

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Monday, June 1, 2015 ▪ 7:15 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. May 18, 2015 Regular Meeting
4. Zoning Agent's Report
5. Public Hearings
 - 7:15 p.m.
Special Permit Application, Efficiency Unit, 5 Hillside Circle; Steven Sorrels, PZC File#1332
Memo from Zoning Agent
 - 7:20 p.m. Continued Public Hearing
Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)
Memo from Director of Planning and Development
6. Old Business
 - a. Special Permit Application, Commercial Recreation Use with Restaurant, 95 Storrs Road; East Brook F LLC, East Brook T LLC, and East Brook W LLC; PZC File #432-6
 - b. Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)
 - c. Special Permit Application, Efficiency Unit, 5 Hillside Circle; Steven Sorrels, PZC File#1332
 - d. Special Permit Application, Efficiency Unit, 17 Olsen Drive; Adam Lambert, PZC File#1333
Tabled pending 6/15/15 Public Hearing
 - e. Gravel Permit Renewals
Tabled pending 6/15/15 Public Hearing
 - f. Other
7. New Business
 - a. Special Permit Application, Efficiency Unit, 10 Meadowood Road; Germaine Mama, PZC File#1334
 - b. Other
8. Mansfield Tomorrow | Our Plan ▶ Our Future
 - a. Zoning Focus Group Update

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday May 18, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, R. Hall (arrived at 7:05 p.m.), G. Lewis, K. Rawn, B. Ryan,
Members absent: K. Holt, B. Pociask, P. Plante,
Alternates present: P. Aho, V. Ward, S. Westa
Staff present: Linda Painter, Director of Planning and Development
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed alternates Aho, Ward and Westa to act and Ryan as Acting Secretary.

Ward MOVED, Westa seconded, to add the following 3 items to the agenda under new business: Election of Secretary, Receipt of Gravel Renewals, and Special Permit for an Efficiency Unit. MOTION to add to the Agenda PASSED UNANIMOUSLY.

Minutes:

5-4-15 Meeting Minutes: Rawn MOVED, Ward seconded, to approve the 05-04-2015 Regular Meeting Minutes as written. MOTION PASSED UNANIMOUSLY. Chandy noted for the record that she listened to the recording.

5-13-15 Field Trip Minutes: Aho MOVED, Goodwin seconded, to approve the 05-13-2015 Field Trip Minutes as written. MOTION PASSED with Aho, Goodwin and Ryan in favor and all others disqualified.

Zoning Agent Report:

None noted.

Public Hearing:

Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)

Chairman Goodwin opened the Public Hearing at 7:04. Members present were Goodwin, Chandy, Hall (entered at 7:05 p.m.), Lewis, Rawn, Ryan and alternates Aho, Ward and Westa, all of whom were seated. Linda Painter, Director of Planning and Development read the Legal Notice as it appeared in The Chronicle on 5/5/15 and 5/13/15, and noted that all correspondences and the transcript of the previous Public Hearing on March 2, 2015 shall be entered into the record of this Public Hearing. Painter read into the record of the meeting the January 20, 2015 Letter from the Capitol Region Council of Governments Regional Planning Commission.

The following communications have been received and distributed to members:

Transcript

- Written transcript of the March 2, 2015 public hearing

Committee and Agency Referrals

- January 20, 2015 Letter from the Capitol Region Council of Governments Regional Planning Commission
- Undated Letter from Mansfield Commission on Aging
- January 15, 2015 Memo from the Transportation Advisory Committee
- February 3, 2015 Memo from the Agriculture Committee
- February 22, 2015 Memo from the Mansfield Parks Advisory Committee

- February 17, 2015 Memo from the Open Space Preservation Committee
- February 18, 2015 Memo from the Conservation Commission
- January 6, 2015 Minutes of the Four Corners Sewer and Water Advisory Committee
- January 8, 2015 Draft Minutes of the Transportation Advisory Committee
- 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)
- April 9, 2015 Town Council Minutes

Resident and Property Owner Comments

- Comment form from Donald B. Hoyle, 125A Bassetts Bridge Road (with attachments on fracking and oil pipeline extension article)
- Comment form from Meg Reich, 343 Bassetts Bridge Road
- Comment form from Julia Barstow, 139 Woodland Road
- Comment form from Bettejane Karnes, 353 North Eagleville Road
- Comment form from Pat Hempel
- Comment form from Miriam Kurland, 287 Wormwood Hill Road
- Undated Letters from Wilfred T. Bigl, 17 Hill Pond Drive (one addressed to the PZC Chair, one to the Director of Planning and Development)
- December 22, 2014 Comment from William Shakalis submitted through Joomag on-line portal
- December 29, 2014 Comment from John Perch submitted through Joomag on-line portal
- January 30, 2015 Comment from Mansfield Resident submitted through Joomag on-line portal
- January 2015 Letter from Charles Galgowski
- February 3, 2015 Email from Joan Buck
- February 9, 2015 Letter from Anthony Gioscia, 1708 Stafford Road
- February 10, 2015 Email from Emile Poirier
- February 12, 2015 Email from Vicky Wetherell
- February 20, 2015 Comment from John Fratiello submitted through Joomag on-line portal
- February 22, 2015 Email from Tulay Luciano to the Town Council and Town Manager
- February 24, 2015 Comment from Virginia Walton (Mansfield Recycling Coordinator) submitted through Joomag on-line portal
- February 25, 2015 Comments from Celeron Square (received in an email from John Sobanik)
- Draft Minutes of February 23, 2015 Town Council Public Hearing
- February 16, 2015 Letter from Bettejane Karnes to Town Council
- March 2, 2015 Letter from Lois K. Happe, 56 Olsen Drive
- March 28, 2015 Email from Tulay Luciano
- April 2, 2015 Email from Adam Kuegler, UConn Undergraduate Student Government External Affairs Committee
- April 14, 2015 Letter from Cynthia van Zelm, Mansfield Downtown Partnership
- May 18, 2015 Email from David Patenaude, 54 Ellington Road, Tolland

Painter gave a brief overview of each chapter of the December 2014 Draft Plan of Conservation and Development. The Chair opened the floor for public comment and stated that all testimony provided in the March Public Hearing has been transcribed and a copy provided to members, so although everyone is invited to speak, it is requested that witnesses not repeat previously provided testimony so as to allow time for new comments.

Richard Cowles, Meadowood Road, read into the record a statement and submitted that statement for the record, expressing concern about the higher density development designation of the site referred to as "Ponde Place".

Beverly Sims, Northwood Road, expressed the same concerns raised by Cowles and asked that the Commission reconsider the proposed Compact Residential designation for that site. Sims submitted a copy of the ERT Report done years prior on Ponde Place and excerpts she felt pertinent for the Commission to review.

Quentin Kessel, Codfish Falls, Chairman of the Conservation Commission, speaking as a resident, highlighted specific recommendations made by the Conservation Commission with regard to forest preservation (Goal 2.4—request to add new action); permanent protection of open space (page 3.19) and scenic roads (Page 9.8-9.9 – deletion of statement regarding postponement of scenic road designations) and the hope that these recommendations will be given serious consideration by the Commission.

Arthur Smith, Mulberry Road, questioned why the Plan merges the Town's Strategic Plan with the Plan of Conservation and Development; expressed concern with the lack of control the Town has over UConn; questioned the justification for adding financial goals into the plan; expressed concern regarding preservation of rural character and open space preservation; and discussed items that he feels are missing from the plan.

Alison Hilding, Southwood Road, Member of the Connecticut Council on Environmental Quality, speaking as a resident, expressed her concern with the lack of metrics in the plan; the need for stronger protection of various environmental resources both in the plan and by Town management; the focus on economic development and lack of emphasis on conservation; and the impacts of future growth on natural resources, traffic and the town's rural character. With regard to the future land use map, Ms. Hilding requested that the Hunting Lodge Road area be changed from Compact Residential to Rural Residential, consistent with previous neighborhood petitions; and that the size of the Mixed Use Center at Four Corners be reduced due to the extensive natural resources in that area. She also requested that this Public Hearing be continued for two weeks to allow for further comment.

Virginia Raymond, Member of the Town Council and Four Corners Water and Sewer Advisory Committee, speaking as a Council member and as a resident, expressed concern that this document is different than what has been historically done; expressed concern with the focus on Economic Development and proposals to allow certain types of development "by right"; and noted that the pending Senate Bill 1 could impact future state revenue transfers as well as revenues generated locally by new development.

Bryan Coleman, Centre Street, stated that he felt this document was ambiguous and not user friendly; questioned whether the grant funding for this project created future obligations for the Town; and requested that the Commission grant Hilding's request to continue the Public Hearing.

Pat Suprenant, Gurleyville Road, echoed Kessel's comments regarding need for permanent protection of open space; expressed concern that the Plan is more of a development document than a conservation document; identified a desire for metrics and specific references to previously discussed overlay zones to prevent sprawl along the proposed water pipeline; and expressed opposition to the action proposing a Town Employer Assisted Housing program and proposals that would transfer authority from elected officials to Town staff.

Jake Friedman, Northwood Road, submitted a written statement for the members.

Virginia Raymond requested that the Commission delay adoption until completion of the NextGenCT fiscal impact study and Four Corners Sanitary Sewer System EIE.

Betty Wassmundt, Old Turnpike Road, member of the Town Council, speaking as a resident, endorsed the comments from the Conservation Commission and expressed the need for permanent protection on open space; felt that this plan does not protect the rural character of Mansfield and is concerned with the development at Four Corners.

Alison Hilding submitted documents for the Commission to review, questioned the cost of hiring a consultant to rewrite the Zoning Regulations and questioned the history of posting meetings in accordance with state regulations.

Linda Painter noted an additional letter received on 5/18/15 by Michael Kirk, UConn.

Hall MOVED to close the Public Hearing. MOTION FAILED for lack of a second.

Lewis MOVED, Ward seconded, to continue the public hearing to 6/1/15. MOTION PASSED UNANIMOUSLY. Hearing ended for the evening at 8:44 p.m.

Old Business:

- a. **Special Permit Application, Commercial Recreation Use with Restaurant, 95 Storrs Road; East Brook F LLC, East Brook T LLC, and East Brook W LLC; PZC File #432-6**
Tabled pending Town Attorney opinion
- b. **Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)**
Tabled pending a 6/01/15 Continuation of Public Hearing
- c. **Special Permit Application, Efficiency Unit, 5 Hillside Circle; Steven Sorrels, PZC File#1332**
Tabled pending a 6/01/15 Public Hearing

New Business:

- a. **Storrs Center Request for Extension of Construction Hours**
Ryan McNamara, Centerplan, stated that they would like to extend the hours of operation by one hour to 10:00 p.m. He explained that this would allow for a second shift crew to do interior work until August 5th, noting approximately 50-100 workers would be working and they would release at staggered times to avoid a traffic issue. Aho MOVED, Chandy seconded, to accept the request for an hour extension of work hours. MOTION PASSED UNANIMOUSLY.
- b. **Appointment of Vera Ward as Regular Member**
Hall MOVED, Westa seconded, to appoint Vera Ward as a regular member of the Planning and Zoning Commission and Inland Wetlands Agency and to appoint Katherine Holt as an alternate member of the Planning and Zoning Commission and Inland Wetlands Agency. MOTION PASSED UNANIMOUSLY
- c. **Appointment of Katherine Holt as Alternate Member**
See motion above.
- d. **Appointment of a Secretary**
Rawn MOVED, Chandy seconded, to appoint Vera Ward as Secretary. MOTION PASSED UNANIMOUSLY.
- e. **Gravel Permit Renewals**
Hall MOVED, Ryan seconded, that the Commission set a public hearing for June 15, 2015 for the purpose of hearing special permit gravel renewal requests from Banis, Hall and Green. MOTION PASSED UNANIMOUSLY.
- f. **Special Permit Application, Efficiency Unit, 17 Olsen Drive, PZC File#1333**
Ryan MOVED, Westa seconded, to receive the Special Permit application submitted by Adam Lambert, for an efficiency unit, on property located at 17 Olsen Drive, owned by the applicant, as shown on plans dated

4/30/15 and as described in other application submissions and to refer said application to the Staff for review and comments, and to set a Public Hearing for June 15, 2015. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow:

Painter noted that there is no new information.

Reports from Officers and Committees:

No report offered.

Communications and Bills:

Lewis MOVED, Ryan seconded, to add to the Agenda discussion regarding the televising of the IWA/PZC Meetings. MOTION to add PASSED UNANIMOUSLY.

After a brief discussion about the merits of televising and the opportunity to be more accessible to the public, Ryan MOVED, Lewis seconded, to televise the Inland Wetlands Agency and Planning and Zoning Commission meetings. MOTION PASSED UNANIMOUSLY.

It was noted that there will be no one in the audio/visual room on the camera control so there will be no zooming in on those speaking or on plans. It was suggested by Rawn that we include funds for that in the next budget cycle.

Adjournment:

The Chair declared the meeting was adjourned at 9:00 p.m.

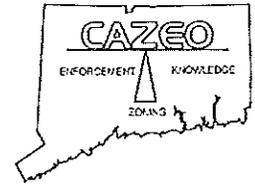
Respectfully submitted,

Bonnie Ryan, Acting Secretary

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Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: May 27, 2015

MONTHLY PERMIT ACTIVITY for May 2015

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Randazzo	Lot B Chaffeeville Rd.	1 fm dw
DeMaw	511 Chaffeeville Rd.	15 x 16 deck
Smithwick	4 Hillyndale Rd.	8 x 12 shed
BSC Group	28 Wilbur Cross Way	daycare center
Emerson	51 Homestead Dr.	14 x 20 shed
Shashock-Rogers	170 Crane Hill Rd.	24 x 50 equipment lean-to
Bruder	3 Boulder La.	Enlarge deck
Kolanowski	14 Eastwood Rd.	22 x 24 house addition

CERTIFICATES OF COMPLIANCE

DeMaw	511 Chaffeeville Rd.	deck
Vincente	97 Brookside La.	Deck
Whittmore	345 Hanks Hill Rd.	garage

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Department of Planning and Development

Date: May 26, 2015
To: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent
Subject: Special Permit Application
Efficiency Unit – 5 Hillside Circle
File #1332

The following comments are based on a review of submitted information (undated Statement of Purpose, Site Plan and floor plan prepared by the applicant, and other application submissions), and a review of pertinent zoning regulations, particularly Article X, Section L and Article V, Section B.

Project Description

The applicant is requesting special permit approval for an efficiency unit in association with an existing single-family home on property located at 5 Hillside Circle. The proposed efficiency unit will be incorporated into a 48' by 21' addition to the current house.

Compliance with Zoning Regulations

The following list summarizes the requirements that must be met before the Commission can approve a special permit pursuant to Article X, Section L.2.a. Compliance with these criteria is indicated by a and a narrative description. If a requirement has not been met, it is preceded by a . A PZC field trip was made to the site of 5/13/15.

- Unit Size.** *The unit must contain at least 400 square feet and cannot exceed 35% of the floor area of the single family home in which it is located.*
The proposed efficiency unit is approximately 500 square feet, which equates to $\pm 17\%$ of the floor area of the 2,929 square foot home (including the new unit/addition).
- Facilities.** *The unit must include independent living quarters, a distinct kitchen area, and a bathroom with sanitary and bathing facilities.*
The statement of use indicates that the proposed efficiency unit has a living area, bedroom, kitchen and a full bathroom. These rooms are indicated on the submitted floor plan.
- Occupancy.** *Either the single-family home or the efficiency unit must be owner-occupied. An affidavit certifying owner occupancy and a statement that the provisions of Article X, Section L have been met must be submitted as part of the application.*
The applicant indicated in the statement of use that he is the owner of 5 Hillside Circle, and he will

be occupying the main portion of the house. The efficiency apartment would be occupied by two persons. The statement of use has been signed and notarized.

- Access.** *Interior access between the single-family residence and the efficiency unit is required.*

According to the statement of use, interior access to the efficiency unit is provided through a shared entryway between the efficiency unit and the proposed family room addition. This connection is shown on the submitted floor plans.

- Off-Street Parking.** *A minimum of 3 spaces with unobstructed access must be provided.*

The property currently has a two-car garage served by a paved driveway with ample width for three vehicles to maneuver with unobstructed access.

- Maximum Occupancy.** *Occupancy of the efficiency unit is limited to 2 people.*

Pursuant to the statement of use submitted, the unit will be occupied by two people.

- Use and Dimensional Requirements.** *The single-family home must comply with use and dimensional requirements (height, area, yards) for the district in which it is located. No efficiency units are permitted on a lot with less than 40,000 square feet.*

The lot on which the home is located contains .91 acres (approx. 42,000 sq. ft.) according to the Town Assessor records. The property was part of a pre-zoning subdivision with the house being constructed around 1940. The property is now in a R-90 zone.

- Character.** *The home in which the unit is located must retain its character as a single-family residence.*

The efficiency will be located within the rear portion of a proposed house addition and will not be readily visible from the street. The single-family house will not appear any different than many of the homes in the neighborhood. Two exterior doors will be provided to the efficiency unit. An existing sidewalk from the driveway to a rear (main house) door, will be extended to sliding doors at the efficiency.

- Sanitary System.** *The applicant must demonstrate adequate sewage disposal prior to Commission approval of the special permit.*

The property is served by public sewer and water systems through University of Connecticut facilities. The house has four existing bedrooms, and one more bedroom will be added within the efficiency unit. The Eastern Highlands Health District has indicated that no reviews/approvals are required through its office, due to the sewer/water connection.

- Flood Hazards.** *Efficiency units are not permitted within Flood Hazard Areas as defined in Article X, Section E of the Zoning Regulations.*

Based on available maps, there are no flood hazard areas in the vicinity of the property.

- Street Frontage.** *All efficiency units must be located on a lot with street frontage as defined in the Zoning Regulations.*

The subject lot has frontage on Hillside Circle, a town road. At the time the subdivision was created, there were no zoning regulations establishing a minimum street frontage. The subject lot has 180 feet on the street, which is not conforming to the current 200 foot requirement of the R-90 zone.

- Inland Wetlands Agency.** *IWA approval is required for any proposed improvements within regulated wetland/watercourse areas prior to approval of the special permit.*

No site improvements are proposed within a regulated wetland area.

Approval Considerations

Pursuant to Article V, Section B.5, the applicant must demonstrate to the satisfaction of the Commission that the proposed development will not detrimentally affect the public's health, welfare and safety and that the development meets the following approval criteria for special permit applications:

- a. That all approval criteria in Article V, Section A.5 (Site Plan Approval Criteria) of these regulations have been met. At this date, the office has not received evidence that the required neighborhood notification requirement has been met.
- b. That the proposed use is compatible with the Town's Plan of Conservation and Development and Article I of the Zoning Regulations (Intent and Purpose).
- c. That the location and size of the proposed use and the nature and intensity of use in relation to the size of the lot will be in harmony with the orderly development of the Town and compatible with other existing uses.
- d. That proper consideration has been given to the aesthetic quality of the proposal, including architectural design, landscaping, and proper use of the site's natural features. The kind, size, location and height of structures, and the nature and extent of site work, and the nature and intensity of the use, shall not hinder or discourage the use of neighboring properties or diminish the value thereof. All applicable standards contained in Article X, Section R shall be incorporated into the plans.

The subject efficiency unit is not expected to detract from the house's overall appearance as a single-family home and it is not expected that the efficiency unit will result in detrimental neighborhood impacts. Public Hearing testimony may provide more information regarding this issue. The applicant has represented that neighborhood notification was completed and he will be submitting the mailing receipts.

Summary/Recommendation

Subject to any testimony received during the public hearing and verification that the neighborhood notification requirement has been met, the proposal is considered to be in compliance with regulatory provisions and is not expected to cause any detrimental neighborhood impacts. I recommend that the 4/23/15 special permit application for an efficiency unit at 5 Hillside Circle, submitted by Steven Sorrels, as described in a 4/27/15 statement of use and shown on a series of plans dated 4/23/15, be approved with the following conditions:

1. This approval has been granted for a one-bedroom efficiency unit in association with a single-family home having four additional bedrooms.
2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article X, Section L.2, the applicant shall submit a notarized affidavit certifying owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2016.
3. This approval waives the requirement for an A-2 survey plan as the information is not needed to determine compliance with the regulations.
4. This special permit shall not become valid until filed upon the Land Records by the applicant.

NOTES

- The analysis and recommendations contained in this report are based on the following information submitted by the applicants:
 - Application submitted April 23, 2015 and received by the PZC on May 4, 2015 including:
 - Statement of Use/Consistency with Efficiency Unit Requirements
 - Floor plan of proposed efficiency unit
 - Site plan
 - Site Plan Checklist and associated waiver requests
- The following correspondence regarding the proposed development has been received:
 - Email from Sherry McGann, Eastern Highlands Health District, dated May 20, 2015
- Neighborhood Notification Forms are required to be sent to property owners within 500 feet of the subject property in accordance with Article V, Section B(3)(c) of the Mansfield Zoning Regulations.
- The Public Hearing on this item will be opened on June 1, 2015 and must be closed by July 1, 2015 unless a written extension is granted by the applicants.
- Before rendering a decision, the Planning and Zoning Commission must consider other referral reports and public hearing testimony. A decision must be made within 65 days of the close of the Public Hearing unless the applicants grant a written extension.



Department of Planning and Development

Date: May 28, 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 May 14, 2015 report.

Written Correspondence

Since the public hearing was opened on May 18, 2015, we have received the following correspondence regarding the draft Plan of Conservation and Development (POCD). Copies of certain documents received at the last meeting (identified with an asterisk*) were distributed to the Commission electronically on May 27, 2015. Copies of the other correspondence received are attached to this memo.

- May 18, 2015 – Beverly Sims submitted a copy of the Environmental Review Team report for the Ponde place project and a one page summary with excerpts from that report*
- May 18, 2015 – Package of documents from Alison Hilding*, 17 Southwood Road, including:
 - March 16, 2011 letter from Alison Hilding to the PZC
 - March 30, 2011 letter from Alison Hilding to the PZC with attached petition
 - 1918 Public Acts, Chapter 281
 - 1919 Interlocutory Judgement
 - EPA website information on Green Power Equivalency Calculator Methodologies
 - CEQ website information on Preserved Land
 - EPA website information on Environmental Footprint Analysis
 - CEQ website information on Rivers, Streams and Floods
 - CEQ report on State Oversight of Alternative Sewage Treatment Systems
 - April 6, 2015 letter from Alison Hilding and Richard Sherman to Carlos Esguerra at CT DEEP
- May 18, 2015 – Letter from Richard Cowles, 50 Meadowood Road, submitted at hearing
- May 18, 2015 – Letter from Jake Friedman, 65 Northwood Road, submitted at hearing
- May 18, 2015 – Email from David Patenaude, 54 Ellington Road, Tolland (entered into hearing record)
- May 19, 2015 – Letter from Michael Kirk, Deputy Chief of Staff to the President, University of Connecticut (this is a signed copy of the letter; an unsigned copy was received via email on May 18th and entered into the record of the hearing)
- May 19, 2015 – Memo from Open Space Preservation Committee
- May 23, 2015 – Letter from Beverly Sims, 61 Northwood Road
- May 23, 2015 – Email from Roberta Coughlin
- May 26, 2015 – Letter from Honour Mary D'Amato, 55 Northwood Road
- May 26, 2015 – Memo from Vicky Wetherell

- o May 27, 2015 – Letter from David and Carol Prewitt, 425 Middle Turnpike

Comment Matrix

The comments received during the May 18, 2015 public hearing and in time between the hearing and drafting of this memo have been incorporated into an update to the comment summary matrix. This update is a supplement to the matrix that was attached to my May 14, 2015 memo. Note: No comments were received on Chapter 4 or the Appendices.

GENERAL COMMENTS

Comments Received Since May 14, 2015

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
5/18/2015	Public Hearing	Brian Coleman	Document is ambiguous and not user-friendly.	Develop a summary document with key information such as the vision statement, goals and strategies.
5/18/2015	Public Hearing	Brian Coleman	Questioned whether grant funding creates future obligations to the federal government for the Town.	No change needed. Grant funding for project does not create future obligations to the federal government.

GENERAL COMMENTS

Comments Received Since May 14, 2015

For more detail, see written comments.

5/18/2015	Public Hearing	Pat Suprenant Alison Hilding	Expressed concern that document emphasizes development more than conservation.	The Plan places a strong emphasis on Conservation with the identification of sustainability principles in Chapter 1 and extensive recommendations on how to protect and preserve natural resources in Chapters 2 and 3. The town's natural and cultural resources were studied in depth in 2003 as part of the Lands of Unique Value study, which is the foundation upon which the Town's current land use plan is based. While land use category names have changed and detail has been added on desired character, the proposed future land use plan does not deviate significantly from the future land use plan in the current POCD.
5/18/2015	Public Hearing	Betty Wassmundt	Disappointed in the plan; Environment should be principal concern; poor thought given to impacts of potential development; plan does not protect the town's rural character	

GENERAL COMMENTS
Comments Received Since May 14, 2015

For more detail, see written comments.

5/18/2015	Public Hearing	Betty Wassmundt	Endorsed comments of Conservation Commission	See responses to Conservation Commission comments and changes requested by Quentin Kessel at the May public hearing.
5/18/2015	Public Hearing	Arthur Smith	Questioned why the strategic plan and POCD were merged in this plan.	The types of issues addressed in the 2008 strategic plan have direct bearing on the conservation and development goals for the town. By merging the two documents into one comprehensive plan, both the Town Council and Planning and Zoning Commission will be working toward a common vision and goals.
5/18/2015	Public Hearing	Virginia Raymond	Encouraged the Commission to delay adoption of the plan until the NextGenCT fiscal impact study and Four Corners Sanitary Sewer EIS are completed.	These studies will inform implementation of the plan; however, completion of the studies is not necessary prior to plan adoption.
5/18/2015	Public Hearing/Document submission	Alison Hilding Pat Suprenant Arthur Smith Virginia Raymond	Requested that more metrics be added to the plan on topics such as target population; permanently preserved open space; flooding/impacts on rivers and streams; carbon footprint current energy and water usage and how this has changed over time with more development; current and projected traffic demands; costs associated with growth; need for increased tax revenue.	The draft plan includes more data than previous plans as well as performance measures to track how we are succeeding at achieving the plan's goals.

GENERAL COMMENTS

Comments Received Since May 14, 2015

For more detail, see written comments.

5/18/2015	Public Hearing	Alison Hilding	Rural character is about more than what it looks like from the road, more development changes the character of a community	As with the current POCD, development is directed to areas that are already developed in an effort to retain the rural character of the majority of town.
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CHAPTER 2: NATURAL SYSTEMS
Comments Received Since May 14, 2015
For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
5/18/2015	Public Hearing/ Document Submission	Alison Hilding, 17 Southwood Road	Objects to Goal 4.2, Strategy B, Actions 1 and 3 regarding potential use of community septic systems. Submitted March 2014 report of the CEQ on oversight of alternative sewage treatment systems.	The potential future use of community septic systems was suggested as a mechanism to preserve greater open space as part of a clustered residential development. Use of community septic systems would also require a change in WPCA policy.
5/18/2015	Public Hearing/ Document Submission	Alison Hilding, 17 Southwood Road	Concerned with impact of impervious surface on water quality. Submitted information from CEQ website on rivers, streams and floods which identifies a maximum recommended 12% impervious surface by watershed.	Goal 2.6, Strategy B, Action 5 includes several recommendations for increasing natural water infiltration, including establishing limits on impervious cover. The impact of impervious cover on streams is discussed in the section on the Eagleville Brook innovative watershed management plan.

CHAPTER 2: NATURAL SYSTEMS

Comments Received Since May 14, 2015

For more detail, see written comments.

5/19/2015	Public Hearing	Alison Hilding, 17 Southwood Road	Concerned with the quantity and quality of water going into the Willimantic River to offset the effluent from Uconn and the potential impacts of blasting on the travel of water through underground aquifers	Chapter 2 identifies several measures to strengthen regulatory requirements for stormwater, including the use of low-impact/green infrastructure development practices to increase natural infiltration. In speaking with the Town Engineer, he did not believe that shallow blasting would impact deep aquifers.
5/18/2015	Public Hearing	Quentin Kessel, Codfish Falls Road	Reiterated request of Conservation Commission that a new action be added with regard to forest preservation under Goal 2.4, disagreeing with the staff recommendation that the actions for Goal 3.1 adequately address resource preservation.	If the Commission would like to add an action, the following would address the concern: "Encourage property owners to retain and manage existing forest and minimize fragmentation."
5/18/2015	Memo	University of Connecticut	2.15 Map 2.3 The 'hatched' overlay should be applied only to property with formal conservation and preservation easements.	Correct map to distinguish between public open spaces and protected open spaces
5/19/2015	Memo	University of Connecticut	2.31 Action 1 The MAA relocation is funded and the design is complete. Construction is anticipated in FY16. The updated information should be noted in this action item.	Retain action and add notes on progress to explanatory text.

CHAPTER 2: NATURAL SYSTEMS

Comments Received Since May 14, 2015

For more detail, see written comments.

5/23/2015	Email	Robertta Coughlin	<p>Objects to suggested change from Sustainability Committee with regard to adding a new action under Goal 2.3 - "Reduction of lawn and highly maintained landscape to no-mow meadow and woodland landscapes" ... This is a great goal but not for Mansfield. We have a serious problem in our area with ticks that transmit multiple diseases. According to CDC confirmed cases of Lyme disease are rising in Tolland County and now number in many thousands of cases. In view of this reality Goal 2.3 is not reasonable. Our Town should advise homeowners to cut grass low around their homes and plant "deer resistant" plants, both native and non-invasive "aliens", in their landscapes.</p>	<p>This goal will need to be balanced with an encouragement to reduce habitat for deer ticks.</p>
5/18/2015	PZC Public Hearing	Arthur Smith	<p>Urged the Town to work with DEEP to assist in monitoring self-reporting on projects</p>	<p>No changes recommended; the Town does not have jurisdiction over state-regulated activities.</p>

CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

Comments Received Since May 14, 2015

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
5/18/2015	Public Hearing/ Document Submission	Alison Hilding, 17 Southwood Road	Questioned how many acres of land are currently permanently protected as open space in Mansfield and how the Plan will work toward the State goal of permanently preserving 21% of land by 2023. Submitted document from CEQ on goals for conservation lands.	Change third Measure of Effectiveness for Goal 3.1 to read: Increase number of acres of permanently preserved open space to at least 21% of Town's land area and add a statement to the first paragraph on page 3.17 that specifies the amount of land currently permanently protected from development: 2,149 acres (7.3%); 14% if Mansfield Hollow State Park is assumed to be permanently preserved given its ownership by the USACOE.

CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

Comments Received Since May 14, 2015

For more detail, see written comments.

5/18/2015	Public Hearing	Quentin Kessel, Codfish Falls Road	Reiterated request of Conservation Commission that text be added to the narrative on p. 3.19 regarding changes to procedure in approval of changes to conservation easements.	If the Commission concurs that stronger language should be added, the more appropriate location is the addition of an action under Goal 3.1 Strategy E: "Strengthen policies related to preserving land through Conservation Easements. <i>Tools to consider include requiring a public hearing and a super-majority of the Council to approve changes to conservation easements.</i> "
5/18/2015	Public Hearing	Alison Hilding, 17 Southwood Road	Expressed concern with potential for cluster housing to open up more land to development by reducing frontage requirements.	See Goal 3.4, Strategy A, Action 4 regarding common driveways. Additionally, frontage reductions are only approved once a yield plan is submitted demonstrating the number of lots that could be developed using conventional subdivision design and standard frontage requirements

CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

Comments Received Since May 14, 2015

For more detail, see written comments.

5/18/2015	Public Hearing	Betty Wassmundt, Old Turnpike Road	Emphasized need for permanent protection of open space	See Goal 3.1, Strategy B identifies several actions to permanently protect important natural resources in Mansfield from development.
5/18/2015	Public Hearing	Arthur Smith, Mulberry Road	Plan fails to address how to permanently protect open space.	
5/18/2015	Public Hearing	Pat Suprenant, Gurleyville Road	Supported additional protections to permanently preserve property, including making it more difficult for the Town to sell land.	Goal 3.1, Strategy E, Action 2 addresses the need for establishing specific criteria to evaluate the sale of town-owned property.
5/18/2015	Memo	University of Connecticut	3.1.1 Map 3.2 The title of this map is "preserves, parks and action recreation areas with public access". The UConn HEEP is the only area within the UConn property that would fall into this category. The East Campus and the forest tracts are University owned parcels that are used for academic purposes and should not be labeled as "parks or recreation areas". It is appropriate to identify trails -- as shown on the map as public access.	Remove East Campus areas from map; retain Nipmuck trail.
5/18/2015	Memo	University of Connecticut	3.1.8 Map 3.4 The title of this map is "Public and Protected Open Space". The only protected open space is the HEEP. The remaining University property shown on the map should be removed or create a special category/color that indicates "University Managed Resource Area".	Change category name to "University Managed Resource Area" to distinguish active management of university properties. Add hatching to Tech Park Conservation Area. Change Eastern Ballfields to State designation.

CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

Comments Received Since May 14, 2015

For more detail, see written comments.

5/26/2015	Memo	Vicky Wetherell	<p>Suggests the following changes to Goal 3.1, Strategy B, Action 1 to clarify the intent as criteria for making decisions about permanent protection of Town-owned open space, not acquisition of land: Revise Action Statement to read: "Establish criteria to evaluate key natural resources on Town-owned land and create a priority list of Town-owned properties in need of permanent protection." Revise Explanatory notes to read: "These criteria should also be used to evaluate the need for permanent protection during the open space property acquisition process."</p>	Make suggested change.
5/26/2015	Memo	Vicky Wetherell	<p>Suggests the following changes to Goal 3.2, Strategy A, Action 4 to delete references to turf and forest to reduce potential for misinterpretation of the intent since the most likely candidates for restoration are fields with invasive plants. Revise Action to read as follows: "Identify Town-owned farmland that could potentially be restored to agricultural use and include in agriculture leasing program."</p>	Make suggested change.
5/26/2015	Memo	Vicky Wetherell	<p>Suggests the following changes to Goal 3.2, Strategy B, Action 4 to delete references to turf and forest to reduce potential for misinterpretation of the intent since the most likely candidates for restoration are fields with invasive plants. Revise Action to read as follows: "Identify privately owned prime farmland (including land trust parcels) that could potentially be restored to agricultural use and assist landowners in applying for the State's Farmland Restoration Program."</p>	Make suggested change.

CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

Comments Received Since May 14, 2015

For more detail, see written comments.

5/26/2015	Memo	Vicky Wetherell	Suggests deleting the following measure of effectiveness for Goal 3.2 as it is redundant: "Number of acres of turf and forest restred to agricultural use."	Make suggested change.
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CHAPTER 5: COMMUNITY LIFE

Comments Received Since May 14, 2015

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
5/18/2015	Memo	University of Connecticut	5.13 top of page "anticipated to increase enrollments at the Storrs Campus by 5,000...; change to "anticipated to increase enrollments at the Storrs Campus up to 5,000...." Also, the current anticipated count for faculty hiring is 'up to 260' - not "over 300".	Make corrections as noted.
5/18/2015	Memo	University of Connecticut	5.32 Strategy D3 While the University will continue to work closely with the Town on planning and development issues, coordination will continue to follow formal intergovernmental channels to assure that official views of the town are represented.	No change recommended. The action is stated as encouraging the University to include residents on committees and is directed toward the Town Council and Town Manager. The University has the discretion to accept or reject any recommendations made by the Town.



CHAPTER 6: DIVERSIFYING THE ECONOMY

Comments Received Since May 14, 2015

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
5/18/2015	Public Hearing	Virginia Raymond	Expressed concern with focus on economic development in the plan; questioned why economic development was included when it hadn't been a past focus.	Section 8-23(e)(1), C.G.S. specifically states that "Such plan of conservation and development shall (A) be a statement of policies, goals and standards for the physical and economic development of the municipality . . ." Additionally, goals for economic development directly influence the land use plan. For example, the desire to retain Mansfield's rural character is directly linked to the ability of farms to thrive.
5/18/2015	Public Hearing	Virginia Raymond Betty Wassmundt, Old Turnpike Road Pat Suprenant, Gurleyville Road	Goal 6.5, Strategy A, Action 2 and Strategy C, Action 1; Objects to changing zoning regulations to authorize staff approval of various uses/new development; believes that there should be no changes to allow "by-right" zoning at this time. The PZC as elected officials should not be giving any of their authority to Town staff.	This is a policy decision for the Commission, which determines the extent of staff authority through Zoning Regulations. Any authority given to staff to approve new uses/development through a site plan approval would require that such use/development comply with the adopted zoning regulations.

CHAPTER 6: DIVERSIFYING THE ECONOMY

Comments Received Since May 14, 2015

For more detail, see written comments.

5/18/2015	Public Hearing	Virginia Raymond	Pending SB 1 could result in increased PILOT funds for 2 year period and result in regional revenue sharing for new development.	No change recommended. The most recent proposal makes revenue sharing voluntary, not mandatory.
5/18/2015	Memo	University of Connecticut	6.9 Last paragraph This paragraph appears to be anecdotal and does not present facts to document these findings. Evidence has not been presented that "the value of tax exempt property in Mansfield exceeds the value of taxable property". What is this based on? Similarly the provision of services to the town "are unlikely to fully compensate for the lower effective tax rate paid on UConn property". Is there a factual basis for this? Have the actual costs been quantified?	The value of tax exempt property as of 10/1/2014 is \$1,323,180,403 (of which 1,227,688,061 is state property) as compared to the value of taxable property (including real estate, personal property and motor vehicles), \$1,026,856,306. With regard to the second statement, the costs have not been quantified. This statement could be altered to read: "Uconn provides some public services that reduce the Town's costs such as water and sewer services to some town residents and businesses, free access to the university bus system for residents and campus police."

CHAPTER 6: DIVERSIFYING THE ECONOMY

Comments Received Since May 14, 2015

For more detail, see written comments.

5/18/2015	Memo	University of Connecticut	<p>6.41 Strategy B2 The Depot Campus is part of the UConn land holdings and the future development of that property will be planned and implemented by the University. We will look forward to engaging a number of stakeholders in the planning process, including the Town of Mansfield, but the University has not committed to a "joint town-university working group" at this time.</p>	<p>The creation of a joint work group is suggested as a possible action, not definitive. This could be changed to a more general statement of "Working with the Town and other stakeholders to explore reuse options."</p>
5/18/2015	Memo	University of Connecticut	<p>6.49 Strategy G2 The UConn Dining Services program already works closely with the local farming community and food produces to buy local products. The title of this section is more accurately worded "Work with UConn Dining Services to continue their programs to purchase local food".</p>	<p>Make correction as noted.</p>



CHAPTER 7: HOUSING

Comments Received Since May 14, 2015

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
5/18/2015	Memo	University of Connecticut	7.18 Employer Assisted Ownership Programs Please remove this section from the plan as the University has no plans for implementing this type of program.	Delete narrative on EAH (page 7.18 Section A) and Goal 2.4 Strategy D. Deletion of the strategy and all related actions would be consistent with the Town Council's recommendation to eliminate references to a Town EAH program.
5/18/2015	Memo	University of Connecticut	7.28 Strategy C2 The University maintains a high percentage of on-campus residential students based on the ability to provide housing and programs. This paragraph would be better stated to indicate cooperation between the University and the Town to plan for the best balance of on campus and off campus student housing without specifying an exact percentage. Planned appropriately, off campus student housing also represents an economic opportunity for the Town. It would be unnecessarily limiting to identify the exact proportion of housing and then codify it through legislation.	Keep current language or change action to read: "Continue to encourage Uconn to house an average of 70% of undergraduates in on-campus housing over each five-year period.
5/18/2015	Oral Testimony	Pat Suprenant	Objected to creation of an employer assisted housing program (Page 7.24, Goal 7.1, Strategy A, 5)	Make change recommended by the Town Council, which eliminates EAH program and replaces with general language to support creation of workforce housing, which would be available to all low-moderate income residents.

CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN

Comments Received Since May 14, 2015

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
5/18/2015	Public Hearing/Excerpts from Environmental Review Report/Letter dated May 23, 2015	Beverly Sims, 61 Northwood Road	Map 8.3 - Change designation for the areas around Hunting Lodge Road, Northwood and Meadowood Roads from Compact Residential (medium to high density residential) to Rural Residential/Agriculture/Forestry (Note: Some individuals limited their request to the former Ponde Place site on Hunting Lodge Road, others were more general in their request. As they are in the same area, they have been condensed into one comment. The Commission can alter the boundaries of the area in any way they deem appropriate.)	This is a policy decision for the Commission. The proposed Compact Residential designation is consistent with the designation of Medium to High Density Residential in the 2006 POCD and the availability of public water (once the CWC interconnection is completed) and sewer services.
5/18/2015	Public Hearing/Letter	Richard Cowles, 50 Meadowood Road		
5/26/2015	Letter	Honour Mary D'Amato, 55 Northwood Road		
5/18/2015	Letter	Jake Friedman, 65 Northwood Road		
5/18/2015	Public Hearing/ 2011 Petition/March 16, 2011 Letter	Alison Hilding, 17 Southwood Road		
5/27/2015	Letter	David and Carol Prewitt, 425 Middle Turnpike		

CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN

Comments Received Since May 14, 2015

For more detail, see written comments.

5/19/2015	Public Hearing	Alison Hilding, 17 Southwood Road	Concern with impacts of proposed Compact Residential designation in Hunting Lodge Road area on natural resources in the area such as Pink Ravine, Eagleville Brook, etc.	Chapters 2 and 3 identify ways in which existing regulations could be strengthened to better protect natural resources, including requirements for low impact development and green infrastructure practices to increase natural stormwater infiltration; limiting impervious surface; buffers between development and water courses/wetlands; and discouraging designs that impact steep slopes.
5/27/2015	Letter	David and Carol Prewitt, 425 Middle Turnpike		
5/18/2015	Public Hearing	Alison Hilding, 17 Southwood Road	Concerned with combined traffic impacts of Tech Park, Four Corners and potential multi-family developments in Hunting Lodge Road area.	The Environmental Impact Assessment for the Tech Park/North Hillside Road identified several mitigation measures to address traffic from that project as new development is added. In its review of specific projects, the Commission determine that a project would not be appropriate given traffic impacts on local roads or require mitigation/roadway improvements to be made by the developer if the traffic study determines that such improvements are needed. The Commission can also retain its own consultant to independently review the traffic study; the cost of the consultant is paid for by the applicant. Traffic impacts on state roads are addressed by CTDOT.
5/27/2015	Letter	David and Carol Prewitt, 425 Middle Turnpike		

CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN

Comments Received Since May 14, 2015

For more detail, see written comments.

5/18/2015	Public Hearing	Alison Hilding, 17 Southwood Road	Map 8.3 - Reduce size of Mixed Use Center at Four Corners to better protect natural resources (flood zone, high water table, wetlands/swamp).	This is a policy decision for the Commission. It should be noted that flood hazard areas are the only resources that have specific zoning designations. Regardless of zoning/land use designations, all development within 150 feet of a wetland or watercourse is regulated by the IWA.
5/27/2015	Letter	David and Carol Prewitt, 425 Middle Turnpike		
5/18/2015	Public Hearing	Betty Wassmundt, Old Turnpike Road	Expressed concern with future development at Four Corners and potential impacts on major wetland system and area wells	As noted above, all development within 150 feet of wetlands and watercourses is regulated by the IWA and the plan recommends ways in which existing regulations could be strengthened to better protect natural resources.
5/18/2015	Public Hearing	Arthur Smith, Mulberry Road	Expressed concern with lack of detail on University's plans and questioned what projections exist regarding future development of brick and mortar institutions	Draft POCD was finalized at same time Uconn was releasing its draft master plan. Language could be added under Section 1 - Land Use Trends (page 8.5) or the Higher Education Section in Chapter 5 that identifies basic components of the Uconn Master Plan, including an image of the overall development plan.

CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN

Comments Received Since May 14, 2015

For more detail, see written comments.

5/18/2015	Memo	University of Connecticut	<p>8.14 Map 8.3 Land Use The designation of land uses for property owned by the University should align with the Master Plan for the University. New land use categories for University property could include: "University Managed Resource Area" (as noted above) which is preferable to "Conservation/Recreation" land. The Depot Campus and the Mansfield Apartment site are best described as "Mixed Use" or "University Planned Communities". The latter designation may also be applicable to the Northwood Apartments location. The remaining areas identified as Institutional are appropriate for the developed areas of the Main Campus. The properties between North Eagleville Road and King Hill Road are severely constrained for development by topography, access and development capacity. These should remain rural commercial in nature until further planning can address the potential for redevelopment.</p>	<p>With regard to suggestion for creating a new designation for University Managed Resource area, this could also be accomplished by changing the existing designation to Conservation/Recreation/Managed Resource Areas; adding a footnote to the map and adding editing the language on page 8.17 to reflect the expanded purpose and note that most of the managed areas are state/university owned. If the Commission chooses to create a new "University Planned Community" designation, such designation should include descriptions that address specific concerns such as compatibility of new development with natural resources and neighboring properties. With regard to King Hill Road, there are limited properties in this designation. A focus area map could be added to specifically note that development opportunities will be limited by topography and emphasize the need to address scale, access and parking concerns, as well as compatibility with the adjacent campus.</p>
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CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN

Comments Received Since May 14, 2015

For more detail, see written comments.

5/18/2015	Memo	University of Connecticut	<p>8.44 StrategyD4 University owned properties are subject to the campus Master Plan land use designations and the 'formal process' for designating open space is through the Master Plan document itself. Because this property belongs to the University to advance its mission of teaching, research and service, the designated uses of the properties need to conform to the University's mission. The University maintains its agricultural and forested lands in support of its mission, and the preservation of those lands for the next 20 years is documented in the recently approved master plan.</p>	<p>No change needed. This action recommends that the University identify areas for conservation/preservation as part of the master planning process. As noted in the comment, the University has committed to preserving those lands through their recent master plan.</p>
5/19/2015	Memo	Open Space Preservation Committee	<p>Committee would prefer that the Mansfield Apartments property remain designated as Compact Residential because they believe that designation would be more compatible with the adjacent Moss Sanctuary. If the proposed change to Mixed Use Center is approved, the following additional note is suggested: "Development on the south side facing the Sanctuary should not include service areas or commercial buildings and should have a design compatible with the Sanctuary's entrance and environment."</p>	<p>If the proposed designation is changed, the additional notes would be appropriate.</p>

CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN

Comments Received Since May 14, 2015

For more detail, see written comments.

3/2/2015	PZC Public Hearing	Pat Suprenant	Reiterated concern over the lack of metrics such as maximum population or number of units the town can support; and the impacts of growth on cost of community services and state revenues.	No change recommended. The low density designations applied to the vast majority of the community, natural features that limit development, and limiting higher density development to a few nodes all combine to manage future growth. Additionally, the future land use strategy is based on the framework established in the current POCD and does not include significant deviations from that plan.
3/2/2015	PZC Public Hearing	Arthur Smith	Reiterated comments on the lack of an identified number for the targeted population size; noted concern that while UConn is part of the community, the Town has very little control over how the university grows.	

CHAPTER 9: INFRASTRUCTURE

Comments Received Since May 14, 2015

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
5/18/2015	Public Hearing/ Document Submission	Alison Hilding, 17 Southwood Road	<i>Energy.</i> Would like to see more metrics with regard to current energy consumption (kW hours). Submitted EPA Green Power Equivalency Calculator Methodologies as information on how such metrics could be calculated.	The only data currently available on energy usage is for town buildings. The type of data analysis requested is something that could be undertaken as part of a more detailed study if desired by the Commission.
5/18/2015	Public Hearing/ Document Submission	Alison Hilding, 17 Southwood Road	<i>Water.</i> Concerned with impact of proposed water pipeline connection on development in Storrs area. Submitted copies of 1918 legislation and 1919 judgement regarding development of a water supply for the Mansfield Training School and CT Agricultural College.	There are multiple actions in the plan related to preventing induced development in rural residential areas. See response below to comment on overlay zones.
5/18/2015	Public Hearing/ Document Submission	Alison Hilding, 17 Southwood Road	<i>Wastewater.</i> Concerned with impact of proposed Four Corners Sanitary Sewer project and potential growth on environmental resources. Submitted copy of April 6, 2015 letter to DEEP regarding proposed sanitary sewer project at Four Corners.	See response to comment proposing reducing the size of the Four Corners Mixed Use Center area.
9/18/2015	Public Hearing	Quentin Kessel, Codfish Falls Road	Reiterated Conservation Commission request that the language on pages 9.8-9.9 regarding deletion of statement suggesting possible postponement of future scenic road designations until the bicycle/pedestrian master plan is completed. Kessel disagreed with the staff recommendation referring to a new action recommended by the Town Council.	This is a policy issue for the Commission.

CHAPTER 9: INFRASTRUCTURE

Comments Received Since May 14, 2015

For more detail, see written comments.

5/18/2015	Letter	Mike Kirk/UCONN	9.32 Strategy C1 The UConn shuttle system cannot be extended to neighboring communities without additional financial support from neighboring communities, and this is not anticipated. This is a student fee supported service that is primarily intended to provide transportation for University students on, or near, the campus. Please remove the last sentence of this Action item.	Change sentence to read: "Encourage neighboring communities and off-campus student housing owners/developers to provide alternate transportation to Uconn."
5/18/2015	Public Hearing	Betty Wassmundt, Old Turnpike Road	Requested that overlay zones for the proposed water pipeline be added and that the Plan specify conditions for limiting development in those zones	Add reference to Goal 4.2, Strategy A. Amend Goal 4.2 to read as follows: "Update Zoning and Subdivision Regulations in areas designated as Rural Residential/Agriculture/Forestry, Rural Residential Village and Village Center to establish overlay zones within 1,000 feet of new water/sewer lines that limit the number of service connections to prevent sprawl and retain low-density character. Connections in these areas should be limited to what could be supported by an on-site well."
3/2/2015	PZC Public Hearing	Pat Suprenant	Reiterated request that a reference to proposed overlay zones be added to the POCD.	

CHAPTER 9: INFRASTRUCTURE

Comments Received Since May 14, 2015

For more detail, see written comments.

5/18/2015	Public Hearing	Arthur Smith, Mulberry Road	Questioned whether there is a need for special wastewater treatment filters to address potential chemical/biological discharges in an integrated sewer system	Special state permitting requirements exist for different types of wastewater discharges.
5/19/2015	Public Hearing	Alison Hilding, 17 Southwood Road	Identified need for language encouraging use of as little water as possible from the CWC interconnection	Goal 9.2, Strategy B identifies the need to expand water conservation efforts town-wide. Goal 9.5, Strategy C.1 recommends adding requirements for water conservation into site design and development standards.
5/19/2015	Public Hearing	Alison Hilding, 17 Southwood Road	Objected to Goal 9.5, Strategy C, Action 3, which suggests that the PZC consider providing incentives such as streamlined permitting or density bonuses for development using LEED or similar green building techniques.	This is a policy issue for the Commission. The suggestion was made as a way to encourage more energy efficient construction techniques as some practices such as green roofs can be more costly than standard construction.

CHAPTER 9: INFRASTRUCTURE

Comments Received Since May 14, 2015

For more detail, see written comments.

5/19/2015	Public Hearing	Alison Hilding, 17 Southwood Road	Transportation should be considered first, not last	As noted on page 9.1, infrastructure availability and capacity influence where and how new development happens. While the chapter is the last topical chapter, it does not mean that transportation is considered "last."
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CHAPTER 10: STEWARDSHIP AND IMPLEMENTATION

Comments Received Since May 14, 2015

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
5/18/2015	Public Hearing	Arthur Smith	Questioned whether it is typical to include fiscal concerns in a Plan of Conservation and Development(Goal 10.3);	The financial goals and strategies identified were included as this plan merges the POCD with the Council's strategic plan and to address community concerns regarding long-term fiscal sustainability.

My name is Richard Cowles. I live at 50 Meadowood Road, which abuts the proposed Ponde Place development.

I am aware that previous Town of Mansfield development plans have considered the site proposed for Ponde Place to be suitable for higher density development. However, this assessment was predicated on access to public water and sewer on this property. It is the sad truth that effluent from the UConn Landfill and chemical waste pits contaminated well water from private residences along Hunting Lodge Road, which then had to be provided with water from what was then UConn's water distribution system. The presence of this water main may conveniently provide the enabling resource for overdevelopment of this land parcel, which will then cause greater environmental harm.

The Town of Mansfield and the University of Connecticut need to own up to the fact that their dreams of turning this town into a city is built on an environmentally unsustainable model. The critical limiting resource for development is water. The current plan for bringing water from the Shenipsit Reservoir is flawed in many ways. It runs counter to good water use policy, which prohibits or greatly limits interbasin transfer of water. The town is embarking on a model that urban transportation planners have long ago discovered to be seriously flawed. Urban planners know that building additional lanes on highways leads to greater development outside of cities, and that the development will always grow to exceed the design capacity of the roads, no matter how many lanes are added. Bringing in additional water from the Shenipsit Reservoir may seem like a direct fix to fill the water resource needs of the town. But the town and University could quickly overuse these resources, which will then require requests for larger transfers. Both parties need to learn to live within the sustainable limits of local water resources.

The proposed Ponde Place site is doomed for use as high density development unless the site is provided public water. The area of the property with high water availability through wells cannot be used as a water source, because it would draw contaminants from UConn's toxic waste. Areas acceptable for wells do not provide water sufficient for the planned high density development. It is time for the Town to recognize that its initial assessments that this site could be suitable for high density development were based on having more water than was truly available. I recall hearing a promise that water would only be provided to customers who were already planned for being provided access. Keeping the current zoning status and removing the site from future consideration for high density development is the only logical outcome of that promise.

I can understand that the Town would like to have more development to add to the Grand List. I can understand that the University would like to see greater capacity for off-campus housing for students. I can understand that the developer would profit from building this high density housing. The zoning decision for this parcel pits the interests of bureaucrats, the University, and developers against the long-term interests of its citizens and of the environment. I hope the Town of Mansfield will side with me to vote against high density development zoning for this parcel.

Jake Friedman
65 Northwood Road
Storrs, CT

Comments on Mansfield Tomorrow Plan of Conservation and Development

Dear PZC Members,

I've review portions of the Mansfield Tomorrow POCD and I have some concerns regarding future plans for my neighborhood. Map 8.2 shows plans to turn the wild areas adjacent Northwood Road into "Medium to High density institutional/mixed-use." As a resident of Northwood Road for 15 years, I can tell you that this is a bad idea.

Northwood Road has, in past years, been at the headwaters of a flow of partygoers through the woods toward Carriage House Apartments. It is only in the past 4 years that the intensity of partying, foot traffic, vandalism and littering on the street and in the woods has decreased. It was until only a few short years ago that my wife and I would leave town for certain weekends out of the year, when the party noise was loud and police helicopters circling above made it impossible to sleep. The medium/high density housing at Carriage House Apartments is the magnet that drew these unbearable conditions.

Since then, we have a developer intent on building a new apartment complex, called Ponde Place. At first, they told the townspeople (at public hearings) that the development was aimed at a mix of residents, professors, etc. It was only after a lot of skepticism that they finally "fessed up" that it was really intended for undergrad and some graduate students. The developer has already cleared a road leading from the end of Northwood Road through the woods toward Carriage House Apartments. This has already added some fuel to the fire. We have seen an uptick in foot-traffic of partiers and some vandalism (recently, my mailbox was removed and my neighbors' set on fire). The proposed POCD would open a chapter that we should close for good: the intense/large crowd partying that tends to happen at the Apartment complexes closest to campus and the unruly behavior in this adjacent residential neighborhood that goes with it.

Please help to keep a volatile situation at bay. The areas around Northwood and Meadowood Roads should stay as Low Density Residential. Even if the wooded areas are developed as a residential neighborhood, it would keep an adequate buffer between the parties and the quieter neighborhoods such as ours.

Respectfully,


Jake Friedman

Linda M. Painter

From: Jessie Richard
Sent: Monday, May 18, 2015 10:19 AM
To: Linda M. Painter; Derek M. Dilaj; John C. Carrington
Subject: FW: Water diversion

Jessie L. Richard
Planning and Community Development Assistant
4 South Eagleville Road
Storrs, CT 06268
(860) 429-2299

-----Original Message-----

From: D. Patenaude [mailto:bigrdogs@icloud.com]
Sent: Monday, May 18, 2015 10:10 AM
To: PlanZoneDept
Cc: Town Clerk
Subject: Water diversion

Dear Mansfield Planning and Zoning,

I am contacting you regarding the Connecticut Water Company's planned water diversion from Shenipsit Lake to the Mansfield area.

Many area residents have concerns about possible environmental problems that might arise from this action and filed a petition with the Department of Energy and Environmental Protection. I would be glad to send you a copy of the petition if you are interested.

DEEP turned down the request for an independent evaluation but many are still very apprehensive of what long term effects this diversion may bring and are pursuing other avenues of action.

Please keep our concerns in mind as you decide Mansfield's future development. Is basing your growth on a distant resource really that wise?

Recent consequences in other locations have shown that it is not.

Kindest Regards,

David Patenaude
54 Ellington Road
Tolland, CT 06084

860-872-0845
bigrdogs@icloud.com

Linda M. Painter

From: Jennifer S. Kaufman
Sent: Tuesday, May 26, 2015 11:12 AM
To: Kevin F. Filchak; Linda M. Painter
Subject: FW: POCD Comments

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

From: linnaea@juno.com [mailto:linnaea@juno.com]
Sent: Saturday, May 23, 2015 10:42 AM
To: Jennifer S. Kaufman
Cc: Vicky Wetherell
Subject: Re: POCD Comments

Hello Jennifer,

This is a comment on Goal 2.3 - "Reduction of lawn and highly maintained landscape to no-mow meadow and woodland landscapes"...

This is a great goal - but not for Mansfield. We have a serious problem in our area with ticks that transmit multiple diseases. According to CDC confirmed cases of Lyme disease are rising in Tolland County and now number in many thousands of cases. In view of this reality Goal 2.3 is not reasonable. Our Town should advise homeowners to cut grass low around their homes and plant "deer resistant" plants, both native and non-invasive aliens", in their landscapes.

Roberta Coughlin

Check out this link: <https://www.tickchek.com/stats/county/connecticut/tolland-county/lyme>

----- Original Message -----

Return-Path: <KaufmanJS@MANSFIELDCT.ORG>
Received: from mx10.dca.untfd.com (mx10.dca.untfd.com [10.171.44.40])
by maildeliver03.dca.untfd.com with SMTP id AABLXV84TAJX88XS
for <linnaea@juno.com> (sender <KaufmanJS@MANSFIELDCT.ORG>);
Mon, 18 May 2015 07:46:41 -0700 (PDT)
Authentication-Results: mx10.dca.untfd.com; DKIM=NONE
Received-SPF: Pass
Received: from mail-1.mansfieldct.org (mail-1.mansfieldct.org [64.251.54.151])
by mx10.dca.untfd.com with SMTP id AABLXV84TAAR9WCJ



Office of the President
Michael Kirk
Deputy Chief of Staff

May 19, 2015

Elizabeth C. Paterson, Mayor
JoAnn Goodwin, Chair, PZC
Audrey P. Beck Building
4 South Eagleville Road
Mansfield, Connecticut 06168-6863

RE: University Comments on the draft Mansfield Tomorrow Plan

Dear Mayor Paterson and Chairperson Goodwin:

Thank you for the opportunity to review and comment on the draft Mansfield Tomorrow Plan. It is clear that the plan is both thorough and thoughtful, and engaged the entire community in the process. We are particularly fortunate that both the Town of Mansfield and the University initiated master planning processes at the same time. This affords the unique opportunity of identifying overlapping visions, goals and objectives for our community. In reviewing the draft Mansfield Tomorrow Plan we see many mutually supportive and reinforcing concepts and principles that will lead to synergistic implementation strategies in the future.

There is an attachment to this letter that lists the technical comments related to the specific chapters and paragraphs within the plan. In addition, I would like to bring three issues to your attention:

1. The parcel of land that is currently occupied by the Mansfield Apartments is UConn/state property. To the extent it is discussed in the Mansfield Tomorrow Plan, it should be identified as having been designated for "mixed-use development." That is how the university has designated the property, as it may utilize this parcel for that purpose.
2. The same is true for the Depot Campus and Bergin properties along S.R. 44, which are also UConn/state properties.
3. We request the change of the proposed designation of mixed-use to the former commercial land use designation for the properties between North Eagleville Road and King Hill Road, on the south side of North Eagleville Road.

The university does not have specific plans for the development of the Mansfield Apartments or Depot/Bergin parcels, but it is possible that both parcels will have a mix of uses that are based on residential communities. These communities may contain related uses such as recreation, office, parking, academic building(s) and supportive retail. The university may pursue using these areas as 'live, learn, work' communities, and in the case of the Depot Campus, as somewhat self-contained so as to minimize the travel between the main campus and the Depot. In both cases, it is also possible that the university might engage in partnerships to attract financial support for these developments.

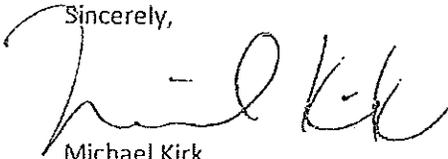
852 MANSFIELD ROAD, UNIT 1040
STORRS, CT 06269-1040
PHONE 860 486 1127
FAX 860 486 2507

The third point relates to the properties that are bounded by North Eagleville Road and King Hill Road. These parcels (on the south side of North Eagleville Road) are commercial properties that front on King Hill or on North Eagleville Road. The parcels along King Hill have very limited off-street parking and rely on adjacent University parking lots for evening and weekend parking. These surface lots will be developed into new academic building sites in the future supported by a new parking deck. The private uses along King Hill will have very constrained off-street parking options when the academic complex is constructed in the future. Similarly, the parcels that front along North Eagleville have limited off-street parking options today. It would be difficult to intensify uses with access from North Eagleville Road and meet the off-street parking requirements and turning movements from westbound North Eagleville Road in this block. We suggest keeping the commercial land use designation with text that indicates an interest in redeveloping these parcels for commercial uses given the constraints of providing off-street parking and adequate traffic mitigations.

The attachment covers a number of technical changes and/or corrections to the Plan. We are happy to elaborate on any of those changes that might require additional explanation.

Thank you for soliciting our feedback on this important Plan. We are happy to discuss these further with you throughout the hearing process and then through on-going communications after the hearing process concludes.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Kirk". The signature is fluid and cursive, with the first name "Michael" written in a larger, more prominent script than the last name "Kirk".

Michael Kirk
Deputy Chief of Staff to the President

Attach.

TECHNICAL COMMENTS RESULTING FROM THE REVIEW OF THE MANSFIELD TOMORROW PLAN

FROM: University of Connecticut

TO: Mansfield Planning & Zoning Commission

DATE: May 18, 2015

The following comments relate to specific pages and sections of the Mansfield Tomorrow Plan:

Page

Comment

- 2.15 Map 2.3 The 'hatched' overlay should be applied only to property with formal conservation and preservation easements.
- 2.31 Action 1 The MAA relocation is funded and the design is complete. Construction is anticipated in FY16. The updated information should be noted in this action item.
- 3.11 Map 3.2 The title of this map is "preserves, parks and action recreation areas with public access". The UConn HEEP is the only area within the UConn property that would fall into this category. The East Campus and the forest tracts are University owned parcels that are used for academic purposes and should not be labeled as "parks or recreation areas". It is appropriate to identify trails – as shown on the map as public access.
- 3.18 Map 3.4 The title of this map is "Public and Protected Open Space". The only protected open space is the HEEP. The remaining University property shown on the map should be removed or create a special category/color that indicates "University Managed Resource Area".
- 5.13 top of page ".....anticipated to increase enrollments at the Storrs Campus by 5,000...; change to "anticipated to increase enrollments at the Storrs Campus up to 5,000...." Also, the current anticipated count for faculty hiring is 'up to 260' - not "over 300".
- 5.32 Strategy D3 While the University will continue to work closely with the Town on planning and development issues, coordination will continue to follow formal intergovernmental channels to assure that official views of the town are represented.
- 6.9 Last paragraph This paragraph appears to be anecdotal and does not present facts to document these findings. Evidence has not been presented that "the value of tax exempt property in Mansfield exceeds the value of taxable property". What is this based on? Similarly the provision of services to the town "are unlikely to fully compensate for the lower effective tax rate paid on UConn property". Is there a factual basis for this? Have the actual costs been quantified?
- 6.41 Strategy B2 The Depot Campus is part of the UConn land holdings and the future development of that property will be planned and implemented by the University. We will look forward to engaging a number of stakeholders in the planning process, including the Town of Mansfield, but the University has not committed to a "joint town-university working group" at this time.
- 6.49 Strategy G2 The UConn Dining Services program already works closely with the local farming community and food producers to buy local products. The title of this section is more accurately worded "Work with UConn Dining Services to continue their programs to purchase local food".

TECHNICAL COMMENTS RESULTING FROM THE REVIEW OF THE MANSFIELD TOMORROW PLAN

FROM: UConn

TO: Planning & Zoning Commission

DATE: May 18, 2015

Page 2

7.18 Employer Assisted Ownership Programs Please remove this section from the plan as the University has no plans for implementing this type of program.

7.28 Strategy C2 The University maintains a high percentage of on-campus residential students based on the ability to provide housing and programs. This paragraph would be better stated to indicate cooperation between the University and the Town to plan for the best balance of on campus and off campus student housing without specifying an exact percentage. Planned appropriately, off campus student housing also represents an economic opportunity for the Town. It would be unnecessarily limiting to identify the exact proportion of housing and then codify it through legislation.

8.14 Map 8.3 Land Use The designation of land uses for property owned by the University should align with the Master Plan for the University. New land use categories for University property could include: "University Managed Resource Area" (as noted above) which is preferable to "Conservation/Recreation" land. The Depot Campus and the Mansfield Apartment site are best described as "Mixed Use" or "University Planned Communities". The latter designation may also be applicable to the Northwood Apartments location. The remaining areas identified as Institutional are appropriate for the developed areas of the Main Campus.

The properties between North Eagleville Road and King Hill Road are severely constrained for development by topography, access and development capacity. These should remain rural commercial in nature until further planning can address the potential for redevelopment.

8.44 Strategy D4 University owned properties are subject to the campus Master Plan land use designations and the 'formal process' for designating open space is through the Master Plan document itself. Because this property belongs to the University to advance its mission of teaching, research and service, the designated uses of the properties need to conform to the University's mission. The University maintains its agricultural and forested lands in support of its mission, and the preservation of those lands for the next 20 years is documented in the recently approved master plan.

9.32 Strategy C1 The UConn shuttle system cannot be extended to neighboring communities without additional financial support from neighboring communities, and this is not anticipated. This is a student fee supported service that is primarily intended to provide transportation for University students on, or near, the campus. Please remove the last sentence of this Action item.

May 19, 2015

To: PZC, Linda Painter

From: Open Space Preservation Committee

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

At their May 19 meeting, the committee discussed public hearing comments submitted to the PZC recommending a Mixed Use designation for the Mansfield Apartments property. We recommend the revision noted below.

Mansfield Apartments parcel

The committee would prefer that this property remain designated for Compact Residential because it would be more compatible with the adjacent Moss Sanctuary. If the proposed change to Mixed Use Center is approved, the committee recommends additional "notes" be included with this designation to preserve the environmental functions and aesthetics of the Sanctuary.

The south side of the Mansfield Apartments parcel faces the main entrance and significant frontage of the Sanctuary, so the uses and design of this side should be compatible with the Sanctuary. Furthermore, the Sanctuary's woods should be considered as an amenity enhancing the uses of the Mansfield Apartments property. The committee recommends that the south side be residential with the front of residences facing the Sanctuary's woods. Traffic on the access road along the Sanctuary's edge should be residential, not commercial. Possible commercial development should face Rt. 275. Service areas and features, such as loading docks, dumpsters, and parking garage, should not be facing the Sanctuary. Perhaps a central alley could accommodate service functions and parking.

The committee supports the recommended actions in the "notes" listed on Page 53 of the comments on the Plan, but recommends that a note be added: "development on the side facing the Sanctuary should not include service areas or commercial buildings and should have a design compatible with the Sanctuary's entrance and environment."

PAGE
BREAK

May 23, 2015

Beverly Sims

61 Northwood Rd.

Storrs, Ct. 06268

Dear Ms. Painter:

I am requesting serious reconsideration regarding the zoning designation for the land in the Huntinglodge Rd. area, especially the parcel that has become known as Ponde Place. I am requesting a LOW DENSITY designation for a multitude of reasons. Five high density apartment complexes already exist in this area..Northwood, Huntinglodge, Holinko, Carriage House, and Celeron Apts. ,resulting in havoc on the well-travelled Huntinglodge Rd. While on a walk, I personally counted 43 cars in line at the 4 way stop (N. Eagleville Rd) just before the beginning of class. Can you imagine what 600 more students would add? Although buses, bikes and walking are options, many students still choose their cars.

My neighborhood..Northwood, Southwood, N. Eagleville, Separatist, etc. is one of the few remaining family neighborhoods in the Storrs proper area and we love it here. Although I am a strong supporter of our Downtown, we would be like the story of the Emperor with No Clothes if we did not acknowledge that it is a student center, housing many hundreds of students. Mansfield has been a good neighbor to UConn and we are entitled to have some areas NOT for students. UConn chose to add 5000 more students, so it is their responsibility to house them. They have plenty of land available to them. (Depot Campus, for instance)

Several years ago, at a much anticipated meeting of the UConn Water and Wastewater Advisory Committee, a commitment was made to provide water for our downtown development, a public and private partnership that included UConn. This made the headlines! At that very same meeting, another commitment was made to a private developer who was a member of the Augustus Storrs Circle of Friends (the elite group of major UConn donors). He was promised a water and sewer connection to his proposed student housing development on Huntinglodge Rd...Ponde Place. This commitment got 2 lines of publicity. I feel UConn was playing the role of the PZC and this was totally inappropriate. Although it is referred to as a Huntinglodge Rd. development, the reality is, according to their plan layout, it is also in the front yards of the Northwood residents, and the back yards of the Meadowood residents.

To make a long story short, there was extreme opposition to Ponde Place, including a petition, mainly because of environmental issues. As a result of this, then Town Planner Greg Paddick requested that a NON-PARTISAN group, the Ct. Environmental Review Team, study the issue. The 95 page report was never utilized because after an extreme draught, UConn withdrew their water offer (sewer hookup to the development is still committed) and the developer withdrew its Ponde Place application to "study security issues " on the property. In between all this, MANY "monitor" wells were drilled along with others, all over the property. One area was even fracked to get more water. All their dealings with DEEP for well approval, etc. were rejected, and the plan was dropped with the promise to return. Upon reading the shelved environmental report, many issues of concern were found...all related to high density. Some examples are excessive impervious surfaces, 16% wetlands, development too large for

the parcel, impaired waterways, wildlife impact, the plume of the UConn capped landfill that polluted many wells in the area, and on and on. That environmental non-partisan report is very important. High density development is not appropriate for this area. The developer now plans to tap into the incoming water for Mansfield.

It is a known fact that ANY kind of high density development in the area will impact our town resources...police, fire, road and sidewalk maintenance, public safety, traffic, etc.

I IMPLORE YOU TO DESIGNATE THIS ARE AS LOW DENSITY. THANK YOU.

Beverly Sims
BeverlySims

Honour Mary D'Amato
55 Northwood Road
Storrs, Ct. 06268

May 26, 2015

Ms. Linda Painter
Director of Planning & Development
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, Ct. 06268

Dear Ms. Painter,

I attended the town meeting on May 15, 2015 where members of the public were allow to comment on the future plans to change the zoning of the 45+ acre land directly across from my house from RAR90 to Medium to High density/mixed use development. I second all the comments that Ms. Allison Hilding and Beverly Sims so eloquently mentioned at the meeting. I am adamantly against the changing of the zoning on this parcel of land for numerous reasons.

When we moved to 55 Northwood Road, back in 2007 it was a very quiet street. Driving thru the Northwood apartments you would noticed that the majority of residents were students with families' some with their parents staying with them. It was very quiet. Occasionally I would see a Mother or Father taking a walk with a young child either in a stroller or on a small bike. Being the road is a dead end and only having three residential homes on it there is hardly any vehicle traffic and I would consider it a safe street. That has since changed dramatically in the last 2-3 years.

Over the last couple of years the demographics of the students staying at Northwood Apartments has changed dramatically and certainly not for the better. There are no longer families' living there but all young under-grad students presumably single. The amount of trash, empty beer cases along with beer bottles can be seen on a daily basis. Even with two dumpsters, they leave their trash in and around the dumpsters not inside of them. It is not only an eyesore but certainly a health hazard. You may be wondering where I am going with this in regards to the subject of re-zoning but bear with me please.

On April 14, of this year our mailbox was set on fire with an accelerant, and while it was burning it fell to the ground igniting our front lawn. This was when it was all over the news of the high fire alert due to the weather and having no rain. It was just sheer luck that we were awake and home when this incident happened or the results could have been disastrous. Additionally last November our neighbor's mailbox was uprooted and literally thrown at our house and landed on the front ramp. At least 6 students were responsible for this act of vandalism. Where were they coming from you might ask, the Carriage House Apartments. The owners of the 45+ acres of land in question made a rough road when they were doing test well drilling, that leads directly to the back of the Carriage House Apartments straight thru the woods. This has led to large numbers of partygoers walking to and from Carriage house right in front of our homes. We have had to endure the increased foot traffic, noise, fireworks, trash and not to mention the public urination. This does not happen just on what is commonly referred to as Spring Weekend. This happens on any given weekend when the weather is good until all hours of the night. As taxpaying residents this should not be tolerated.

Another huge concern is the existing traffic on Hunting Lodge Road. Between the buses, students not obeying the speed limit, texting and talking on their phones along with the road being so narrow, I certainly can't imagine what the traffic would be like if high or medium density development was approved for that area. Has any traffic counting monitoring ever been done on Hunting Lodge? If not I would strongly suggest it.

In closing, I plea to the members of the board not to approve this area for high or medium density-mixed use property. I personally would love it if no development was done on this parcel of land. I drive by and see almost all of the off campus apartment's advertising leasing available, is there truly a need to build more High-to Medium housing? I cannot see any good coming from this at all. It would already add to the volatile circumstances we are currently living with now.

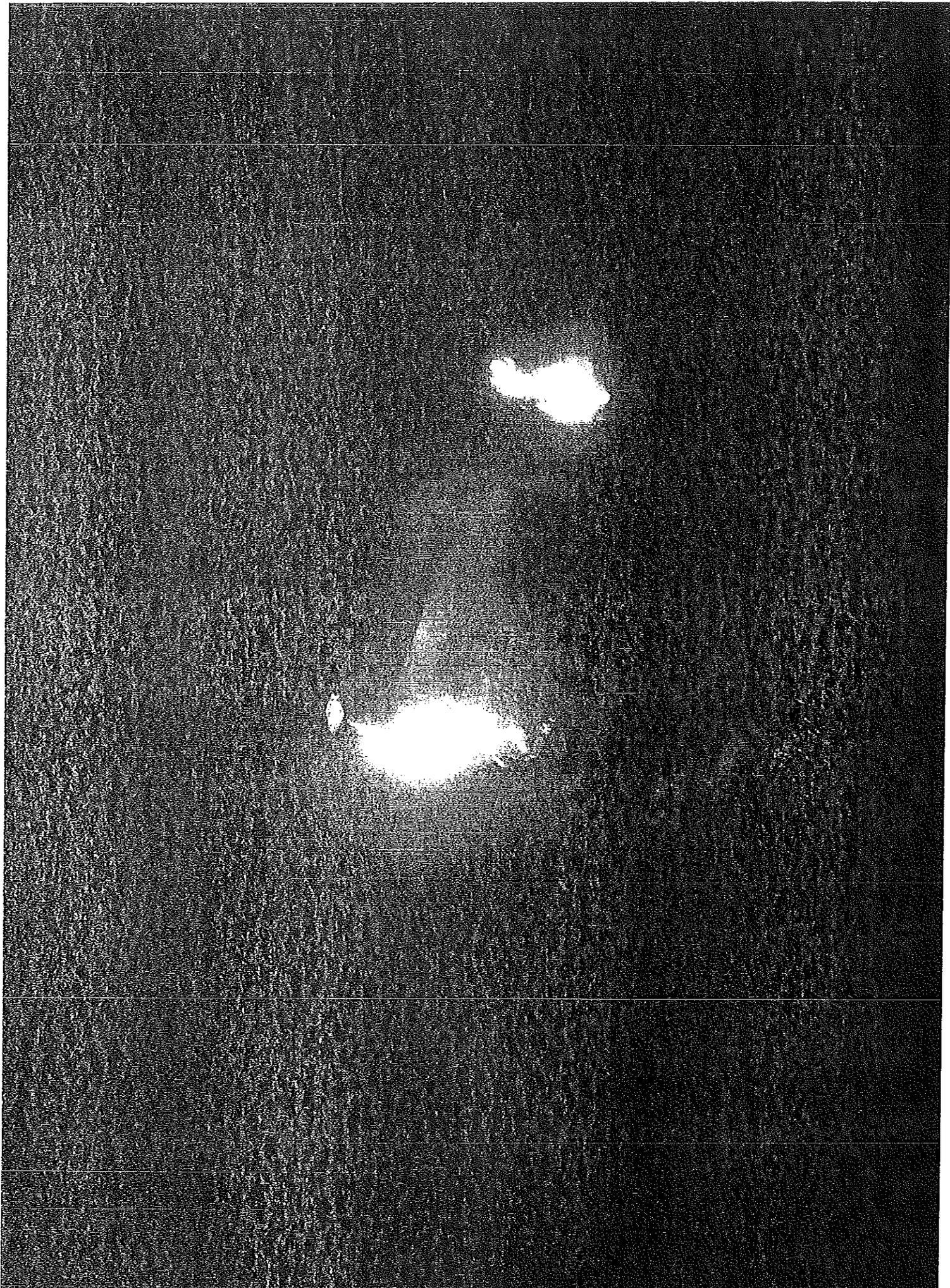
Thank you for your time and consideration in this matter,

Sincerely,

A handwritten signature in cursive script that reads "Honour M. D'Amato".

Honour Mary D'Amato





May 26, 2015

To Linda Painter, PZC

From Vicky Wetherell

Suggestions for Clarifying Text in the POCD

Some comments about the public hearing version of the POCD revealed text items that need to be clarified.

Goal 3.1 (page 3.24) Concerning the Comment on Page 21 of Public Hearing Comments

“Natural resources within Mansfield’s public and private open spaces are protected and well-managed.”

Strategy B, Action 1

“Establish criteria to evaluate key natural resources on Town-owned land and create a priority list of properties in need of permanent protection.”

This has been misinterpreted as criteria for acquisition of open space by the Town (these criteria already exist). The proposed criteria are for decisions about permanent protection of Town-owned open space.

Two suggestions:

Revise Action statement: “Establish criteria to evaluate key natural resources on Town-owned land and create a priority list of (ADD Town-owned) properties in need of permanent protection.”

Revise following notes: Current: “These criteria should also be used to evaluate the need for permanent protection as part of future open space property acquisitions.”

Suggest “These criteria should also be used to evaluate the need for permanent protection during the open space property acquisition process.”

Goal 3.2 (page 3.27) Concerning the Comment on Page 22 of Public Hearing Comments

“Mansfield has more land being used for agriculture.”

Strategy A, Action 4 “Identify Town-owned prime farmland currently in turf or forest use that could potentially be restored to agricultural use and include in agriculture leasing program.”

The most likely candidates for restoration are fields with invasive plants, so a reference to “turf and forest” (or any specific vegetation cover) does not seem useful. Note also that forest would be the least likely candidate for restoration because it usually indicates land that is too rocky, wet, etc. for cultivation. Suggest the following revision to avoid misinterpretation:

“Identify Town-owned prime farmland (DELETE currently in turf or forest use) that could potentially be restored to agricultural use and include in agriculture leasing program.”

Strategy B, Action 4

Suggest the same revision as above for privately owned prime farmland.

Measure 2 “Number of acres of turf and forest restored to agricultural use”

This measure is redundant since Measure 1 is “Number of acres actively being used for agriculture,” which logically would increase when agricultural land is restored. Also, Measure 2 is too specific, as noted above, so suggest deleting Measure 2.

425 Middle Turnpike
Storrs, CT
May 27, 2015

Mansfield Planning and Zoning Commission
4 South Eagleville Road
Storrs, CT 06268

Dear Commission Members,

We are writing regarding the proposed new Plan of Conservation and Development for Mansfield. We ask that you lower the current zoning designation along Hunting Lodge Road to **low density**. We live at the end of Hunting Lodge Road along Route 44. We have witnessed years of destructive and dangerous behavior along Hunting Lodge Road due to the concentration of student apartments. This situation will worsen if the critical mass of students is allowed to increase. Moreover, Hunting Lodge Road itself will be challenged as is to accommodate more vehicular traffic. The taxpayers will have to cover the costs of road improvements and some independent homeowners properties would be adversely impacted. Because Hunting Lodge Road is close enough to campus to give students easy access, but far enough away to engender a sense of freedom from university restrictions, wild behavior has long characterized the student behavior in this area. Many of the year-round residents have been effected by noise, roadside trash and other nuisances and too many have sold their homes and moved away to find an acceptable quality of life. Both the town and the state were slow to respond in protecting this greater neighborhood. Increased development on Hunting Lodge Road would require greater and more expensive efforts to keep the area safe and livable for both year-round residents and the inhabitants of the apartments themselves. Fire, police and ambulance service is limited to the Hunting Lodge Road area due to the one-road access.

Of equal concern are the negative environmental impacts that further development along Hunting Lodge Road would create. This area includes the watersheds of two major local brooks; the Cedar Swamp Brook (which in this area actually represents the confluence of the Nelson and Cedar Swamp Brooks) as well as the Eagleville Brook. The Eagleville Brook has a long and sorry history from the extensive amount of impervious surface in its watershed as it traverses UCONN. The state has done an excellent job trying to recover this brook and it would be a shame to reverse that improving trend by adding more impervious surface in its watershed by allowing the proposed Ponde Place development to go forward. The Cedar Swamp Brook would be negatively effected by the proposed Ponde Place development and by increases of residences at Carriage House. These two properties sit above Pink Ravine. Their run-off would flow into the Cedar Swamp Brook, which cuts through the Ravine. Both the Cedar Swamp Brook and the Eagleville Brook are tributaries

to the Willimantic River, which needs full support from its tributaries – particularly given that the Willimantic is the recipient of all of the treated effluence from the UCONN sewers.

Mansfield's proposed development plans seem to give little concern overall to the wetlands and natural water systems on the north side of town. In this regard, the proposed development area for the Four Corners is too large. The proposed development area is in proximity to the important Cedar Swamp wetlands. If the proposed amount of impervious surface were allowed, considering roof and parking surfaces, the Cedar Swamp would be seriously impacted. Add this to the possibility of further development in the Hunting Lodge Road area and these local water systems, including the Cedar Swamp Brook, the Nelson Brook and the Eagleville Brook would suffer. Ultimately the Willimantic River would most likely be affected.

Development brings its share of increased administrative and town staff expenses. Additional road crews, more building inspectors and fire staff become necessary to accommodate growth and expenses for maintenance of the sewer pumping system will fall to the taxpayer. As a property owner on Route 44 we also have concerns regarding traffic. Already there are nearly daily instances of honking horns and screeching tires at the intersection of Hunting Lodge Road and Rt. 44. The combination of increased traffic from the Four Corners, the new North Hillside Road extension, along with the possibility of increased traffic from Hunting Lodge Road, would negatively impact my property and quality of life. Increased traffic is of concern with regard to noise, safety, air pollution, and travel time.

We urge you to move cautiously and to consider growth in a reduced and more sequential manner than is recommended in the current draft plan of conservation and development. We urge you to choose a smaller scale development path in an incremental fashion while observing the effects of change on our water sources and other environmental indicators. What is lost to development is lost forever. In finalizing our new plan of conservation and development please act first to protect our natural resources and our quality of life associated with them.

Thank you for your service to our community and for holding this public hearing.

Sincerely,



David Prewitt



Carol Prewitt

DRAFT APPROVAL MOTION

EAST BROOK MALL SPECIAL PERMIT APPLICATION, QUESTERS WAY, 95 STORRS ROAD, FILE #432-6

_____ MOVED, _____ SECONDED, to approve with conditions the special permit application (File #432-6) of East Brook F LLC, East Brook T LLC and East Brook W LLC to allow conversion of retail space into a commercial recreation use and restaurant along with associated changes to building elevations and the adjacent parking/loading area on property owned by the applicants and located at 95 Storrs Road. This approval is based on the project as described in the application dated February 19, 2015, and as shown on an existing condition survey dated October 18, 2013 revised through May 2, 2015, plans dated February 16, 2015 revised through April 30, 2015 and as presented at a Public Hearing on May 4, 2015.

Through this approval, the Commission accepts the submission of the supplemental information provided through revised maps as noted above and a letter from John Everett, Project Architect dated April 30, 2015 and determines that no new hearing was warranted as the changes and corrections to the map were minor in nature and did not impact the overall site layout. Furthermore, the Commission determines that due to the limited area of work associated with the proposed change in use, the site plan information identified in the letter dated April 30, 2015 from John Everett, Project Architect, is not needed to determine consistency with the Zoning Regulations and the submission of that information is therefore waived in accordance with Article Five, Section B.4. The submission of a formal Erosion and Sedimentation Control Plan is also not required as the area of disturbance is less than the 1/2 acre threshold identified in Article VI, Section B.4.s.

This approval is granted because the application is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. **Extent of Approval.** This approval is specifically limited to the above application and the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. Furthermore, the approval of this special permit is not and shall not be construed to include approval, re-approval or acceptance of any site and building improvements shown on the existing conditions survey that were approved as part of the Michael's addition (PZC File #1307), which approval is currently on appeal. Any questions regarding authorized uses, required site improvements and conditions cited in this approval shall be reviewed with the Zoning Agent and Director of Planning and Development, and, as deemed necessary, the PZC.
2. **Permits.** No Zoning Permits shall be issued and no construction shall commence until the following conditions are met:
 - o All applicable state and federal permits have been obtained;
 - o Estimated wastewater calculations have been submitted to the Assistant Town Engineer; and
 - o A landscape plan for the Zen Garden has been approved by the Director of Planning and Development.

3. **Signs.** While depicted on the elevations, signs have not been approved as part of this Special Permit. Signs permits must be obtained; review for compliance with regulations will be completed at that time.
4. **Parking Study.** After the business has been operating for one year, the applicant shall complete a parking study to determine whether additional parking to support the use is required. If the Commission determines that additional parking is needed after review of the study, the applicant shall submit a plan for the construction of additional parking for approval by the Commission.
5. **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

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

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

SPECIAL PERMIT, (re)SUBDIVISION application (file # 1334)

submitted by Germaine Mama

for Single-family residence with an efficiency unit

(if subdivision, give title) _____

on property located at 10 Meadowood Road

owned by the applicant

as shown on plans dated May 27, 2015, revised through _____

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

(other)
for review and comments, and to set a Public Hearing (if applicable) for July 6, 2015



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

Mansfield Planning and Zoning Commission

File # 1334
Date MAY 27, 2015

1. Name of development (where applicable) Mama Resident.
2. Proposed use of the property is Efficiency Unit
in accordance with Sec.(s) F.2. of Article VII (Permitted Use provisions) of the Zoning Regulations
3. Address/location of subject property 10 Meadowood Rd Stars CT 06268
Assessor's Map 15 Block 21 Lot(s) 19 Vol. 396 Page 396
4. Zone of subject property R 90 Acreage of subject property 1.4 Acreage
5. Acreage of adjacent land in same ownership (if any) None
6. APPLICANT Germine F.C. Nounseu Mama Germine Nounseu
(please PRINT) Signature
Street Address 10 Meadowood Rd Telephone 860 208 8393
Town Stars CT 06268 Zip Code 06268
Interest in property: Owner Optionee _____ Lessee _____ Other _____
(If "Other", please explain) None

7. OWNER OF RECORD: same as above Germine Nounseu
(please PRINT) Signature
(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address _____ Telephone _____
Town _____ Zip Code _____

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.) _____

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

- Application fee in the amount of \$ 360.00 CK# 1115
- 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.
- 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):

Floor plan of the efficiency.

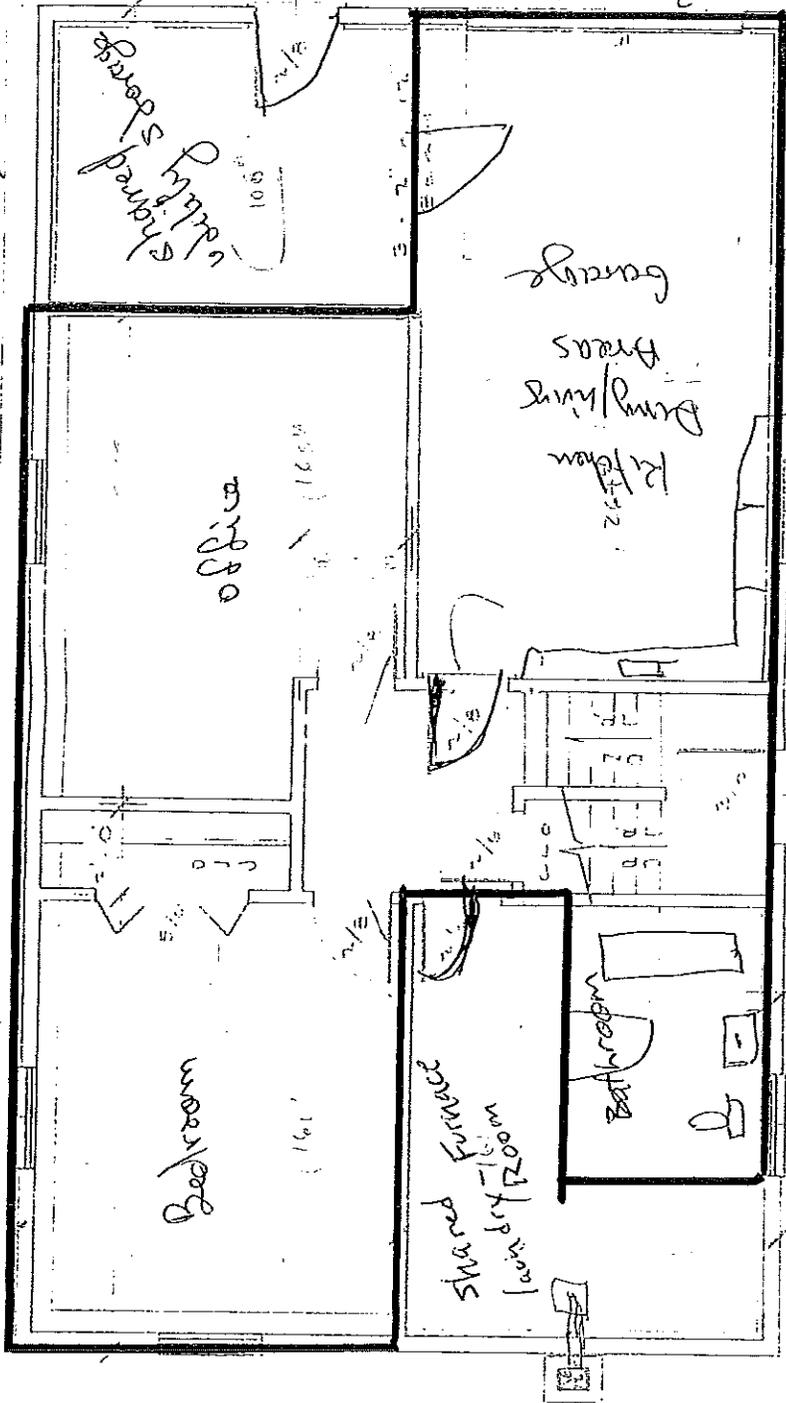
10. ALL APPLICATIONS, INCLUDING MAPS AND OTHER SUBMISSIONS, MUST COMPLY WITH ALL APPLICABLE SECTIONS OF THE ZONING REGULATIONS, INCLUDING, BUT NOT LIMITED TO:

- 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

Per Note on Const. Plan

? Total Finish Floor = 1650
1st. 1190

2nd -
(Excluding basement 460)



Remove Door Inside Window

Adding Space
161
161
108
108
858

Max. allowed for 1st 2, 1
35% = 7050 sq ft

G. Mama
10 Meadowood Rd.
5/27/15

Office	165
Bedroom	161
Kitchen/Dining/Living	264
Bathroom	80
<hr/>	
	670

Efficiency Unit

May 26, 2015

Germaine FC Hounsou Mama

10 Meadowood RD

Storrs CT 06268

Cell: 860 208 8393

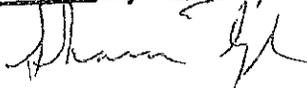
Proposed Efficiency Unit

Statement of use

- 1 I am proposing to establish an efficiency unit within our single -- family residence. The efficiency will be located in our garage area. This is to be renovated.
- 2
 - a) The efficiency will consist of a living room / area, a bed room, an office, a full bathe room and a complete kitchen. The area of the efficiency is about 670 square feet. This represent about 35%Of the new 2050 sq. ft area living area(including the efficiency)
1.
 - a) I am the Owner of the property located at 10 Meadowood RD in Storrs Mansfield CT 06268.
 - b) I will be occupying the efficiency unit.
 - c) I understand the bi annual requirement for the submission of a notarized affidavit, attesting to my continuing compliance with the owner -- occupancy requirement.
2. 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 a separate door to the outside.
- 3 The current drive way is a sufficient size to accommodate four vehicles without stacking.
- 4 The efficacy will be occupied by one or two people.
- 5 The property complies with the use requirements for an efficiency unit in a RAR-90 Zone. The property is approximately 1 1/2 - acre of land in the area
- 6 An over head will be put on the exit door of the efficiency unit. The exiting house will retain its current design
- 7 The existing septic system is adequately sized to for my proposed unit. There are currently 4 bedroom and 3 bath rooms in the house it was built to accommodate a family of 7.
- 8 The property is not located in a flood area.
- 9 The exit door of the efficiency unit is the already approved existing side door by the garage that was already approved by the town.
- 10 Wetland agency approved location since the house was built. And this floor of the house has been occupied since

Sworn to and Subscribed before me this

27th day of May 20 15



SHARON TYLER
NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 31, 2018

Germaine Hounsou
05/27/15

