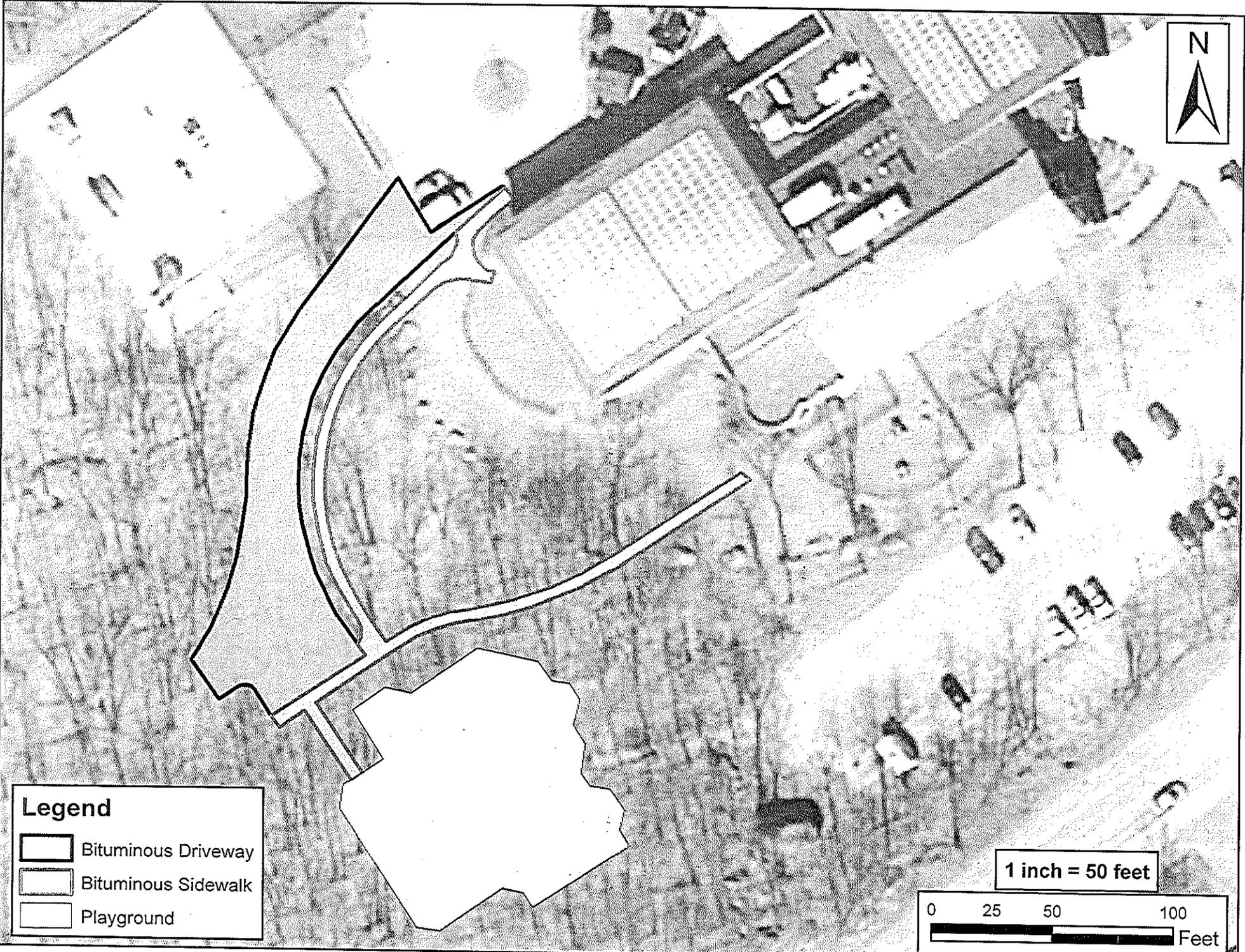
My review indicates that the proposed playground and associated site work are unlikely to have significant land use impacts and therefore could be approved through the modification process, pursuant to Article Five, Section A.9 and Article Eleven, Section D of the Mansfield Zoning Regulations. Alternatively, if the Commission determines that the proposal constitutes a significant alteration of the previously-approved plan, a new site plan application can be required.

If the Commission concurs, the following motion would be in order:

_____ MOVES, _____ seconds that the PZC Chairman and Zoning Agent be authorized to approve the March 27, 2015 modification request for construction of a community playground on the Mansfield Community Center property, and related site work as described and depicted on submitted plans provided the following modifications are made to final construction plans prior to issuance of a Zoning Permit:

- Final construction plans shall include details for all proposed site work for review and approval by the Zoning Agent in accordance with the recommendations contained in the March 31, 2015 memo from the Fire Marshal, the April 2, 2015 memo from the Assistant Town Engineer and the following modifications to comply with Zoning Regulations:
 - At least one of the handicap accessible spaces shall be a van accessible space.
 - Parking spaces shall be a minimum size of 9 ½ feet by 19 feet.
 - Remnant stones from any stone walls displaced by the construction shall be integrated into the site.
 - Erosion and Sedimentation Control plan prepared in accordance with Article Six, Section B.4.s.
 - A statement describing excavation activities in accordance with the requirements of Article Ten, Section H.3 and H.5.
 - A note requiring coordination of construction with the operations of the Community Center to minimize impacts on the facility. When possible, construction vehicles should access the site during off-peak hours. As necessary, a traffic control person shall be used to direct traffic to and from the site. Additional parking may be needed off-site during construction to accommodate volunteer parking while ensuring adequate parking is available for Town Hall and the Community Center.

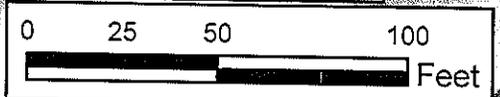
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Legend

-  Bituminous Driveway
-  Bituminous Sidewalk
-  Playground

1 inch = 50 feet



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Town of Mansfield Mansfield Fire Department



To: Planning and Zoning Commission

From: Fran Raiola, Deputy Chief/Fire Marshal *FR*

CC: Linda Painter, Director of Planning

Date: March 31, 2015

Re: Mansfield Community Playground

PZC #1173

After reviewing the plans dated and details for the above referenced project for compliance with the Town of Mansfield Regulations for Fire Lanes and Emergency Vehicle Access, I have the following comments.

1. The submitted plans appear to substantially meet the requirements for Fire Lane and Emergency Vehicle Access.
2. The bituminous driveway should be constructed to support the weight of an emergency vehicle.
3. The turnaround in the parking area should be sized to provide adequate space for an emergency vehicle to operate.
4. The scope of this review is for compliance with The Town of Mansfield Fire Lane Regulations to ensure adequate access for emergency vehicles only. The applicant is required to apply for a building permit and submit plans and specifications to the Building Department and the Office of the Fire Marshal, to determine compliance with Fire and Building codes.

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TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS

Engineering Division

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599

From: Derek M. Dilaj, P.E., Assistant Town Engineer
To: Linda Painter, AICP, Town Planner
Copy: John Carrington, P.E., Town Engineer
Date: April 2, 2015
Date Received: March 29, 2015
Date Reviewed: March 30, 2015
Engineering Project #: E-141517
Re: Mansfield Community Playground
Designer: Brian Kent
Kent & Frost Landscape Architecture
1 High Street
Mystic, CT 06355
Plans: Mansfield Community Playground
Phase 1
March 30, 2015

The application includes the proposed construction of a community playground with bituminous access driveway. The applicant indicates the driveway is intended for individuals to access the handicap parking spaces and for emergency vehicle access. The eastern portion of the playground is bounded by a retaining wall up to five (5) feet in height. Stormwater is managed by sheet flow from the driveway to an existing stormwater system located in the existing parking area to the northeast. The Engineering Division completed general review of the conceptual site plan and provides the following comments for the conceptual site plan presented.

1. A crown in the roadway would minimize potential for icing and runoff from the wooded area to the west.
2. It is recommended that grassed swales with gravel check dams be constructed on either side of the roadway to capture and partially treat runoff.
3. The retaining wall shall include stamped design plans or refer to the manufacturer for stamped design plans for submission.
4. The statement of use indicates the driveway access is for handicap use only however, the site plan indicates two standard parking places will be available.
5. A van accessible handicap space is not currently provided.
6. The area between the fence and the retaining wall should be finished to minimize or eliminate the need for mowing and maintenance.

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REQUEST FOR SITE/BUILDING MODIFICATIONS
(see Article XI, Section D of the Mansfield Zoning Regulations)

APPLICANT/OWNER SECTION

1. Owner(s) TOWN OF MANSFIELD Telephone 860-429-3015
(please PRINT)
Address 4 SOUTH EAGLEVILLE RD. Town MANSFIELD-STORRS Zip CT

2. Applicant(s) CURT VINCENTE Telephone 860-429-3015 x6109
(please PRINT)
Address 10 SOUTH EAGLEVILLE RD. Town MANSFIELD-STORRS Zip CT

3. Site Location MANSFIELD COMMUNITY CENTER

4. Reference any approved map(s) that would be superseded if this request is approved:
SITE PLANNING PLAN 8-16-2001 L401

5. Reference any new map(s) submitted as part of this request:
SITE SURVEY - FOUNDATION LOCATION AS-BUILT PLAN 8-28-2002 2 PAGES
MANSFIELD COMMUNITY PLAYGROUND - SITE PLAN 3-2015
MANSFIELD COMMUNITY PLAYGROUND - LOCATION PLAN 3-30-2015
MANSFIELD COMMUNITY PLAYGROUND - CONCEPT SKETCH 9-10-2013
MANSFIELD COMMUNITY PLAYGROUND - PLAN DRAWING 11-2-2012

6. Itemize and describe the modification(s) being requested, using separate sheet where necessary. The description must be adequate to determine compliance with all applicable land use regulations: -
SEE ATTACHED

7. Curt Vincente date 3-25-18
Applicant's signature

ZONING AGENT'S SECTION

After reviewing this application with respect to provisions of the Mansfield Zoning Regulations, including Article XI, Section D and Article V, Sections A.8 and B.9, the following determination has been made:

1. The subject modification request does not contain adequate information and is therefore denied. Applicable comments are listed below.
2. The subject modification is denied for reasons listed below.
3. The subject modification request has been reviewed with the PZC Chairman and we have concurred that the requested modification is minor in nature. Subject to any special conditions or comments noted below, the subject modification request is approved.
4. The subject modification request has been reviewed with the PZC and, in accordance with PZC action on _____, the subject modification request is approved, subject to any special conditions or comments noted below.
5. The subject modification request has been reviewed with the PZC and, in accordance with PZC action on _____, the subject modification request is considered a significant alteration of the approved plans and/or site, and shall require the submittal and processing of a new site plan or special permit application.
6. Other (see comments below)

Special conditions/comments/reasons for denial:

Zoning Agent's signature

date _____

PZC Chairman's signature (items 3 and 4 above)

date _____

Town of Mansfield

MANSFIELD COMMUNITY PLAYGROUND PROJECT

Request for Site Modification

Item 6.

The Town of Mansfield proposes to construct a Community Playground on the site of the Mansfield Community Center within the property boundary of town land. The area to be disturbed is 190' from a nearby flagged wetland on University of Connecticut land, which is west of the project area. The playground will be approximately 9,000 square feet in size and its surface will be made of 2"-5" thick poured-in-place permeable recycled rubber safety surface. The base surface will be 4"-6" of crushed stone compacted to specifications.

A new access drive will be constructed for handicapped access to the entrance of the playground. The drive will be 22' wide and constructed of bituminous pavement. The drive will connect to the rear (north) Community Center parking lot. A 5' wide sidewalk will be placed next to the access drive and will also be constructed of bituminous pavement. It will connect to the existing sidewalk on the north western side of the Community Center building. An additional 5' wide sidewalk will be constructed on the south western side of the Community Center building. Both new sidewalks will connect on their western side to a 5" wide concrete sidewalk which will be constructed immediately in front of the new handicapped parking spaces. This concrete walk will connect directly to the entrance of the playground.

The playground will be surrounded by a picket fence which will be 4' high and constructed of recycled plastic material. Some of the pickets will be engraved with donor names.

The clearing of trees for this project will be limited to the playground site and areas necessary to accommodate the new access drive and new sidewalks. Parking at the playground entrance will be limited to vehicles with DMV approved handicapped tags. All other parking will be served by existing spots on both the north and south sides of the Community Center building.

The general character of the land is wooded with rolling hills. The site is well drained. The playground has been designed to preserve as much of the natural character of the existing site as possible, while keeping accessibility and safety a priority.

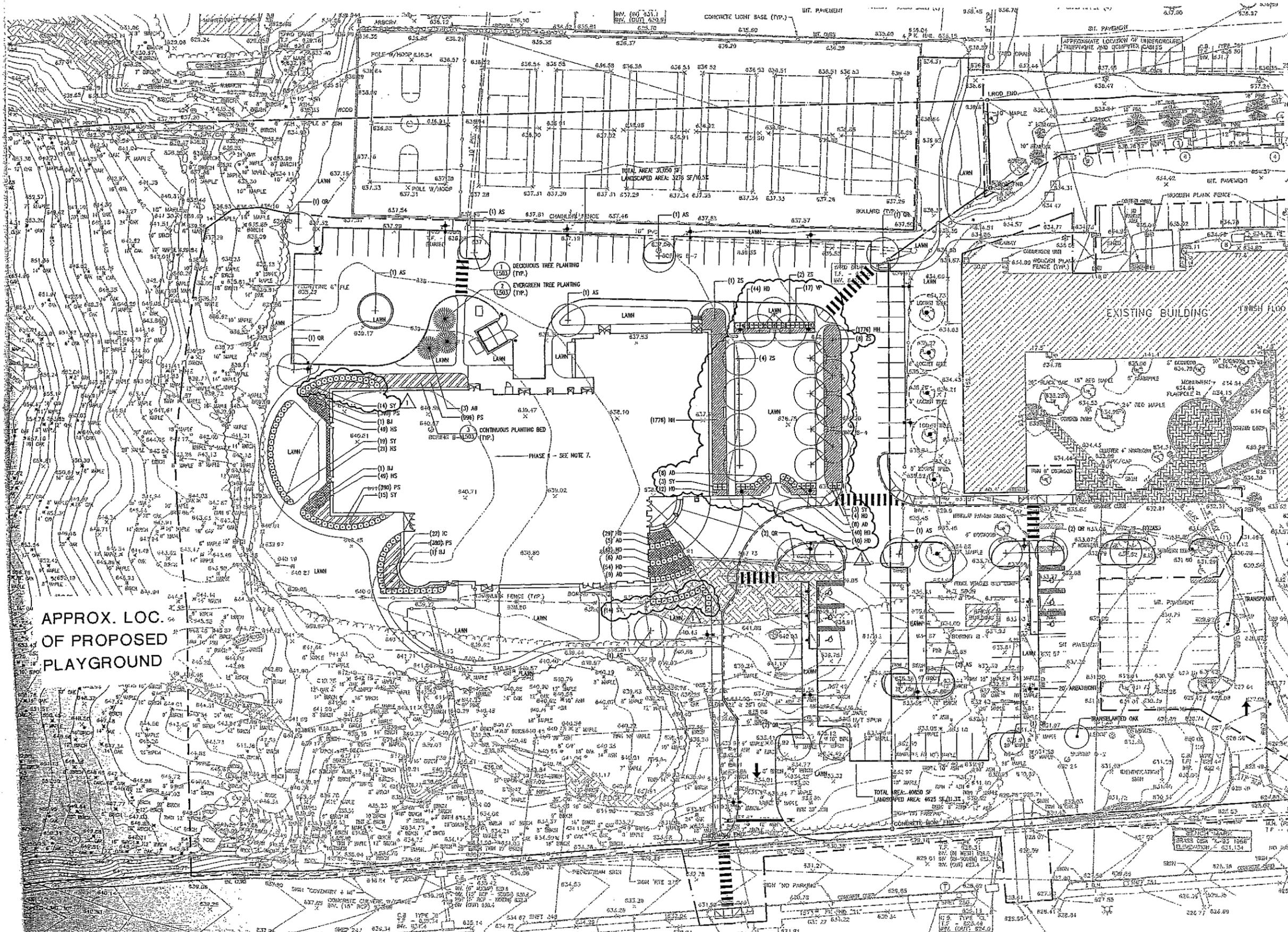
As in all parks in town, the playground will be open from dawn to dusk. Security lighting will added along the access drive as an extension of parking lot lighting throughout the Community Center parking areas. Typical downward facing lights will be used, consistent with the existing parking lot lights.

PAGE
BREAK



NEW COMMUNITY CENTER

TOWN OF MANSFIELD
MANSFIELD, CT



APPROX. LOC.
OF PROPOSED
PLAYGROUND

Number	M/D/Y	Issued For
1	2/1/02	ADDENDUM #6

SITE PLANTING PLAN

Date
8/16/01
Scale
1" = 30'
Proj. Number
98027.00

Drawing Number
L401

SITE SURVEY TO RELOCATE PROPERTY
LINES AROUND TENNIS COURTS PG. 1 OF 2

1. ROD FND.

324.18'

FOOT

PATH

S 31°-34'-54" E
66.68'

WOOD

1135.00'

N 55°-05'-34" E

375.92'

LAND OF
REGION 19 BOARD OF EDUCATION

375.67'

CHAINLINK FENCE (TYP.)

N 58°-12'-30" E

88.4'

297.8'

EXISTING FOUNDATION

119.5'

LAND OF
REGION 19 BOARD OF EDUCATION

304,091 SQUARE FEET

STATE OF CONNECTICUT
N/F LAND OF

517.59'
N 37°-41'-57" W (1. ROD TO 1. ROD - 518.17')

304,091 SQUARE FEET
6.98 ACRES

PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS
(SEE MAP REFERENCE #2)

- 1.) RIGHT TO DRAIN
- 2.) RIGHT TO CONSTRUCT & MAINTAIN D-G ENDWALL & PIPE
- 3.) RIGHT TO SLOPE

I.ROD FND. 29.67'

99.42'

CHD MON. FND.

S 50°-35'-02" W

CONN. RTE. #275

*SITE SURVEY TO RELOCATE PROPERTY
LINE AROUND TENNIS COURTS PG. 2 OF 2*

AS-BUILT PLAN
FOUNDATION LOCATION ONLY

PREPARED FOR

INDUSTRIAL CONSTRUCTION COMPANY, INC.

MANSFIELD COMMUNITY CENTER

SOUTH EAGLEVILLE ROAD - CONN. ROUTE #275

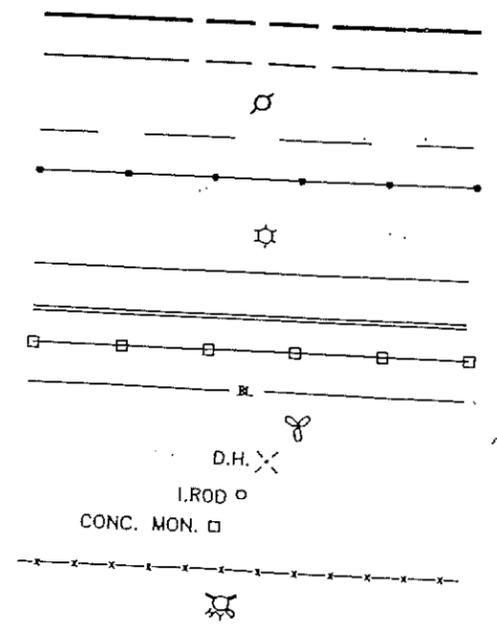
STORRS, CONNECTICUT

SCALE : 1" = 40'

DATE : AUGUST 28, 2002

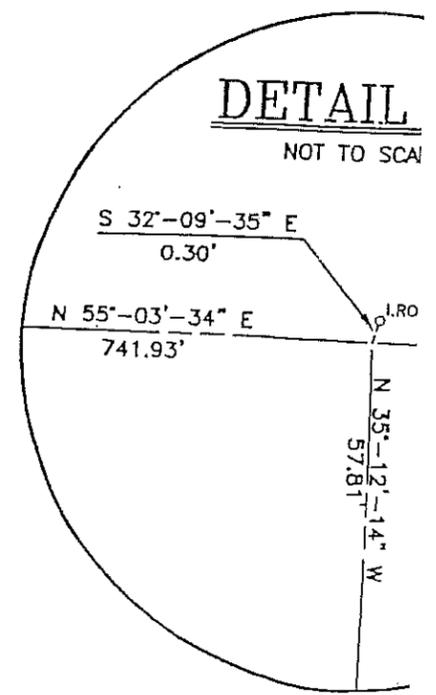
--- LEGEND ---

- PROPERTY LINE
- PROPERTY LINE, ABUTTER
- UTILITY POLE
- EASEMENT LINE
- CHAINLINK FENCE
- LIGHT POST
- EDGE PAVEMENT
- BITUMINOUS CURB
- WOODEN FENCE
- BUILDING LINE
- STONE PILE
- DRILL HOLE
- IRON ROD
- CONCRETE MONUMENT
- BARBED WIRE FENCE
- FIRE HYDRANT



DETAIL

NOT TO SCALE



ACCORDANCE WITH SECTIONS
ONS OF CONNECTICUT STATE
AND MAPS IN THE STATE
CONNECTICUT ASSOCIATION OF
LOCATION MAP BASED ON
ZONTAL ACCURACY CLASS
ENABLE DETERMINATION OF
PLICABLE MUNICIPAL OR
LOCATION OF EXISTING

THIS MAP IS SUBSTANTIALLY

IS NOT VALID UNLESS IT
OR WHOSE REGISTRATION
CERTIFICATION OR

**D
A
T
U
M**

ENGINEERING & SURVEYING, LLC

132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250

TEL (860)456-1357

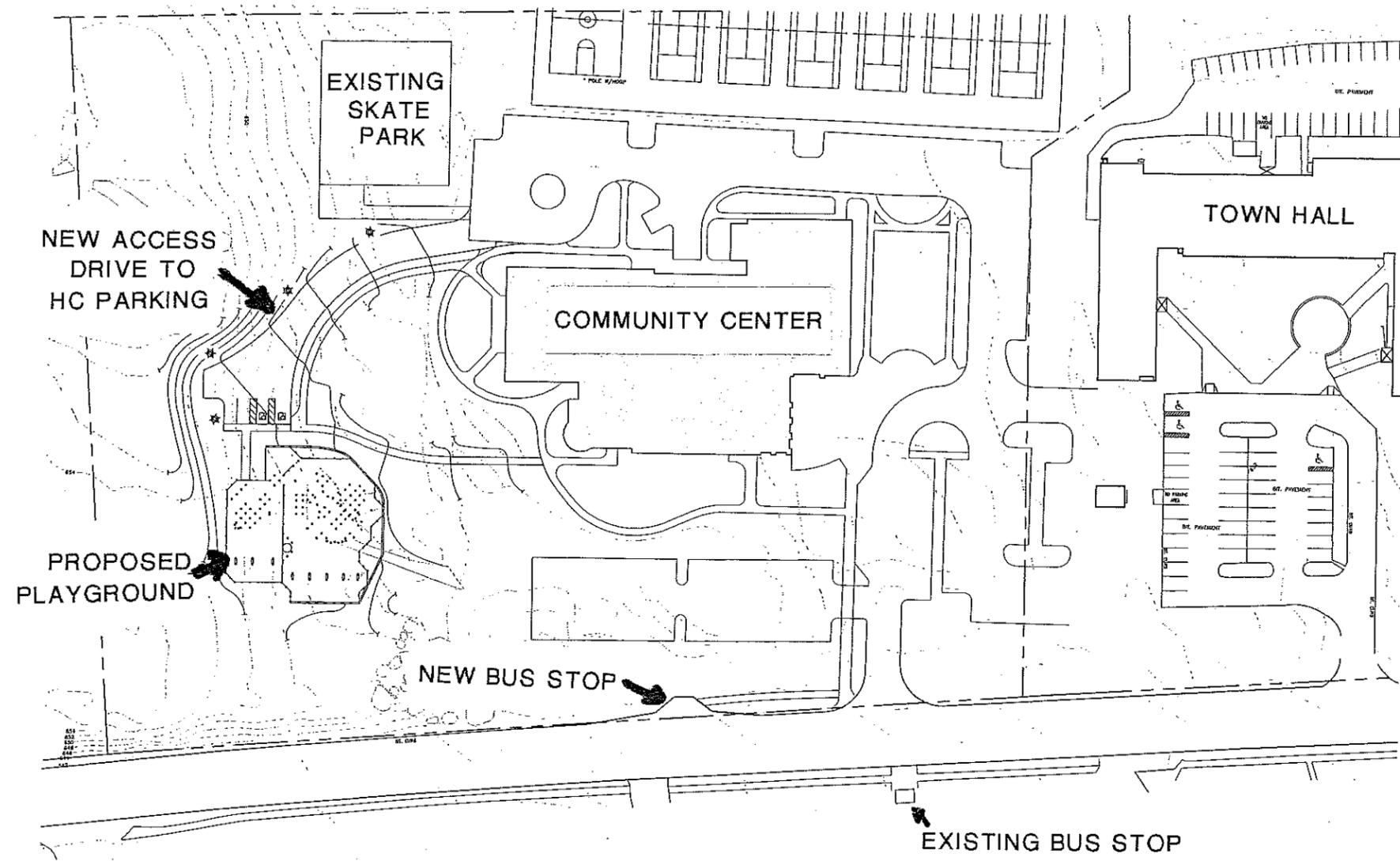
FAX (860)456-1840

JOB NO. 202020

Mansfield
Community Center
Playground

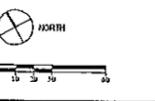
Mansfield, CT

LANDSCAPE
KENT + FROST
ARCHITECTURE
1 HIGH STREET
MYSTIC, CT 06335
860.574.2784
kentfrost.com

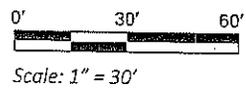
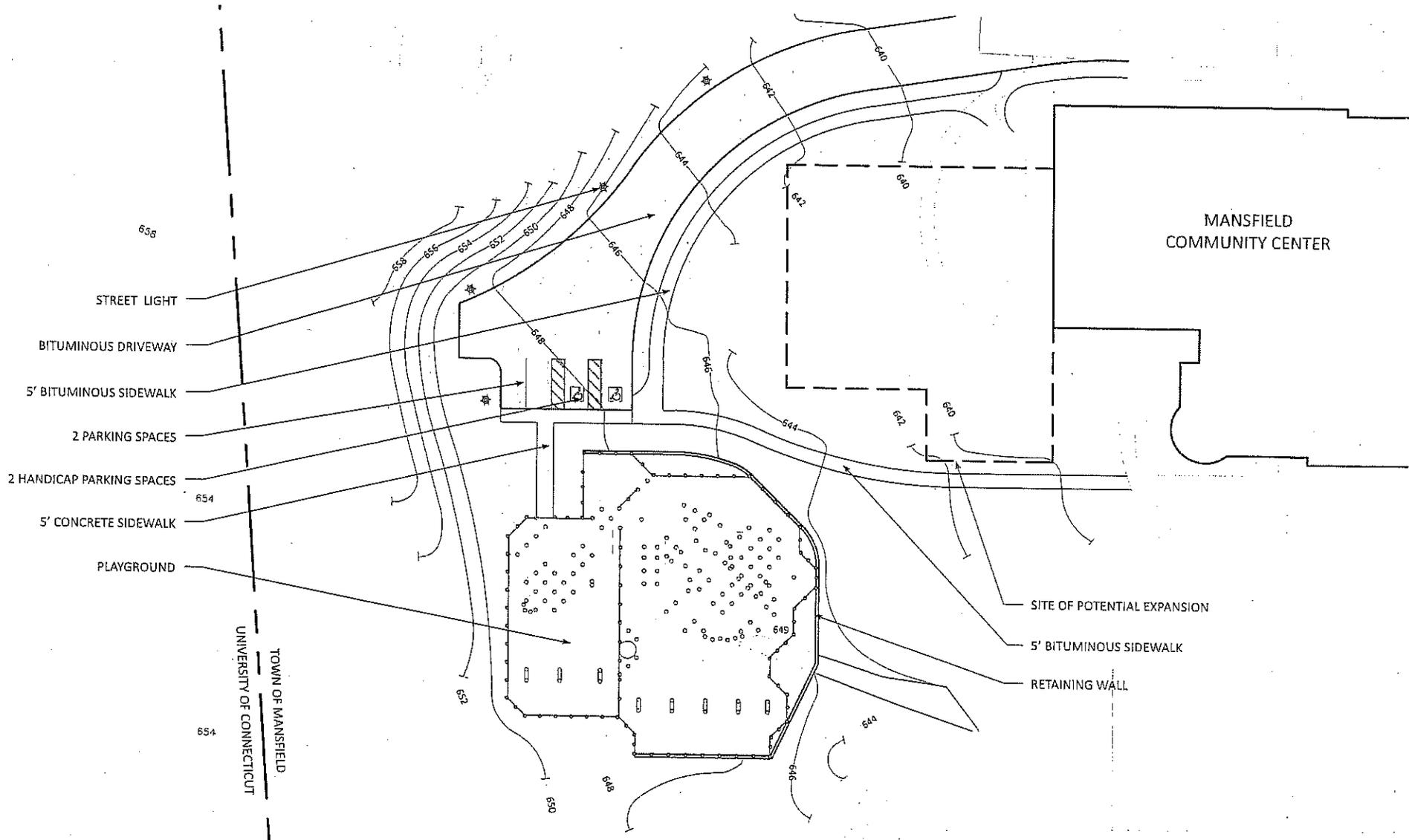


NOT ISSUED FOR
CONSTRUCTION

Revision	Date
1	
2	
3	



Scale: 1" = 30'
Date: 18 March 2011
K+F Project No. 2011010
Drawing No.



MANSFIELD COMMUNITY CENTER PLAYGROUND

PHASE 1

March 30, 2015

LANDSCAPE ARCHITECTURE
KENT + FROST
 URBAN PLANNING SUSTAINABLE DESIGN

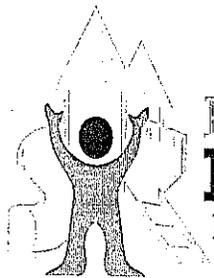


Mansfield Playground & Associated Improvements

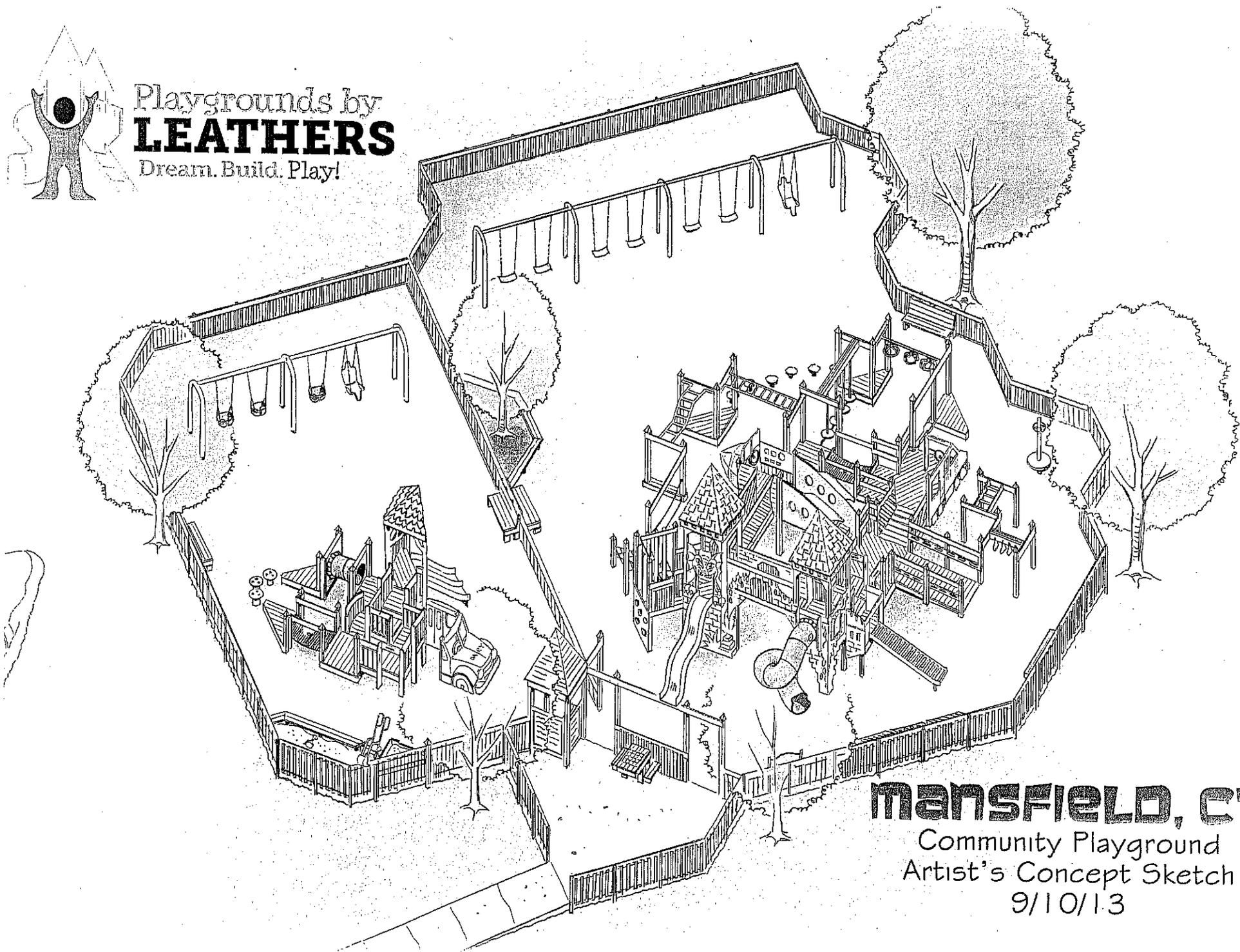
Kent + Frost
Landscape Architecture

Opinion of Cost - March 26, 2015

OPTION	ITEM	COST	UNIT	QTY.	ITEM COST	NOTE
2	<u>Option 2 / Phase 1</u>					
	Site Preparation					
	Tree Removal	\$6,000.00	LS	1	\$6,000.00	
	Boulder Removal	\$5,000.00	LS	1	\$5,000.00	
					Sub-total	
					\$11,000.00	
	Site Work					
	Excavation of Soil	\$10	CY	1,500	\$15,000.00	
					Sub-total	
					\$15,000.00	
	Site Improvements					
	Retaining Wall	\$35.00	SFF	811	\$28,385.00	
	Playground Pad Prep	\$40,000.00	EA	1	\$40,000.00	
					Sub-total	
					\$68,385.00	
	Hardscape					
	Bituminous Pavement	\$1.70	SF	6,804	\$11,566.80	
	Bituminous Sidewalk	\$1.70	SF	2,321	\$3,945.70	
	Concrete Sidewalk	\$8.00	SF	441	\$3,528.00	
					Sub-total	
					\$19,040.50	
	Site Planting					
	Lawn Top Soil & Placement	\$40.00	CY	214	\$8,560.00	3" Deep
	Lawn	\$0.10	SF	23120	\$2,312.00	
					Sub-total	
					\$10,872.00	
	Site Lighting					
	Access Drive Lighting	\$3,000.00	EA	4	\$18,000.00	
					Sub-total	
					\$18,000.00	
					Option 2/Phase 1 Sub-total	
					\$142,297.50	
	Additional Items & Contingencies					
	2%	Construction Staking			\$2,845.95	
	5%	Mobilization			\$7,114.88	
	10%	Contingency			\$14,229.75	
	10%	Const Docs & Observation			\$14,229.75	
					Grand-total	
					\$180,717.83	

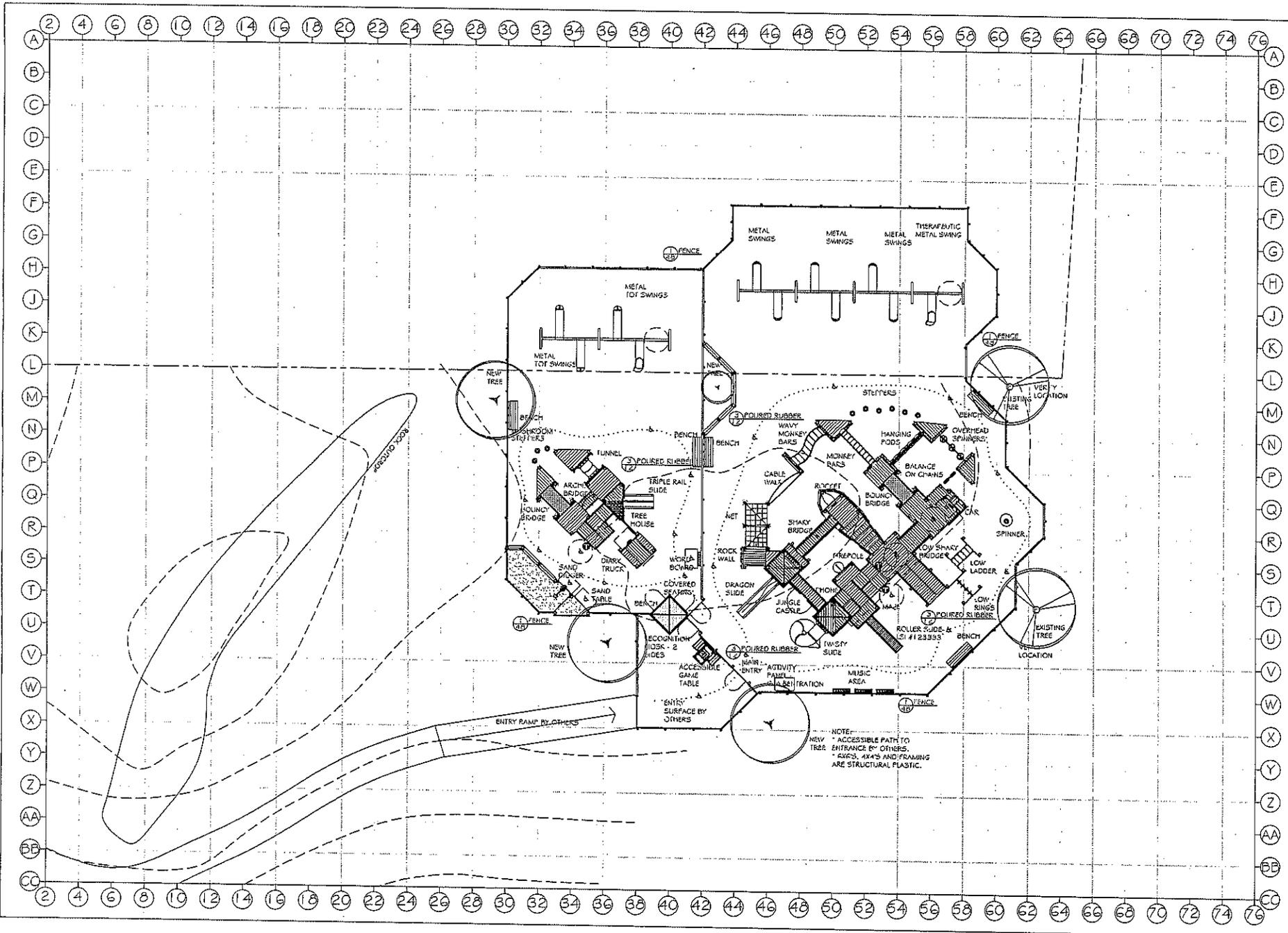


Playgrounds by
LEATHERS
Dream. Build. Play!



MANSFIELD, CT

Community Playground
Artist's Concept Sketch
9/10/13



Sheet Number
 of 1/3

Revised
 By: J.L.
 Date: 11-02-12
 Scale: 1/8" = 1'-0"
 Proj. # 3811

COMMUNITY PLAYGROUND
 OF FUN
 MANSFIELD, CT

PLAN DRAWING

LEATHERS ASSOCIATES
ARCHITECTS & PLANNERS
100 STATE STREET, SUITE 200, MANSFIELD, CT 06108

RECEIPT OF APPLICATION FOR A SPECIAL PERMIT:

_____, move and _____ seconds to receive the

Special Permit Application (File #1331)

Submitted by Ray DiCapua

For an efficiency unit

On property located at 43 Storrs Heights Rd

As shown on plans dated 3/18/15

As shown and described in application submissions, and to refer said application to staff for review and comments and to set a Public Hearing for 5/4/15

PAGE
BREAK

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

Mansfield Planning and Zoning Commission

File # 1331
Date 3-23-2015

1. Name of development (where applicable) _____
2. Proposed use of the property is single family residence w/efficiency
in accordance with Sec.(s) _____ of Article VII (Permitted Use provisions) of the Zoning
Regulations

3. Address/location of subject property 43 Storrs Heights Road
Assessor's Map 16 Block 62 Lot(s) 24 Vol. 686 Page 274

4. Zone of subject property R-290 Acreage of subject property 1.8

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

6. APPLICANT Ray DiCapua _____ [Signature] _____
(please PRINT) Signature

Street Address 43 Storrs Heights Telephone 860-336-9788
Town Storrs Zip Code 06268

Interest in property: Owner Optionee _____ Lessee _____ Other _____

(If "Other", please explain) _____

7. OWNER OF RECORD: Ray DiCapua _____ [Signature] _____
(please PRINT) Signature

(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address 43 Storrs Heights Telephone 860-336-9788
Town Storrs Zip Code 06268

8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:

Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____

Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____

(over)

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

- Application fee in the amount of \$ 360.00
- 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.
- Site plan (6 copies) as per Article V, Section B.3.d
- Site plan checklist including any waiver requests
- Sanitation report as per Article V, Section B.3.e
- Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).
- As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section 1. *174 Storrs Rd*
- As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section 1. The State Department of Public Health's on line form (www.dph.state.ct.us/BRS/Water/Source_Protection/PA0653.htm) shall be used with a copy of the submittal delivered to the Planning Office.
- Other information (see Article V, Section B.3.g). Please list items submitted (if any):

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

- Art. X, Sec. E, Flood Hazard Areas, Areas Subject to Flooding
- Art. V, Sec. B, Special Permit Requirements (includes procedure, application requirements, approval criteria, additional conditions and safeguards, conditions of approval, violations of approval, and revisions)
- Art. VI, Sec. A, Prohibited Uses
- Art. VI, Sec. B, Performance Standards
- Art. VI, Sec. C, Bonding
- Art. VII, Permitted Uses
- Art. VIII, Dimensional Requirements/Floor Area Requirements
- Art. X, Sec. A, Special Regulations for Designed Development Districts
- Art. X, Sec. C, Signs
- Art. X, Sec. D, Parking and Loading
- Art. X, Sec. H, Regulations regarding filling and removal of materials
- Art. X, Sec. S, Architectural and Design Standards

Statement of Use

Special Permit Application

Mansfield Planning and Zoning Commission

March 16, 2015

My wife, Marie Pace, and I are proposing to establish an efficiency unit within our single-family residence at 43 Storrs Heights Road. This efficiency will be located in the walkout basement as well as the proposed addition to the existing structure. Please refer to the site plan and detailed drawings of the proposed addition, within which the kitchen for the efficiency will be housed. This efficiency will consist of a bedroom/living area, an office, a bathroom and a kitchen. The square footage of this efficiency will be approximately 664 square feet. Including the addition and the efficiency, the total approximate square footage of the home will be approximately 3,100 square feet. This includes below the grade footage as well. The proposed starting date for this addition is April 20th.

We are the owners of the property at 43 Storrs Heights Road and will be residing in the rest of the property as our main residence. My wife's mother, Lena Pace, will occupy the efficiency. My wife is an international, independent contractor working in the fields of conflict resolution and development and therefore does a fair amount of traveling. Having her mother live in an efficiency attached to our home will allow me to be of service and support to her mother while Marie travels. Teaching at the university allows me close proximity to our home, and therefore able to tend to my mother in various personal/property needs that will arise. We understand the bi-annual requirement for the submission of a notarized affidavit, attesting to our continuing compliance with the owner-occupancy requirement.

We will be installing a bathroom in the existing basement for this efficiency unit. This efficiency will consist of a bedroom/living area, an office, a bathroom and a kitchen. The square footage of this efficiency will be approximately 664 square feet. Including the addition and the efficiency, the total approximate square footage of the home will be 3,231 square.

The proposed addition would have a footprint of 12' x 28' and will be attached to the back of the house on the north side. The main level of the addition will be a new kitchen, with the lower level being for the kitchen for the efficiency and for storage. We plan to build the addition on slab with the minimum height for the foundation wall above the footing. Meaning, there will be not be a basement under the addition, so the amount of soil that will be removed from that space will be minimal, and will be distributed around the property for leveling, grading and landscaping.

We will also be renovating the interior of this property which will include the following: support beams raised into the ceiling joists; a 6' x 7' addition to the upstairs bathroom; new drywall throughout most of the house; a completely new solar ready hydronic heating system.

Interior access between the main living area and the efficiency will be provided through an existing door to the unit. The efficiency will also have its own, separate entrance tot the outside. The property complies with the use requirements for an efficiency unit in a RAR-90 zone. The property is approximately 1.8 acres. The driveway is long and wide enough to easily accommodate our three vehicles.

We have confirmed with the Eastern Highlands Health District that our present septic system, which was designed/installed in 2006 to accommodate a four-bedroom dwelling, will be adequate. With the efficiency, the property will have a total of three bedrooms.

Since our property is adjacent to inland wetlands, we filled all necessary paper work and are in compliance will all inland wetland requirements for this addition and efficiency.

We have noticed by certified mail our neighbors whose properties border ours as well as those across the street.

Sincerely,
Ray DiCapua and Marie Pace

MAP CHECKLIST
FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File # 1331
 Date 3-23-15

Name of Development Addition

Applicant Ray Di Capua

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Original signature/seal of surveyor, landscape architect and/or engineer responsible. Unless waived, survey to be to A-2 standards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Location map at 1"=1,000' scale (see Art. V. Sec. A.3.d.4 for more details)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Property lines, sq. footage, setback lines, N. arrow, zone(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Edges of adjacent street, utility poles & underground lines, stone walls, fences, roadside features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Names/addresses of abutting property owners, including those across street (for Special Permit property owners, within 500 ft. of site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Existing & proposed buildings, structures, signs, floor plans, buildings on adjacent land that may be affected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Existing & proposed contours, quantity of material to be added or removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(con't.)

	Included	Not Included	Waiver Requested* (see p. 3)
9. Watercourses, wetlands, flood hazard areas, aquifers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Exposed ledge, areas shallow to bedrock	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11A. Waste disposal, water supply facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11B. Test pit & percolation test locations & findings (include test dates)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12A. Existing & proposed drainage facilities, roadways, bridges, pedestrian ways, utilities (including construction details)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12B. Existing & proposed easements, rights-to-drain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12C. Proposed sediment & erosion controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13A. Existing & proposed offstreet parking & loading areas, fire access lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13B. Outside storage & refuse areas, fuel & chemical storage tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Existing & proposed fencing, walls, landscaping (including plant size & type, historic features)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Existing & proposed outdoor illumination (including method & intensity of lighting)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Existing & proposed outdoor recreation features, with construction details for any recreation improvements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Other information (see Art. V, Sections A.3.g, B.3.g)	<input checked="" type="checkbox"/>	Floor Plan	<input type="checkbox"/>

Note: For non-exempt applications subject to Sand and Gravel regulations (Art. X, Sec. H), additional special application provisions must be met.

Ray Di Capua

(PRINT) Name of individual completing this form

R. Di Capua
Signature

3/17/2015
Date

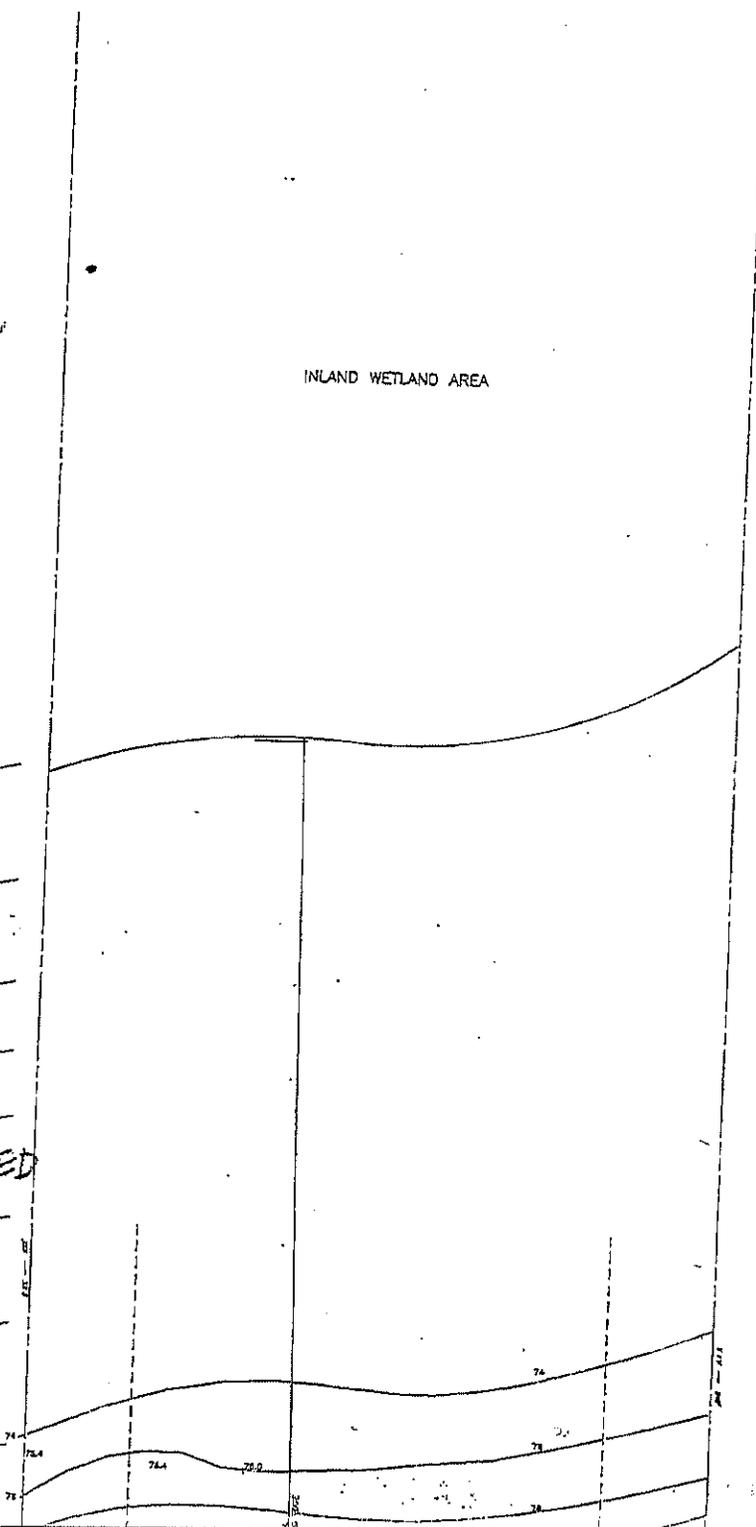
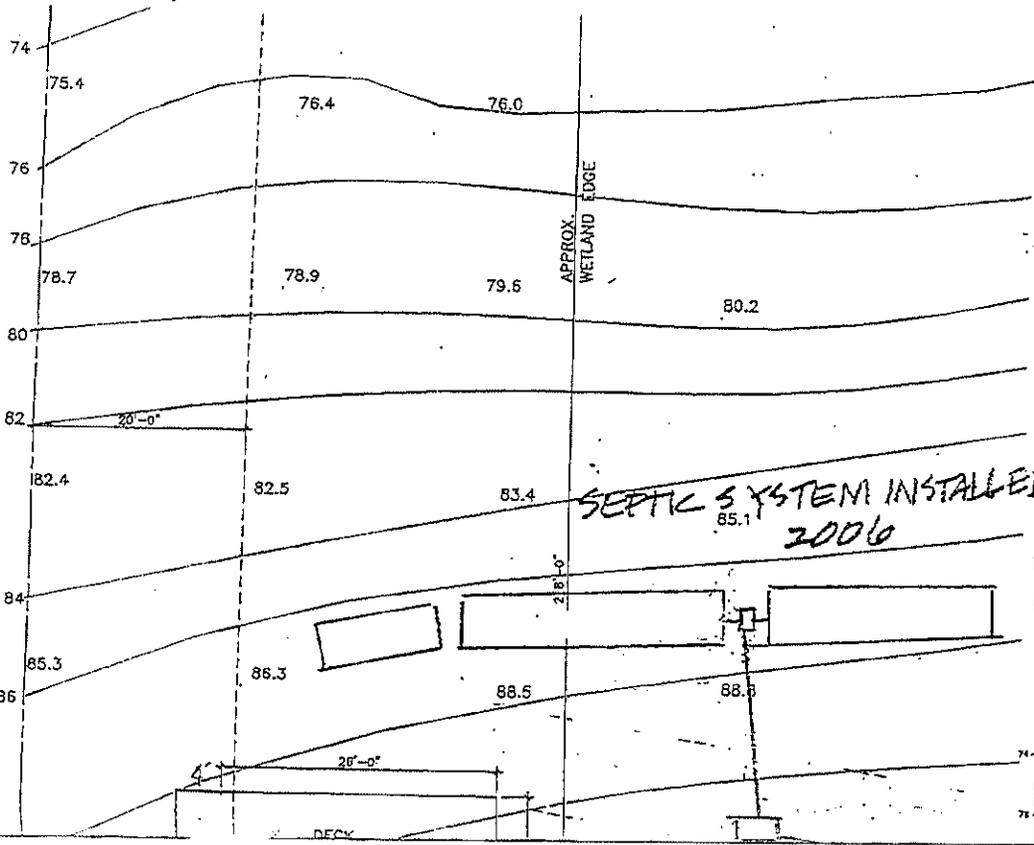
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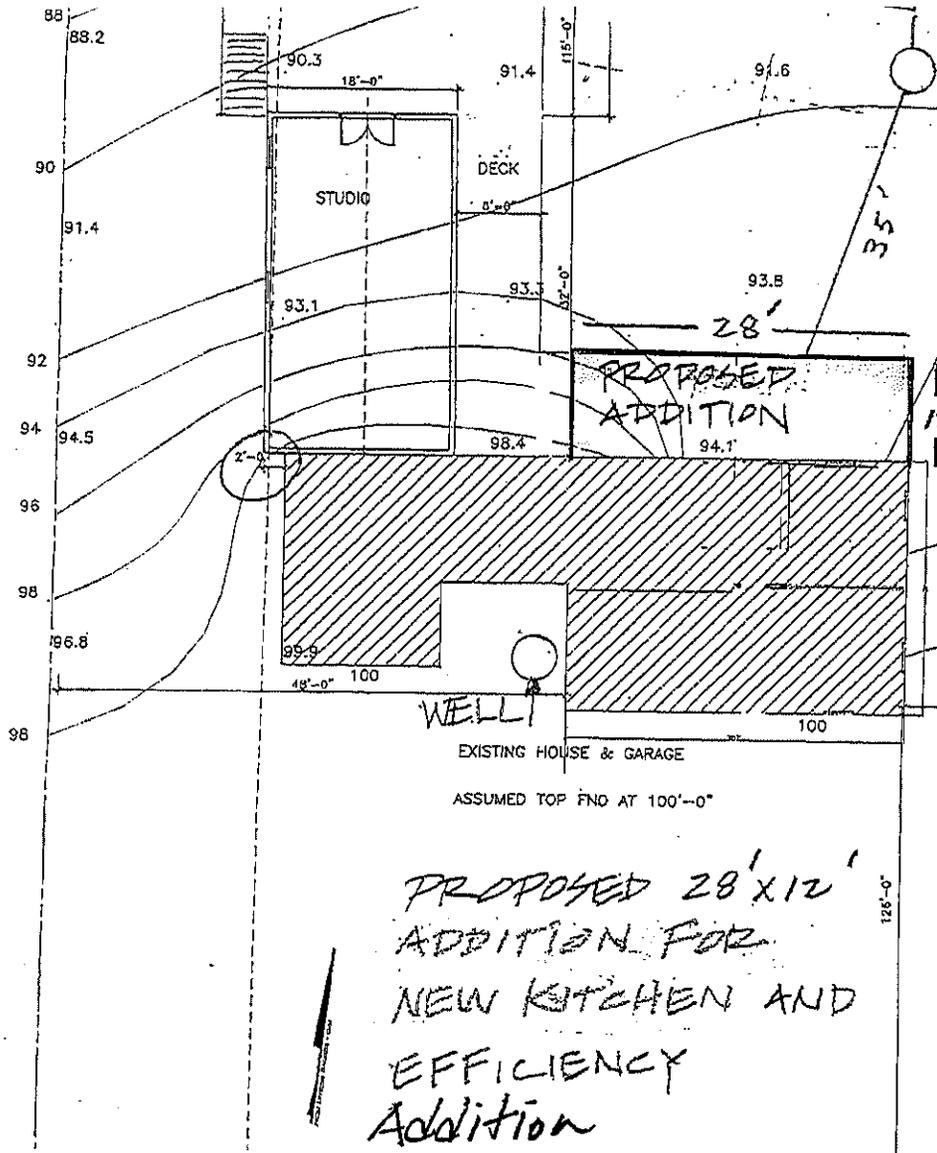
Explanation of Waiver Requests

Please identify by number the information item(s) for which a waiver has been requested and explain why the information is not necessary to review the proposed development with respect to applicable approval criteria. (If questions arise regarding waiver requests, please consult with the Director of Planning at 429-3330 or the Zoning Agent at 429-3341.)

The proposed addition will be added on to the north side of the existing property built in 1998.

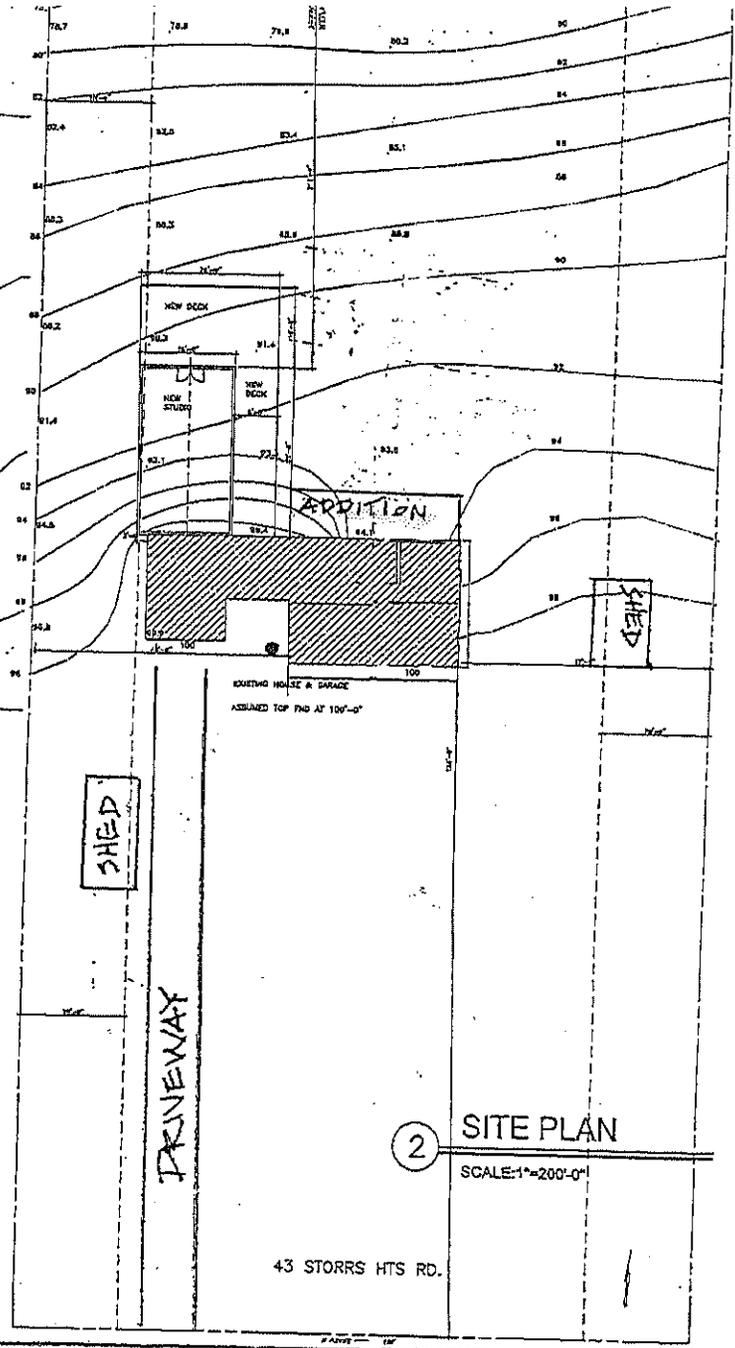
INLAND WETLAND AREA





PROPOSED 28' x 12'
ADDITION FOR
NEW KITCHEN AND
EFFICIENCY
ADDITION

① PARTIAL SITE PLAN
SCALE: 1"=100'-0"



② SITE PLAN
SCALE: 1"=200'-0"

43 STORRS HTS. RD.

43 STORRS HEIGHTS ROAD

Ray DiCipria
3/18/2015

RICKARDS JOHN P & KARIN
51 STORRS HEIGHTS RD
STORRS CT 06268

CUMMINGS MERRILL C
62 HANKS HILL ROAD
STORRS CT 06268

CERWINSKI HENRY E JR
44 STORRS HGHTS RD
STORRS CT 06268

RICKARDS JOHN P & KARIN
51 STORRS HEIGHTS RD
STORRS CT 06268

CASTANHO MATTHEW
1622 MAIN STR
EAST HARTFORD CT 06108

SORRENTINO KATHERINA E G
40 STORRS HEIGHTS ROAD
STORRS CT 06268

MAHER BRADY J & MARCIE C
4212 MANORVIEW RD
GLEN ARM MD 21057

ZIEMBA RICHARD M
70 HANKS HILL RD
STORRS CT 06268

ALEXOPOULOS JOHN & ANGELA R
16 STORRS HGHTS RD
STORRS CT 06268

LIU CHUNGLONG
353 STEARNS RD
STORRS CT 06268

KNOWLTON
76 HANKS HILL RD
STORRS CT 06268

HILL IMPROVEMENT ASSOCIATION
STEINMAN ROXANE C/O
8 STORRS HGHTS RD
STORRS CT 06268

HANLEY JAMES G
GARRICK NORMAN W
35 STORRS HGHTS RD
STORRS CT 06268

MORRELL DOUGLAS
80 HANKS HILL ROAD
STORRS CT 06268

STEINMAN ROXANE B
8 STORRS HGHTS RD
STORRS CT 06268

DIXON JAMES &
HOLLE LISA
7 STORRS HGHTS RD
STORRS CT 06268

CASTANHO MATTHEW
1622 MAIN STR
EAST HARTFORD CT 06108

STRICKLER ZOE L
24 STORRS HGHTS RD
STORRS CT 06268

BEHESHTI MORTEZA
61 BIRCHWOOD HGHTS
STORRS CT 06268

MINKLER ALANSON P &
DELOS-SANTOS FE O
47 STORRS HGHTS RD
STORRS CT 06268-2305

FACCHINETTI NEIL J
6 STORRS HEIGHTS RD
STORRS CT 06268

MORROW GALE R & JAMES R
44 HANKS HILL ROAD
STORRS CT 06268

NYHOLM SPENCER V
50 STORRS HGTS RD
STORRS CT 06268

POMERANTZ CHERYL B
39 STORRS HEIGHTS RD
STORRS CT 06268

REED HOWARD A &
DAULET SHAFIGA
1801 S FLAGLER DR APT 1702
WEST PALM BEACH FL 33401

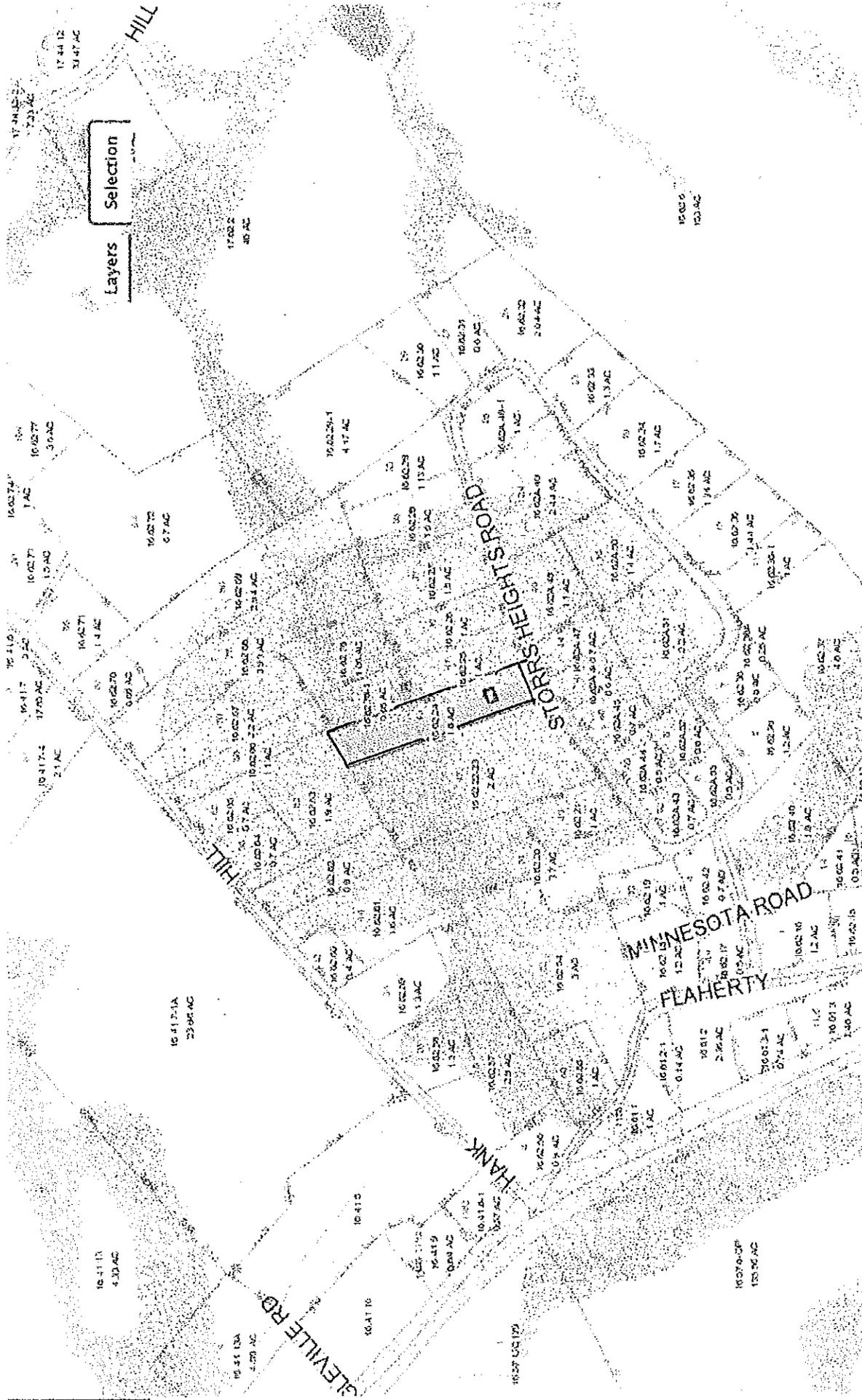
GIARDINA CHARLES A &
GIARDINA BARBARA J
48 STORRS HGHTS RD
STORRS CT 06268

ZIEMBA RICHARD M
70 HANKS HILL ROAD
STORRS CT 06268

ROMANO ANTONIO H &
ROMANO MARJORIE J
31 BENNETT DR
HAMPTON CT 06247

MCCABE ANDREW L & KELLY S
46 STORRS HGHTS RD
STORRS CT 06268

FACCHINETTI
6 STORRS HEIGHTS RD
STORRS CT 06268



Zoning Permit Application

Purpose of Use

My wife, Marie Pace, and I are proposing to establish an efficiency unit within our single-family residence at 43 Storrs Heights Road. This efficiency will be located in the walkout basement as well as the proposed addition to the existing structure. Please refer to the site plan and detailed drawings of the proposed addition, within which the kitchen for the efficiency will be housed. This efficiency will consist of a bedroom/living area, an office, a bathroom and a kitchen. The square footage of this efficiency will be approximately 664 square feet. Including the addition and the efficiency, the total approximate square footage of the home will be approximately 3,100 square feet. This includes below the grade footage as well. The proposed starting date for this addition is April 20th.

We are the owners of the property at 43 Storrs Heights Road and will be residing in the rest of the property as our main residence. My wife's mother, Lena Pace, will occupy the efficiency. My wife is an international, independent contractor working in the fields of conflict resolution and development and therefore does a fair amount of traveling. Having her mother live in an efficiency attached to our home will allow me to be of service and support to her mother while Marie travels. Teaching at the university allows me close proximity to our home, and therefore able to tend to my mother in laws various personal/property needs that will arise. We understand the bi-annual requirement for the submission of a notarized affidavit, attesting to our continuing compliance with the owner-occupancy requirement.

We will be installing a bathroom in the existing basement for this efficiency unit. This efficiency will consist of a bedroom/living area, an office, a bathroom and a kitchen. The square footage of this efficiency will be approximately 664 square feet. Including the addition and the efficiency, the total approximate square footage of the home will be 3,231 square.

The proposed addition would have a footprint of 12' x 28' and will be attached to the back of the house on the north side. The main level of the addition will be a new kitchen, with the lower level being for the kitchen for the efficiency and for storage. We plan to build the addition on slab with the minimum height for the foundation wall above the footing. Meaning, there will be not be a basement under the addition, so the amount of soil that will be removed from that space will be minimal, and will be distributed around the property for leveling, grading and landscaping.

We will also be renovating the interior of this property which will include the following: support beams raised into the ceiling joists; a 6' x 7' addition to the upstairs bathroom; new drywall throughout most of the house; a completely new solar ready hydronic heating system.

Interior access between the main living area and the efficiency will be provided through an existing door to the unit. The efficiency will also have its own, separate entrance tot the outside. The property complies with the use requirements for an efficiency unit in a RAR-90 zone. The property is approximately 1.8 acres. The driveway is long and wide enough to easily accommodate our three vehicles.

We have confirmed with the Eastern Highlands Health District that our present septic system, which was designed/installed in 2006 to accommodate a four-bedroom dwelling, will be adequate. With the efficiency, the property will have a total of three bedrooms.

Since our property is adjacent to inland wetlands, we filled all necessary paper work and are in compliance will all inland wetland requirements for this addition and efficiency.

We have noticed by certified mail our neighbors whose properties border ours as well as those across the street.

The cost of the completed addition/renovation is estimated to be \$130,000. Permits will be pulled as needed.

Sincerely,
Ray DiCapua and Marie Pace

Watershed or Aquifer Area Project Notification Form

REQUIREMENT:

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.

Step 1: Have you already notified the CT Department of Public Health (CTDPH) of this project?

- No, Go to Step 2
- Yes, I have notified DPH under a different project name - Complete steps 4-6
- Yes, same name different year - Notification Year Complete steps 4-6

Step 2:

- 1. Name of public water supply aquifer your project lies within: Windham Water Works
- 2. Name of the public water supply watershed your project lies within: Mansfield Hollow Reserve
- 3. Public Water Supply Identification number (PWSID) for the water utility: CT1630011

Step 3: For 1-5 Check all that apply

1. My project is proposing:

- Industrial use; Commercial use; Agricultural use; Residential use;
- Recreational use; Transportation improvements; Institutional (school, hospital, nursing home, etc.);
- Quarry/Mining; Zone Change, Please Describe: _____
- Other, Please describe: _____

2. The total acreage of my project is:

- Less than or equal to 5 acres Greater than 5 acres

3. My project site contains, abuts or is within 50 feet of a:

- Wetland; Stream; River; Pond or Lake

*CTDPH
Form +
email notification*

4. Existing use of my project site is:

Grassland/meadow; Forested; Agricultural; Transportation; Institutional (school, hospital, nursing home, etc.); Residential; Commercial; Industrial; Recreational; Quarry/Mining

Other Please Describe: _____

5. My project will utilize:

septic system; existing public sewer; new public sewer; agricultural waste facility;

existing private well; new private well; existing public water supply;

new public water supply, if new have you applied for a certificate of public convenience and necessity from DPH? Yes No

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool): Less than or equal to 20% Greater than 20% to 50% Greater than 50%

Step: 4 Applicants Contact Information:

Name: Ray DiCapua

E-mail address: rdicapu@earthlink.net

Telephone: 860-336-9788

Fax number: _____

Step 5: Please provide the following if available:

Project name: 12'x28' addition

Project site address: 43 Storrs Heights Road

Town: Storrs

Project site nearest intersection: Storrs Heights and Flaherty Road

Project site latitude and longitude: _____

E-mail completed form to dph.swpmail@ct.gov

Subject: Watershed Area Project Notification Form

Date: Wednesday, March 18, 2015 at 2:29:39 PM Eastern Daylight Time

From: Ray DiCapua <rdicapu@earthlink.net>

To: dph.swpmail@ct.gov <dph.swpmail@ct.gov>

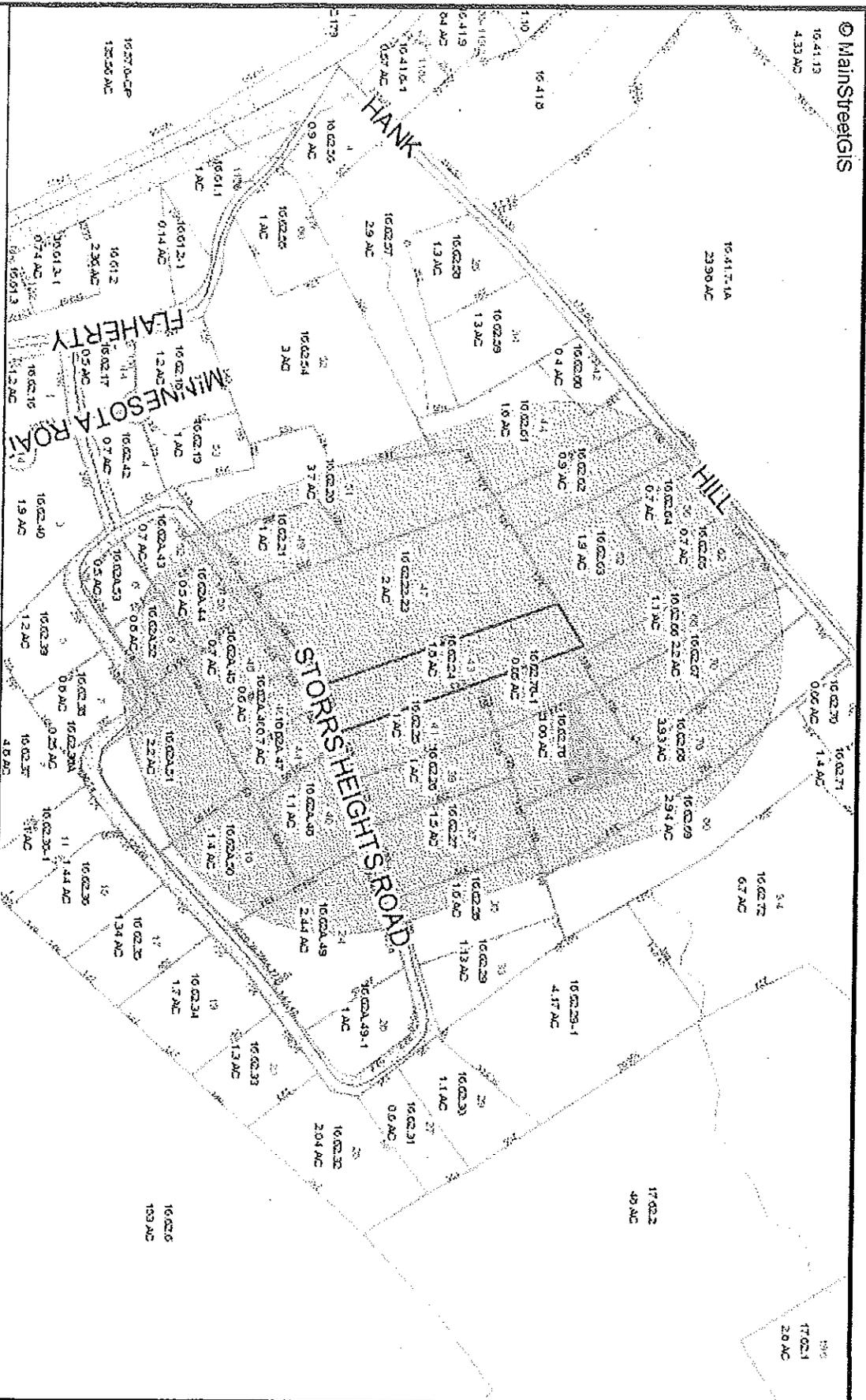
To whom this concerns,

As per Public Act No. 06-53, please find the completed Watershed Area Project Notification Form as well as a map of the area, the property and the wetlands.

Best,

Ray DiCapua

MainStreetGIS



Printed on 3/18/2015
 Last update: Property information 3/6/2015, GIS parcel lines 12/31/2014

MainStreetGIS
 MainStreetGIS, LLC
 www.mainstreetgis.com

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.

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Department of Planning and Development

Date: April 1, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director *LMP*
Subject: 2015/16 Capital Improvement Budget

I have reviewed the proposed budget for the 2015-16 Capital Improvement Program (attached) with respect to Plan of Conservation and Development goals and objectives. The following comments and recommendation are presented for consideration by the PZC:

- Similar to last year's budget, the proposed Capital Improvement Program (CIP) budget for 2015/16 has very few major projects or equipment purchases. A majority of the listed projects involve replacement equipment and vehicles, maintenance of existing town facilities, software projects and funds for ongoing initiatives.
- The proposed Five Year CIP (FY15/16 through FY19/20) includes anticipated projects for future years. Projects identified in subsequent years are only approved for planning purposes; no expenditure authority is granted until they are included in a future year's capital fund budget.
- Major projects included in the proposed 2015/16 capital fund budget are:
 - \$616,700 for building repair and maintenance projects.
 - \$500,000 for replacing the fuel station at the DPW garage
 - \$410,000 for road resurfacing

All of the proposed capital projects are considered consistent with the Town's Plan of Conservation and Development. For a number of years, the PZC has responded to the 8-24 referral on the CIP Budget by noting that some projects may need approval by the PZC and/or the IWA, and that adequate time must be given for review and action. If the Commission concurs, the following motion would be in order:

_____ MOVES, _____ seconds that the PZC approve the proposed 2015-16 Capital Improvement Program budget based on a finding that the proposed projects are consistent with the 2006 Plan of Conservation and Development. The PZC respectfully requests that the departments involved with land use and site improvement projects coordinate plans with the Director of Planning and Development and Inland Wetlands Agent and that the Commission/Agency be given adequate time to thoroughly review and act upon final plans for all projects that require PZC or IWA approval.

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MEMORANDUM

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



To: Planning and Zoning Commission
CC: Linda Painter, Director of Planning and Development
From: Matt Hart, Town Manager
Date: March 30, 2015
Re: Referral: 2015-16 Capital Improvement Budget

Please see the attached information regarding the above captioned matter. Please review and comment on the proposal, pursuant to your authority under Connecticut General Statutes Section 8-24.

Your assistance with this matter is greatly appreciated.

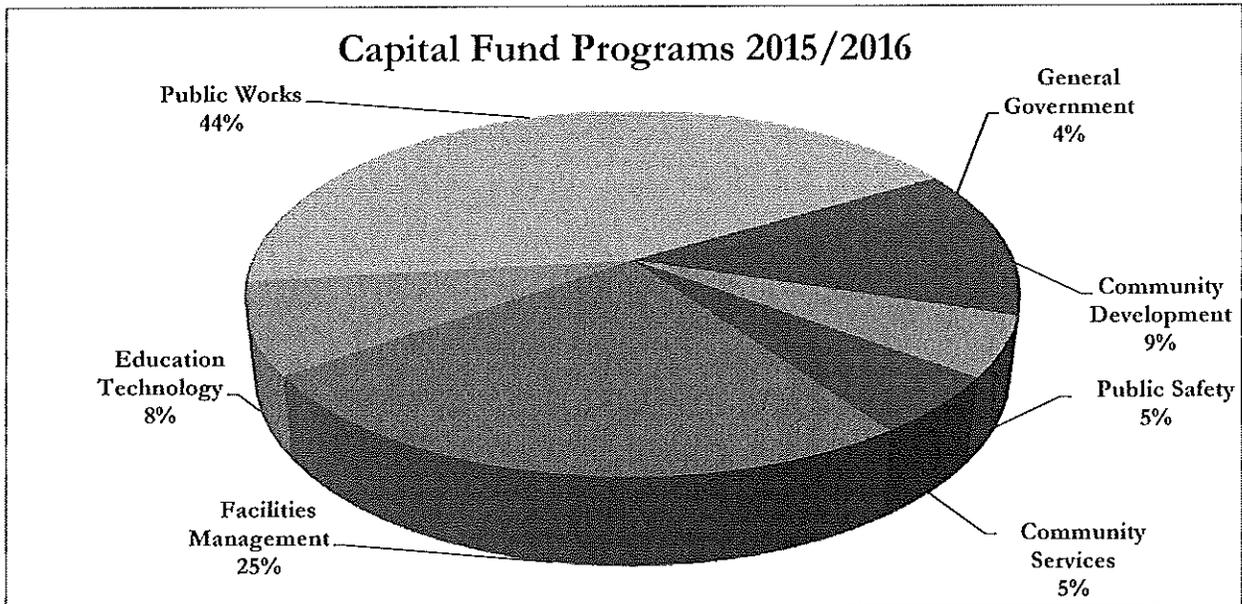
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Town of Mansfield
Proposed Capital Projects Fund Financing Plan - 2015/16

	Budget 2015/16	LOCIP	CNR Fund	Other Funds	Town Aid Road Fund
General Government					
Fleet Vehicle - Building/Housing	26,100		26,100		
Furniture & Fixtures	15,000		15,000		
Software	45,000		45,000		
Strategic Planning	10,000		10,000		
Total General Government	96,100	-	96,100	-	-
Facilities Management					
Town					
Comm Center Building Repairs	39,200		39,200		
Day Care Building Repairs	20,000		20,000		
Fire Stations Building Repairs	100,000		100,000		
Joshua's Trust Building Repairs	2,500		2,500		
Library Building Repairs	100,000		100,000		
Maintenance Projects	15,000		15,000		
Public Works Building Repairs	10,000		10,000		
Roof Repairs	30,000		30,000		
Senior Center Building Repairs	40,000		40,000		
Town Hall Building Repairs	60,000		50,000		
Education					
School Building Maintenance	200,000		200,000		
Total Facilities Management	616,700	-	606,700	-	-
Public Safety					
Fire and Emergency Services					
Automated Chest Compression Units	48,000		48,000		
Commercial Gear Washer	8,000		8,000		
Communication Equipment	6,000		6,000		
Fire Hose	10,000		10,000		
Fire Ponds	6,000		6,000		
Personal Protective Equip.	20,000		20,000		
Personnel Accountability Software	12,000		12,000		
Rescue Equipment	20,000		20,000		
Total Public Safety	130,000	-	130,000	-	-
Public Works					
Engineering CAD Upgrades	21,000		21,000		
Fueling Station	500,000		500,000		
Guidrails Imprv/Replace	20,000		20,000		
Road/Resurfacing	410,000	184,930	95,070		130,000
Scale for Front End Loader	10,000			10,000	
Storrs Center Equipment	10,000			10,000	
Transportation/Walkways	25,000		25,000		
Trees	10,000		10,000		
Vac all Truck	70,000		25,000	45,000	
Total Public Works	1,076,000	184,930	696,070	65,000	130,000
Community Services					
Fitness - Equipment	43,500			43,500	
Park Improvements	20,000		20,000		

**Town of Mansfield
Proposed Capital Projects Fund Financing Plan - 2015/16**

	Budget 2015/16	LOCIP	CNR Fund	Other Funds	Town Aid Road Fund
Playground Surfacing	5,000		5,000		
Playscapes - New/Replace	40,000		40,000		
Senior Center Chairs	20,000		20,000		
Total Community Services	128,500	-	85,000	43,500	-
Community Development					
Future Projects	3,000		3,000		
Storrs Center Reserve	228,600		228,600		
Total Community Develop.	231,600	-	231,600	-	-
Education					
Technology Infrastructure	200,000		200,000		
Total Education	200,000	-	200,000	-	-
TOTAL C.I.P. 2014/15	\$ 2,478,900	\$ 184,930	\$ 2,045,470	\$ 108,500	\$ 130,000



Town of Mansfield

Capital Improvement Program Introduction

For FY 2015/16 to 2019/20

What is a capital improvement program? A capital improvement program (CIP) such as that used in Mansfield and by other government entities serves as a multi-year planning instrument designed to identify needed capital projects and to coordinate the financing and timing of the improvements.

The first year of the CIP is the proposed capital fund budget. The proposed capital fund budget is reviewed and amended, if necessary, by the Council and then presented to the Town Meeting for adoption along with the general fund budget. Projects slated for subsequent years in the program are approved on a planning basis and do not receive ultimate expenditure authority until they are eventually incorporated in a capital budget. The CIP is a "rolling" process, because subsequent-year items in the initial capital program are moved up in each future year. Each project must, however, be reconsidered in subsequent years. As discussed, many of the Town's projects are really maintenance in nature and new items will appear from time-to-time. Projects can be moved up or moved back in the plan depending upon priorities and monetary constraints.

Why does the Town need a CIP? Many governments go about the process of considering and approving capital projects in an undisciplined and uncoordinated manner. Such ad hoc procedures inevitably waste public funds, fail to consider available information and sometimes result in poor project timing. Optimal results require an orderly, comprehensive process that: 1) considers all projects at a single time; and 2) produces a planning document that considers available financing sources and feasible timing. With a CIP, opportunities for public input can be enhanced, while complaints are minimized about projects that seemingly "come from nowhere."

A. CIP ensures some continuity when decision makers change because of expiring terms or personnel changes. Most importantly, projects of dissimilar character are compared and evaluated by elected officials who represent the public in choosing between various facilities and services.

Can capital programming save the Town money? Investors and bond rating agencies stress the value of a CIP to a government seeking to borrow funds. In fact, a copy of the five (5) year plan is generally included in the offering statement for every bond issuance. The absence of rational, long-term planning weighs against the bond ratings issued by rating agencies. The result is a higher interest rate on bond issues sold by governments that do not document and disclose their long-term capital financing needs and plans. Thus, a government entity realizes tangible cost savings results when it utilizes capital improvement programming.

Another financial benefit from the capital programming process is the avoidance of poorly timed projects. Far too often, governments install capital facilities only to find that these facilities soon must be replaced by other installations. Good planning can ensure that these efforts are coordinated and costly duplications avoided. Finally, significant savings can accrue to taxpayers when major capital financing is coordinated so that bond issues are sold infrequently, but at good times during the economic cycle. A sound capital planning process helps to promote such practices.

Will a CIP show local government officials anything that they do not already know? Many governments have failed to engage in long-term financial planning, and are unaware of how their capital financing requirements will accumulate over future years. As a result, some jurisdictions unfortunately have deferred maintenance and capital replacement projects in order to sustain operations beyond their financial capabilities. The CIP process can help to identify financial imbalances and begin the steps necessary to assure sound, long-term operations and capital financing strategies. In some cases, the CIP process helps to identify long-term financing needs that require specific public attention in a purely financial context.

What is the relationship of the capital budget to the general fund budget? An appropriation should be included in the general fund budget annually for capital expenditures. This appropriation becomes one of several sources of funds to finance individual specific projects that are accounted for within the capital projects fund. In Mansfield that appropriation is made from the capital and nonrecurring reserve (CNR) fund.

Other sources of financing for the capital budget include state and federal grants, transfers from other funds and miscellaneous items such as a one-time sale of land, and the sale of debt.

Most elements of the capital budget will be included in the capital fund as an authorized project once approved by the voters at the annual Town Meeting. However, items to be financed from bond issues may not be included in the capital fund as an approved project until such time as a successful bond referendum is held.

In addition to the CIP, the Town of Mansfield has established the afore-mentioned CNR fund. The purpose of the CNR fund is to accumulate over a period of years a reserve out of which a portion of the capital budget can be financed. Under ideal conditions, payments would be made from the general fund using the unexpended balance of completed capital projects, and from other sources contributed to the reserve fund each year. Expenditures, on the other hand, would rise and fall with need, but over the long run would be expected to equal revenues.

Finally, the capital projects committee, which is a management committee created by the Town Manager, is responsible for developing the CIP and the CNR Budget for the coming budget year.

The CIP, submitted herewith by the capital projects committee, constitutes only a recommendation to the Town Council to undertake certain projects. Actual authorization to begin a project requires formal budgetary approval by the Council and the Town Meeting, and, in the case where the project is to be financed by the issuance of debt, a Town referendum.

In addition to presenting the updated CIP each year, the committee meets periodically during the fiscal year to review projects under construction for the purpose of comparing the actual construction costs with original estimates, as well as to ensure that the Town is completing projects in a timely manner.

The attached CIP recognizes the Town's long term goals, objectives, and ongoing responsibility to maintain its capital investment in facilities, equipment and infrastructure and to improve those facilities to meet the demands of a dynamic community. The program also recognizes the Town's responsibility to limit such undertakings to a level that will preserve the financial integrity of the organization. To that end, the capital projects committee supports a program that will allow for a level or decreasing combined capital and debt burden, a systematic application of "cash to capital", and the use of the CNR Fund to acquire the funds prior to meeting the costs of a capital project.

It is the conclusion of this committee that a proper mix of borrowing, "cash to capital", and savings to establish a reserve will ensure that: 1) the Town's overall debt remains well within statutory limits; 2) the Town's annual capital and debt service payments will consume a level or declining percentage of the Town's operating budget; 3) the Town's credit rating will be preserved; and 4) that funding will be available so that capital improvements can be undertaken on a timely basis.

Town of Mansfield
 Capital Fund Budget Summary
 FY 2015/16

	14/15 Adopted	15/16 Proposed
Estimated Revenues:		
Capital Non-Recurring Reserve Fund (CNR)	\$ 1,873,600	\$ 2,055,470
Town Aid Road Grant	242,000	130,000
Infrastructure Grant (LOCIP)	192,490	184,930
Federal and State Grants	233,530	
Other	107,400	108,500
Bonds	4,000,000	
	\$ 6,649,020	\$ 2,478,900

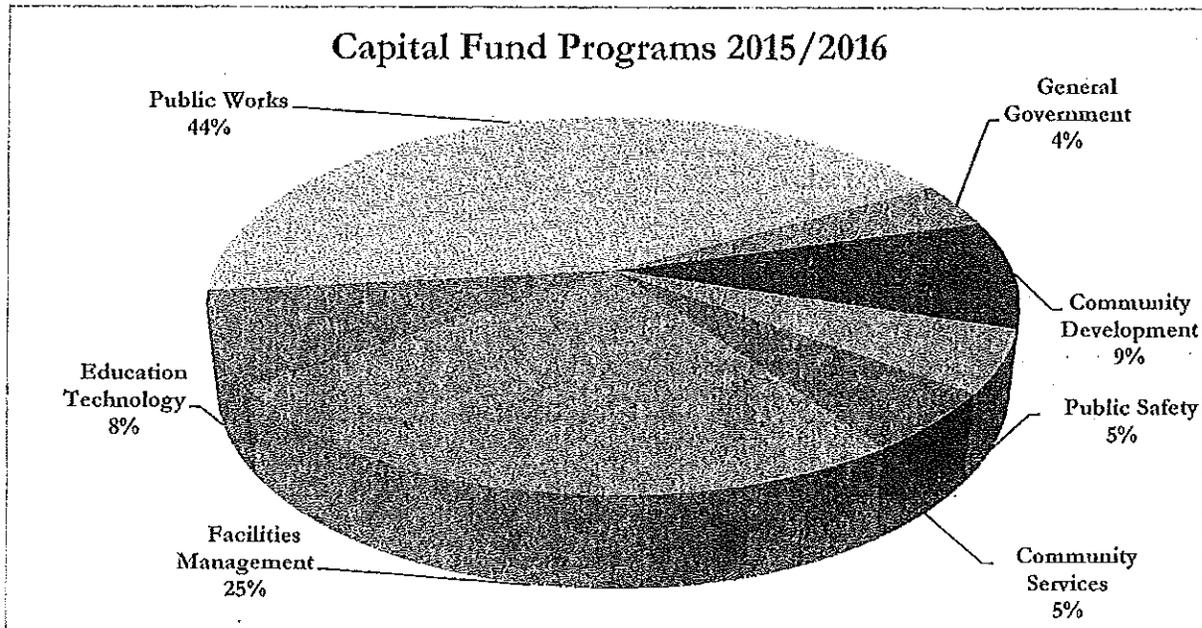
	14/15 Adopted	15/16 Proposed
Estimated Expenditures:		
General Government	\$ 95,000	\$ 81,100
Facilities Management (Town/Schools)	420,000	631,700
Public Safety	506,000	130,000
Public Works	804,500	1,076,000
Community Services	128,200	128,500
Community Development	4,495,320	231,600
Education	200,000	200,000
	\$ 6,649,020	\$ 2,478,900

Town of Mansfield
Proposed Capital Projects Fund Financing Plan - 2015/16

	Budget 2015/16	LOCIP	CNR Fund	Other Funds	Town Aid Road Fund
General Government					
Fleet Vehicle - Building/Housing	26,100		26,100		
Furniture & Fixtures	15,000		15,000		
Software	45,000		45,000		
Strategic Planning	10,000		10,000		
Total General Government	96,100	-	96,100	-	-
Facilities Management					
Town					
Comm Center Building Repairs	39,200		39,200		
Day Care Building Repairs	20,000		20,000		
Fire Stations Building Repairs	100,000		100,000		
Joshua's Trust Building Repairs	2,500		2,500		
Library Building Repairs	100,000		100,000		
Maintenance Projects	15,000		15,000		
Public Works Building Repairs	10,000		10,000		
Roof Repairs	30,000		30,000		
Senior Center Building Repairs	40,000		40,000		
Town Hall Building Repairs	60,000		50,000		
Education					
School Building Maintenance	200,000		200,000		
Total Facilities Management	616,700	-	606,700	-	-
Public Safety					
Fire and Emergency Services					
Automated Chest Compression Units	48,000		48,000		
Commerical Gear Washer	8,000		8,000		
Communication Equipment	6,000		6,000		
Fire Hose	10,000		10,000		
Fire Ponds	6,000		6,000		
Personal Protective Equip.	20,000		20,000		
Personnel Accountability Software	12,000		12,000		
Rescue Equipment	20,000		20,000		
Total Public Safety	130,000	-	130,000	-	-
Public Works					
Engineering CAD Upgrades	21,000		21,000		
Fueling Station	500,000		500,000		
Guiderails Imprv/Replace	20,000		20,000		
Road/Resurfacing	410,000	184,930	95,070		130,000
Scale for Front End Loader	10,000			10,000	
Storrs Center Equipment	10,000			10,000	
Transportation/Walkways	25,000		25,000		
Trees	10,000		10,000		
Vac all Truck	70,000		25,000	45,000	
Total Public Works	1,076,000	184,930	696,070	65,000	130,000

Town of Mansfield
Proposed Capital Projects Fund Financing Plan - 2015/16

	Budget 2015/16	LOCIP	CNR Fund	Other Funds	Town Aid Road Fund
Community Services					
Fitness - Equipment	43,500			43,500	
Park Improvements	20,000		20,000		
Playground Surfacing	5,000		5,000		
Playscapes - New/Replace	40,000		40,000		
Senior Center Chairs	20,000		20,000		
Total Community Services	128,500	-	85,000	43,500	-
Community Development					
Future Projects	3,000		3,000		
Storrs Center Reserve	228,600		228,600		
Total Community Develop.	231,600	-	231,600	-	-
Education					
Technology Infrastructure	200,000		200,000		
Total Education	200,000	-	200,000	-	-
TOTAL C.I.P. 2014/15	\$ 2,478,900	\$ 184,930	\$ 2,045,470	\$ 108,500	\$ 130,000



Town of Mansfield
Capital Improvements Program Narrative
FY 2015/16

Fleet Vehicle -- Building/Housing - \$26,100

Funding is proposed for the replacement of the existing Ford Ranger which has over 100,000 miles and increasing maintenance costs. The new vehicle requires high clearance and all weather/terrain capability.

Furniture & Fixtures - \$15,000

This appropriation will be used for replacing older furniture in the Town Hall.

Software - \$45,000

Our new permitting and code enforcement software (CSI) will provide an efficient work flow to enhance information access for the public and maximize staff productivity. Some of the capabilities will include optional online filing for the public, the ability for citizens to optionally check on the status of their application at any time and make payments online, a work management system that supports collaboration efforts across departments, integration with the Town's GIS and CAMA systems, automated report generation, and tracking of information such as inspections, investigations and citations. Also under this account we are completing the final components of our financial software updates, most notably the completion of the updating of our CAMA system (originally from 1997).

Strategic Planning - \$10,000

This appropriation will provide funding, if needed, for strategic planning and related expenses. Potential uses include professional and technical expertise to assist in reviewing police service alternatives.

Community Center Building Repairs & Improvements - \$39,200

The Community Center, along with other town buildings, is beginning to need facility repairs. Funding is proposed to begin accumulating a reserve for which to draw on when repairs are needed. \$5,000 of this funding will begin the reserve and the remainder will be put towards carpet replacement with new rubber flooring in the fitness center, carpet replacement with new tile in the reception area and phase one of a locker replacement.

Day Care Building Repairs & Improvements - \$20,000

Funding will be used for carpet replacement since it is at or nearing its useful life in the hallway and in the office main desk area. Any residual funding will be used for improvements in energy efficiencies upgrades or additions.

Fire Stations Building Repairs & Improvements - \$100,000

Funding will be used for the replacement cement floor at Fire Station #107. The floor is not rated to hold the current load that is required. Funding will also be used to replace the roof at Fire Station #207, which is past its useful life and needs to be replaced. Fire Station #307 is slated to have the oil tank removed this year. We are planning on converting the building over to LP gas and installing an above ground tank.

Joshua's Trust - \$2,500

A replacement alarm system that will include temperature monitoring will be installed to replace the one that the prior occupant had in the building.

Library Building Repairs & Improvements - \$100,000

Funding will be used to upgrade the building's fire panel. The current panel has parts that are failing and are hard to find for replacement. It is also a proprietary system, allowing only one vendor to repair at a premium. We would replace the panel with newer technology and non-proprietary.

Maintenance Projects - \$15,000

These funds would be used for small projects and emergency repairs that come up throughout the year.

Public Works Building Repairs & Improvements - \$10,000

Support beams are rusting in some areas and should be evaluated by a structural engineer for proper repair if needed. The ducts have not been cleaned on the heating and air conditioning systems and should be done on a regular interval.

Roof Repairs - Town Buildings - \$30,000

This appropriation is used to fund minor roof maintenance.

Senior Center Building Repairs & Improvements - \$40,000

The exterior wood has some rot in the wood that needs to be replaced; this work would include re-staining the exterior. Funding will also be used for flooring replacement in the large meeting room, which is beyond its useful life.

Town Hall Building Repairs & Improvements - \$60,000

Funding will be used for exterior painting of the Town Hall building. The building has not received a complete scraping and painting for over ten years. Funding will also be used for the boiler room piping, to replace valves that are almost impossible to open and shut, and to replace some piping. \$10,000 of this funding will also be set aside for the Town Clerk's vault climate control system, which has been building over the past couple fiscal years.

School Building Maintenance - \$200,000

This will be the third year of a 5-year plan to address critical maintenance and infrastructure needs in the four school buildings. This appropriation will fund exterior painting for the metal soffit at the middle school, as well as some elevator improvements needed to keep the elevator in running order. This funding will also be used for some flooring replacement and water system repairs.

Automated Chest Compression Unit - \$48,000

This request seeks funding for 3 portable devices that deliver automated chest compressions to improve blood flow in victims of cardiac arrest. Studies have shown that the effectiveness of manual chest compressions can be reduced over time as a patient is transported to a hospital. In a mobile environment, rescuers can be safely seated-belted in the back of an ambulance while the automated unit delivers consistent chest compressions.

Commercial Gear Washer - \$8,000

The department's current machine is approximately 15 years old and we are experiencing mechanical problems that result in lengthy downtime due to difficulty in obtaining parts. The machine is used to clean personal protective equipment and work station uniforms that have been exposed to products of combustion or blood and body fluids.

Communication Equipment - \$6,000

This request is for the annual replacement of equipment that has reached the end of its service life and to address shortages of inventory as communication needs have grown. The department requires a variety of communication equipment (pagers, mobile radios, portable radios, etc.) to conduct effective operations at incidents. Reliable communications are critical to resolving emergencies and ensuring the safety of the public and department personnel.

Fire Hose - \$10,000

Fire hose is service tested annually to certify that it is capable of performing when needed. Between annual testing and use under extreme conditions during which damage occurs, periodic replacement is necessary. This funding request seeks to maintain a minimum complement of firefighting hose to replace hose that has either failed during annual testing or been damaged during use. We continue to pursue grant funding through FEMA to implement a replacement of the entire inventory of hose that is older than ten (10) years.

Fire Ponds - \$6,000

These funds will be used to upgrade fire ponds for use by the fire department as a source of water for firefighting operations. Upgrades may include the purchase of equipment and components for installation of dry hydrants, improving access for fire apparatus and improving the capacity of a particular pond.

Personal Protective Equipment - \$20,000

This appropriation provides for an on-going program of Personal Protective Equipment (PPE) replacement. PPE replacement for interior structural firefighters occurs on a five to ten-year cycle. This request maintains annual funding to replace a select number of PPE that has reached the end of its service life.

Personnel Accountability System - \$12,000

The objective of this project is to implement an on-scene, automated accountability system that is simple yet scalable to meet the unique needs of each type of emergency incident. The preferred solution will provide compatibility on a local, regional and state level and afford interoperability with multiple responding agencies. Tracking personnel and resources at emergency incidents, while maintaining site security at incidents, improves safety for all responders.

Rescue Equipment - \$20,000

The department has a variety of rescue equipment (Hurst tools, rescue air bags, stabilizers, etc.) that require updating or replacement. Regular annual service testing frequently reveals equipment that needs to be replaced. Also, new technologies and materials used in motor vehicle design and construction often require updates to specific tools and equipment needed to meet the challenges encountered during emergency rescue operations.

Engineering CAD Upgrades - \$21,000

This appropriation will provide funds to support the CAD (Computer Assisted Drafting) systems in the Engineering office as well as providing funds for GIS (Geographical Information Systems) development within various Town departments.

Fueling Station - \$500,000

This appropriation will provide funds for the replacement of the existing fuel pump and two underground fuel storage tanks at the Town garage. The underground storage tanks must be removed before they are 30 years old or DEEP will red tag the tanks and require removal within 90 days. Both tanks are 29 years old and the diesel tank is contaminated and no longer used. These funds will be used to bid a project that will remove the two tanks and build a new environmentally compliant fueling station with the installation of an above ground split fuel storage tank (holds both diesel and gasoline), spill containment system, canopy, fuel tracking software and hardware, concrete pad and asphalt paving.

Guiderails Improvement/Replacements - \$20,000

This appropriation will provide funds to purchase new and replacement metal-beam guardrails and wooden guideposts along Town roadways.

Road Resurfacing - \$410,000

These funds will be used to resurface some Town roads as part of the Town's continuing road surface maintenance program. These funds also are used to purchase all the materials used by the DPW in patching roads (including unimproved roads), paving over trenches and leveling roads prior to resurfacing.

Scale for Front End Loader - \$10,000

These funds will be used to purchase a scale to measure the weight of each load put onto a vehicle by the front end loader. Primary use will be to track treated salt usage to ensure we are efficiently using it. Use of the scale will also ensure trucks are not overloaded which can create both safety and mechanical issues.

Storrs Center Equipment - \$10,000

This appropriation will fund the purchase of a small push sidewalk vacuum to clean sidewalks and vacuum debris from tree wells.

Transportation/Walkways - \$25,000

This appropriation will provide funds to assist in the design, inspection, maintenance, construction and right-of-way purchases for various transportation facilities that are not auto-related, such as bus stops, priority walkways and bikeways.

Trees - \$10,000

This appropriation will provide funds to remove public trees that have become hazards and planting new Town trees.

Vac All Truck - \$70,000

This appropriation will pay for the Town's participation in the Intertown Capital Equipment Purchase Incentive (ICE) Program with Coventry and the State. Coventry and Mansfield will purchase a new Vac All Truck (catch basin cleaner) to replace the one jointly purchased over 10 years ago. The State will fund 30% and Mansfield and Coventry would split the remainder equally (35%) and continue to share use per current arrangement.

Fitness Equipment - \$43,500

This appropriation will fund the replacement of exercise equipment that is currently being used beyond normal depreciation and life expectancy and is on schedule to be upgraded.

Park Improvements - \$20,000

This appropriation will fund an ongoing effort to replace and repair equipment and facilities throughout the Town's park system. This includes playground equipment, picnic areas, ball fields, trail network, signage, fencing, etc. Facility repair and equipment replacement helps to limit the Town's potential liability and provides for safe areas for use by the public. This fund is also used to supplement any outside funding sources such as grants and donations which are obtained to make improvements to the Town's parks.

Playground Surfacing - \$5,000

This appropriation will provide funds to replace the specialty engineered wood fiber at the Town's playscapes that are required for safety reasons. This material is renewed annually so that the surfaces under the equipment meet current safety standards.

Playscapes - New/Replacements - \$40,000

This appropriation will continue building the reserves necessary for the replacement or addition of Town playscapes. The Sunny Acres Park playscape was replaced in the fall of 2012 and the Schoolhouse Brook Park playscape was replaced in the fall of 2014. Continuing the plan would allow the build-up of a reserve for a new playscape at Lions Memorial Park.

Senior Center Chairs - \$20,000

This appropriation will be used to purchase approximately 120 commercial grade chairs. Many of the current chairs are broken or have loose parts. The chairs are not very stackable and can become tripping hazards when the room is in use for other activities.

Future Projects - Local Share - \$3,000

These funds will be used for future grant projects that require a local match.

Storrs Center Reserve - \$228,600

This appropriation will be used for one time expenditures such as building inspection and fire prevention personnel for Storrs Center projects.

Technology Infrastructure - \$200,000

This will be the third year of a 5-year plan to address critical technology infrastructure needs in the four school buildings. In the Fiscal Year 2015/16 budget, we have identified a number of specific items in our plan details. Projects include critical network infrastructure updates including fiber optic cabling, copper cabling and servers. Additionally, we will implement overdue equipment replacement cycle needs at the four schools.

Town of Mansfield
Impact of 2015/16 Capital Expenditures
Future Operating Budgets

The Town's capital expenditures largely consist of maintenance items or recurring replacements and are intended to extend the useful life of a building or facility, or to reduce operating costs by replacing equipment or rolling stock on a scheduled basis.

The most significant project is the replacement and upgrade of the fueling station at the Public Works Garage for \$500,000. As noted above, this project will also remove two underground fuel storage tanks, eliminating the need for costly contamination insurance and underground leak detection equipment. We also anticipate reduced maintenance and operational costs that comes with newer equipment.

Town of Mansfield
Capital Projects Committee
Proposed Five Year Capital Improvements Program
2015/16 - 2019/20

	Adopted 2014/15	Proposed 2015/16	Future Projects			
			2016/17	2017/18	2018/19	2019/20
SUMMARY OF PROGRAMS						
General Government	\$ 95,000	\$ 96,100	\$ 85,000	\$ 75,000	\$ 75,000	\$ 75,000
Facilities Management	420,000	616,700	525,000	325,000	325,000	325,000
Public Safety	506,000	130,000	412,000	838,400	823,000	1,100,100
Public Works	804,500	1,076,000	874,000	897,100	960,000	965,000
Community Services	128,200	128,500	126,000	107,400	119,300	145,300
Community Development	9,495,320	231,600	231,600	232,100	232,100	-
Education	200,000	200,000	200,000	-	-	-
Total CIP	\$ 11,649,020	\$ 2,478,900	\$ 2,453,600	\$ 2,475,000	\$ 2,534,400	\$ 2,610,400

SUGGESTED SOURCES OF FINANCING

Bonds	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Nonrecurring Reserve Fund	1,873,600	2,055,470	2,078,600	2,128,600	2,178,600	2,228,600
Federal & State Grants	233,530	-	-	-	-	-
LOGIP Grant	192,490	184,930	184,000	184,000	184,000	184,000
Town Aid Road Fund	242,000	130,000	130,000	130,000	130,000	130,000
Other	107,400	108,500	61,000	32,400	41,800	67,800
Total Financing	\$ 11,649,020	\$ 2,478,900	\$ 2,453,600	\$ 2,475,000	\$ 2,534,400	\$ 2,610,400

Town of Mansfield
Proposed Five Year Capital Improvement Program
2016/2020

	Adopted		Future Projects			
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
GENERAL GOVERNMENT						
Fleet Vehicle - Building/Housing		26,100				
Future Projects			5,000	5,000	5,000	5,000
Furniture	10,000	15,000	15,000	15,000	15,000	15,000
Pool Cars	30,000		25,000	25,000	25,000	25,000
Software	65,000	45,000	30,000	20,000	20,000	20,000
Strategic Planning		10,000	10,000	10,000	10,000	10,000
Total Gen. Govt.	105,000	96,100	85,000	75,000	75,000	75,000
FACILITIES MANAGEMENT						
Town						
Comm Center Building Repairs	5,000	39,200	30,000	30,000	30,000	30,000
Daycare Building Repairs		20,000	30,000	30,000	30,000	30,000
Emergency Generators	50,000					
Fire Stations Building Repairs	33,000	100,000	90,000	90,000	90,000	90,000
Historical Society Building Repairs			5,000	5,000	5,000	5,000
Joshua's Trust - alarm		2,500	5,000	5,000	5,000	5,000
Library Building Repairs	25,000	100,000	25,000	25,000	25,000	25,000
Maintenance Projects	15,000	15,000	30,000	30,000	30,000	30,000
Public Works Building Repairs		10,000	25,000	25,000	25,000	25,000
Roof Repairs - All Town Buildings	20,000	30,000	30,000	30,000	30,000	30,000
Security Improvements	10,000					
Senior Center Building Repairs	8,000	40,000	30,000	30,000	30,000	30,000
Town Hall Building Repairs	4,000	60,000	25,000	25,000	25,000	25,000
Vault Climate Control	10,000					
Education						
Elem. School Cleaning Equip	10,000					
Outdoor Tractor Replacement	20,000					
School Building Maintenance	200,000	200,000	200,000			
Total Facilities Management	410,000	616,700	525,000	325,000	325,000	325,000
PUBLIC SAFETY						
Fire and Emergency Services						
Automated Chest Compression Units		48,000				
Communication Equipment	10,000	6,000	5,000	5,000	10,000	10,000
Fire Hose		10,000	10,000	10,000	10,000	10,000
Fire Ponds	7,000	6,000	7,000	7,000	10,000	10,000
Fire/EMS Utility Terrain Vehicle	32,000					
Keyboxes	9,000					
Personal Protective Equipment	25,000	20,000	20,000	30,000	50,000	50,000
Personnel Accountability System	8,000	12,000				
Power Load Cot Fastening System	83,000					

Town of Mansfield
Proposed Five Year Capital Improvement Program
2016/2020

	Adopted		Future Projects			
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
PUBLIC SAFETY (continued)						
Replacement of 79MF						40,000
Replacement of 83MF			40,000			
Replacement of Service 107					60,000	
Replacement of Ambulance 607			230,000		80,000	80,000
Replacement of ET 107			100,000	500,000		
Replacement of ET 507	300,000					
Replacement of Squad 207					93,400	529,100
Replacement of Rescue 107				236,400	353,600	
Replacement of Rescue 207						250,000
Replacement of SCBA	12,000			50,000	100,000	100,000
Rescue Equipment	20,000	20,000			31,000	
Commercial Gear Washer		8,000				
Thermal Imager Cameras						21,000
Animal Control						
Van					25,000	
Total Public Safety	506,000	130,000	412,000	838,400	823,000	1,100,100
PUBLIC WORKS						
Bobcat	20,000					
Bridges	15,000			5,000		
Bucket Loader			110,000	110,000		
Engineering CAD Upgrades		21,000	25,000	25,000	25,000	25,000
Engineering Plotter/Scanner/Copier			20,000			
Engineering Project Software				25,000		
Fueling Station		500,000				
Guiderails Imprv/Replace	8,500	20,000	20,000	25,000	10,000	20,000
Large Dump Trucks w/plows	165,000		190,000		195,000	
Medium Dump Trucks					65,000	
Mowers and Attachments	15,000		30,000	30,000	35,000	35,000
Pickup/small dump trucks				35,000	35,000	
Road Drainage	50,000		50,000	60,000	50,000	75,000
Road Grader						50,000
Road/Resurfacing	330,000	410,000	385,000	425,000	425,000	425,000
Sanders for Trucks	6,000		4,000			
Scale for Front End Loader		10,000				
Storrs Center Equipment	65,000	10,000		53,000		50,000
Street Sweeper					50,000	170,000
Transp/Walkways per Town's Priority	110,000	25,000	30,000	94,100	60,000	100,000
Trees	10,000	10,000	10,000	10,000	10,000	15,000
Vac all Truck (share with Coventry)		70,000				
Wincog Equipment - Regional	10,000					
Total Public Works	804,500	1,076,000	874,000	897,100	960,000	965,000

Town of Mansfield
Proposed Five Year Capital Improvement Program
2016/2020

	Adopted		Future Projects			
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
COMMUNITY SERVICES						
Community Center - Misc/Other	26,000					
Fitness - Equipment	37,200	43,500	61,000	32,400	41,800	67,800
Park Improvements	20,000	20,000	20,000	30,000	30,000	30,000
Playground Surfacing - 85824	5,000	5,000	5,000	5,000	7,500	7,500
Playscapes - New/Replacements	40,000	40,000	40,000	40,000	40,000	40,000
Senior Center - Chairs		20,000				
Total Community Services	128,200	128,500	126,000	107,400	119,300	145,300
COMMUNITY DEVELOPMENT						
Fern Road Bus Garage	10,000					
Four Corners Sewer/Water Improv.	9,000,000					
Future Projects - Local Share		3,000	3,000	3,500	3,500	
HUD Community Challenge Grant	206,720					
Mansfield Tomorrow	20,000					
NextGen Conn Comm Impact	30,000					
Storrs Center Reserve	228,600	228,600	228,600	228,600	228,600	
Total Community Development	9,495,320	231,600	231,600	232,100	232,100	-
EDUCATION						
Technology Infrastructure	200,000	200,000	200,000			
Total Education	200,000	200,000	200,000	-	-	-
TOTAL C.I.P.	\$ 11,649,020	\$ 2,478,900	\$ 2,453,600	\$ 2,475,000	\$ 2,534,400	\$ 2,610,400
Funding:						
Bonds	9,000,000					
CNR Fund	1,645,000	1,826,870	1,850,000	1,900,000	1,950,000	2,000,000
CNR Fund - Storrs Center Reserve	228,600	228,600	228,600	228,600	228,600	228,600
Federal and State Grants	233,530					
LoCIP	192,490	184,930	184,000	184,000	184,000	184,000
Town Aid Road Fund	242,000	130,000	130,000	130,000	130,000	130,000
Other Funds - P & R	42,400	43,500	61,000	32,400	41,800	67,800
Other Funds - Storrs Ctr Reserve	65,000	65,000				
TOTAL FUNDING:	\$ 11,649,020	\$ 2,478,900	\$ 2,453,600	\$ 2,475,000	\$ 2,534,400	\$ 2,610,400

CAPITAL AND NONRECURRING (CNR) FUND – 250 Fund

This fund was created pursuant to Connecticut General Statutes 7-148 (Municipal Powers). This Fund is used for capital and one-time expenditures.

FY 2014/2015 Accomplishments

- Revenue highlights of the Fund are as follows: General Fund contribution of \$1,817,380; Pequot/Mohegan grant funding of \$230,219; ambulance service fees projected at \$275,000.
- Planned (transferred) uses of the Fund are as follows: \$2,111,100 to the Capital Fund for capital projects; \$185,000 to the Management Services Fund for technology equipment replacement; \$36,000 to the Compensated Absences Fund.

FY 2015/2016 Trends & Key Issues

In recent years the Town has been working towards discontinuing the use of the CNR Fund to support expenditures which do not meet our definition of capital or “one-time” expenditures. The FY 2015/16 Budget proposes that only capital items be financed through the CNR Fund.

The Governor’s budget proposes continued funding for the Pequot/Mohegan grant. Programs planned for funding in the upcoming fiscal year include:

- \$2,054,470 to fund capital projects.
- \$185,000 for Management Services Fund – technology replacement. †

† Denotes accomplishment, goal or objective links to the Town’s nine strategic vision points.
CNR = *linkage to Government*

Town of Mansfield
 Capital and Nonrecurring Reserve Fund Budget
 Estimated Revenues, Expenditures and Changes in Fund Balance
 Fiscal Year 2015/16

	FY 13/14 Actual	FY 14/15 Estimated	FY 15/16 Projected	FY 16/17 Projected	FY 17/18 Projected	FY 18/19 Projected	FY 19/20 Projected
Sources:							
General Fund Contribution	\$ 2,332,690	\$ 1,817,380	\$ 1,792,380	\$ 1,800,000	\$ 1,850,000	\$ 1,900,000	\$ 1,950,000
Board Contribution	120,000						
Ambulance User Fees	233,599	275,000	275,000	275,000	275,000	275,000	275,000
Other	14,400						
Insurance Refund							
Sewer Assessments	912	-	500	500	500	500	500
Pequot Funds	205,985	230,219	209,560	209,560	209,560	209,560	209,560
Total Sources	2,907,586	2,322,599	2,277,440	2,285,060	2,335,060	2,385,060	2,435,060
Uses:							
Operating Transfers Out:							
Management Services Fund	175,000	185,000	185,000	200,000	200,000	200,000	200,000
Property Tax Revaluation Fund	25,000						
Capital Fund	2,508,069	1,882,500	1,826,870	1,850,000	1,900,000	1,950,000	2,000,000
Capital Fund - Storms Center Reserve	168,360	228,600	228,600	228,600	228,600	228,600	228,600
Capital Fund - Replacement Fire Truck							
Parks & Recreation Operating Subsidy							
Compensated Absences Fund	36,000	36,000					
Total Uses	2,912,429	2,332,100	2,240,470	2,278,600	2,328,600	2,378,600	2,428,600
Excess/(Deficiency)	(4,843)	(9,501)	36,970	6,460	6,460	6,460	6,460
Fund Balance/(Deficit) July 1	118	(4,725)	(14,226)	22,744	29,204	35,664	42,124
Fund Balance, June 30	\$ (4,725)	\$ (14,226)	\$ 22,744	\$ 29,204	\$ 35,664	\$ 42,124	\$ 48,584

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: March 26, 2015
Subject: Zoning Permit Review
Storrs Center: Phase 3 (Residential Village)
File 1246-21

In 2007, the Planning and Zoning Commission (PZC) unanimously approved the Storrs Center Special Design District (SC-SDD) zone and associated Zoning Regulations establishing a specific review and approval process for all development in the SC-SDD. The approved zoning permit review and approval process is designed to ensure compliance with all applicable zoning approval criteria including a determination by the Director of Planning and Development that the proposed development is "reasonably consistent" with the PZC approved preliminary master plan mapping, the Storrs Center Design Guidelines, the master parking study, the master traffic study and the master drainage study. The Zoning Regulations define "reasonably consistent" as "some variation or deviation from specific provisions is acceptable, provided that the overall intent of the provision is achieved with respect to health, safety, environmental and other land use considerations."

Although the SC-SDD Zoning Permit review process is administrative, provisions are included for public participation. A public hearing conducted by the Mansfield Downtown Partnership, Inc., Mansfield's officially designated Municipal Development Authority for the Storrs Center project, is required and all public comments will be considered before a decision is made on a zoning permit application. Furthermore, all zoning permits in the SC-SDD will be thoroughly reviewed by Mansfield staff members and it will be confirmed that submitted plans remain acceptable to the State and Federal review agencies, including the State Department of Environmental Protection, the Office of State Traffic Administration and the Army Corp of Engineers.

A Zoning Permit Application for construction of Phase 3, which includes eight, 4-unit townhouse buildings and one, 10-unit condominium building for a total of 42 dwelling units was submitted on March 26, 2015. The Downtown Partnership has scheduled a public hearing on this Zoning Permit application on April 14, 2015 at 7:00 p.m. in the Town Council Chamber. Following completion of the public hearing process, the Mansfield Downtown Partnership will forward comments and a recommendation for my consideration. This recommendation must be provided within 10 days of the close of the public hearing. I have 20 days from the deadline for the Partnership to submit comments to complete my review and render a decision.

The plans will be available for Commission review and potential comment at the April 6th meeting. If you would like to view them in advance, they are available on-line at <http://www.mansfieldct.gov/scplanningdocs>.

PAGE
BREAK

Linda M. Painter

From: Jessie Shea
Sent: Monday, March 23, 2015 1:19 PM
To: Linda M. Painter
Subject: FW: Please videotape your meetings

From: tulay luciano [tulayluciano@yahoo.com]
Sent: Sunday, March 22, 2015 6:30 PM
To: Jessie Shea
Subject: Fw: Please videotape your meetings

Dear Ms. Shea:

I sent another request to reconsider my request (below). I wonder if when a petition is sent to the department, the petition is copied to the members of the PZC.

When will PZC meet and will my petition be in their packet?

Best,
tulay

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

From: tulay luciano <tulayluciano@yahoo.com>
To: "PlanZoneDept@mansfieldct.org" <PlanZoneDept@mansfieldct.org>; Matt Hart <hartmw@mansfieldct.org>; Linda Painter <painterlm@mansfieldct.org>
Sent: Sunday, March 15, 2015 11:53 PM
Subject: Please videotape your meetings

Dear Ms. Goodwin and the Members of the PZC Commission:

On Dec. 21, 2014, I requested that PZC meetings be broadcasted. As reported, at its 12.15.2014 meeting, PZC refused this request narrowly.

I listened with interest the audio tape of the said meeting provided with me by Ms. Shea , the assistant to the department. It was difficult to guess who is speaking because the speakers did not identify themselves, and towards the end, the taping was not good or the speakers were away from the recorder.

The commission's refusal to broadcast its meetings prevents more residents' access to your meetings is undemocratic. Therefore I would like PZC reconsider my request. My reasons:

1. "PZC meetings are participatory", a voice which I would think was Ms. Goodwin.

What I understood by this sentence and the following statements that one must be there during the meetings to participate. If no question asked or no oral statement is given, I fail to see any difference being present at the meetings and watching them at home. In addition, at home, I have the option of rolling the tape to watch the same thing again and again.

I am an avid watcher of the town council meetings. They are highly informative; even if I am against some decisions, I have an idea of their reasons behind it. We, the Mansfield residents lost so much info about the meetings and the town issues when there was not such an option available to us in the past. Today, we, the Mansfield residents, are missing so much without the access to your meetings. Not everyone, especially the elderly and handicapped, are capable to attend the meetings.

1. I forgot the whole sentence, but the voice I think Ms. Goodwin's was saying something like that "...then I get the mails.", meaning that watching the meetings triggers more input from me or from others. Our reaction to the issues makes us "participatory" as it was intended. I believe, our mails, which take your and our time, are the pulse of the community
2. Some members expressed on the tape that they were camera shy. I am also camera shy so I understand the feeling. But I would like to tell gladly that all of you were very comfortable and professional during the LWW's Candidates' Night while it was being taped.
3. I want to believe that all of you want and know the importance of conducting meetings open and transparent. Your meetings are open only to the few who are able to attend. Broadcasting the meetings would make your meetings more understandable, transparent and more residents to participate in town issues therefore more democratic.
4. Your meetings are held at the council chambers, which has all the equipment to tape the meetings excellently.
5. The audio tapes must be requested after every meeting: a hardship.
6. The audio tapes do not provide the visual presentations.

With the hope that you take my request at the commission's next meeting and vote favorable for your meetings be broadcasted,

Tulay Luciano

808 Warrenville Road

Mansfield Ctr. Ct. 06250

860.429.6612

P.S. The link for the said tape recording is below.

<http://fmdata.mansfieldct.org:8080/audio/iwapzc/IWA-PZC-2014-12-15.mp3>