

# **SPECIAL MEETING NOTICE AND AGENDA**

## **MANSFIELD PLANNING AND ZONING COMMISSION**

Special Meeting

**Monday, June 29, 2015 ■ 7:00 PM**

Mansfield Community Center ■ 4 South Eagleville Road ■ Community Room

- 1. Call to Order**
- 2. Roll Call**
- 3. Mansfield Tomorrow | Our Plan ▶ Our Future**
  - a. Discussion of Draft Plan of Conservation and Development
- 4. Adjournment**



# Department of Planning and Development

Date: June 24, 2015  
To: Planning and Zoning Commission   
From: Linda M. Painter, AICP, Director  
Subject: Draft Mansfield Tomorrow Plan of Conservation and Development

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Attached to this memo are copies of the matrices provided to you prior to the public hearings on May 18<sup>th</sup> and June 1, 2015. As previously, they are organized by chapter. No changes to the content of these tables has been made since their original distribution to you; however, in printing as a consolidated document, there are pagination differences.

The following excerpts are from the June 1<sup>st</sup> public hearing; as they were received after the matrices were prepared, they are not included in the tables. You have received copies of the written correspondence referenced in the minutes, including the two letters referenced by Alison Hilding which had been delivered to the Town Clerk prior to the June 1<sup>st</sup> hearing.

## Excerpts from June 1, 2015 PZC Minutes

### Continued Public Hearing:

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

Chairman Goodwin opened the Continued Public Hearing at 7:46 p.m. Members present were Goodwin, Chandy, Lewis, Plante, Pociask, Rawn, Ryan, Ward and Alternates Aho and Westa. Aho was appointed to act.

Painter noted that since the public hearing was opened on May 18, 2015, the Commission has 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
- May 27, 2015 – Letter from David and Carol Prewitt, 425 Middle Turnpike
- May 28, 2015- Memo from Linda Painter, Director of Planning and Development
- May 28, 2015 – Letter from Virginia N. Gorin, 222 Separatist Road
- Undated letter from William Okeson, 61 Northwood Road
- May 28, 2015 – Letter from Lisa Young, 41 Meadowood Road
- May 28, 2015 – Letter from Roseann Kellner Gottier, Conserving Tolland
- May 29, 2015 – June 1, 2015- Email chain between Patricia Suprenant and Linda Painter
- May 30, 2015 – Barbara Hurd, 329 North Eagleville Road
- May 31, 2015 – Email from Laurie Symonds, 22 Ellington Road, Tolland
- May 31, 2015 – Letter from Gregory F. Cichowski, 53 Old Turnpike Road
- June 1, 2015 – Email from Vicky Wetherell
- \*\*May 30, 2015 – Letter from Merrill Cook, 219 Separatist Road (received in the Clerk’s Office on Monday, June 1, 2015 prior to the closing of the Public Hearing, and subsequently emailed to Commission members on June 2, 2015)
- \*\*May 27, 2015 – Letter from John Maloney, 5 Southwood Road (received in the Clerk’s Office on Monday, June 1, 2015 prior to the closing of the Public Hearing, and subsequently emailed to Commission members on June 2, 2015)

Chairman Goodwin invited the public to speak.

Michael Soares, 99 Dog Lane, member of the Open Space Preservation Committee, Conservation Commission and the Water System Advisory Committee, speaking as a citizen, stated that he was appreciative of all the work that has been done on the plan and the inclusion of the public in the process. He stated that he would like to see the area of Mansfield Apartments (Storrs Road side of

South Eagleville Road remain designated as Compact Residential or, if changed to Mixed Use Center, that the recommendations of the Open Space Preservation Committee with regard to design and compatibility with Moss Sanctuary be addressed; he requested that Goal 4.2, Strategy E, regarding potential future expansion of the Storrs Center Special Design District be clarified to specify the inholdings and expressed concern if the district were to be expanded outward; he expressed reservations with the way in which the scenic road ordinance is addressed in several sections of the plan and suggested adding language to integrate scenic roads, bike and pedestrian walkways and to eliminate references to delaying future scenic road designations.

Alison Hilding, 17 Southwood Road, discussed the cost of having students living in residential areas of Town, the high cost of having rentals, the loss of quality of life of the citizens living in the residential neighborhoods, and the detrimental impacts to quality of life and natural resources of allowing high density zoning in the South Eagleville Road/Hunting Lodge Road area of Storrs. Ms. Hilding submitted several documents in support of the neighborhood's longstanding concern and struggle with these issues.

Anthony Giorgio, The Keystone Companies, LLC, who owns land on Hunting Lodge Road, expressed his support for recommendations in Chapters 7 and 8 of the plan and discussed the background of his previously withdrawn application to develop the land. He reiterated that even if the land use designation in the POCD remains compact residential, any future development will require additional review and approval from the Commission and Inland Wetlands Agency; these approvals will include public hearing processes.

Alison Hilding, 17 Southwood Road, stated that there were two communications she was certain were submitted to the Planning Office, but she did not hear them recited: namely, Merrill Cook, 219 Separatist Road and John Maloney, 5 Southwood Road.

## GENERAL COMMENTS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/19/2015	e-mail	MANSFIELD COMMISSION ON AGING	Members of the Commission on Aging commend you and your team for the thorough and exciting production of Mansfield Tomorrow. It is a vision of excellence which makes citizens proud to live in Mansfield.	No changes needed.
1/20/2015	letter	REGIONAL PLANNING COMMISSION OF THE CAPITOL REGION COUNCIL OF GOVERNMENTS	The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflicts with regional plans and policies, the growth management principles of the State Plan of Conservation and Development, plans of conservation and development of other municipalities in the region, or the concerns of neighboring towns.	No changes needed.
1/20/2015	letter	REGIONAL PLANNING COMMISSION OF THE CAPITOL REGION COUNCIL OF GOVERNMENTS	We commend the Town of Mansfield on drafting a thorough and informative Plan of Conservation and Development which strives to protect and strengthen its rural/rural village character including efforts to support and encourage agriculture, protect culturally and historically significant resources, and protect natural resources while encouraging compact development appropriate to specific areas.	No changes needed.
1/20/2015	letter	REGIONAL PLANNING COMMISSION OF THE CAPITOL REGION COUNCIL OF GOVERNMENTS	We also commend the Town for its proposals to promote use of renewable energy sources, to advance Complete Streets and bicycle and pedestrian planning efforts, and to collaborate with UConn on economic development, housing, and other issues.	No changes needed.

UNKNOWN	comment form	MEG REICH	LIKES: 1. Color! use of color in photos and type and text and maps 2. Lots of illustrations - photos, tables, boxes make document readable...a real improvement over the 2006 plan...which will make it easier to use...but it will need an index	Explore ways to improve usability such as index and hyperlinks in electronic document.
UNKNOWN	comment form	MEG REICH	Need a good index since topics are addressed in multiple sections of the plan. *Need an index to help make the plan more useable for people to refer to frequently * and therefore to use on a day to day basis	
UNKNOWN	comment form	BETTYJANE KARNES	Likes: In general: - Ease of maneuvering through info - Looseleaf for ease of copying - Sectioning of info organizes the thinking - Maps	No changes needed.
UNKNOWN	comment form	MIRIAM KURLAND	I like the comprehensive plan and how it has been responsive to the interests of citizens for conservation, open space, agriculture and only limited development with the environment a main concern.	No changes needed.
2/9/2015	e-mail	ANTHONY GIOSCIA	I would like to take this opportunity to comment regarding the proposed Mansfield Tomorrow Plan of Conservation and Development. I appreciate the time spent by the council member's, staff, and others, drafting this plan; I understand this was a very difficult and lengthy undertaking.	No changes needed.
2/22/2015	e-mail	THE MANSFIELD PARKS ADVISORY COMMITTEE	PAC appreciates the opportunity to comment on the draft and applauds everyone involved in its writing.	No changes needed.
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	The committee supports the Plan and appreciates the efforts of the community, staff and advisory committees to create a vision for Mansfield's future success. We recommend that this Plan be approved with some revisions and additions noted below.	See recommendations on specific comments.
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	The Open Space Preservation Committee reviewed a draft of the Conservation Commission's recommendations at their February 16 meeting and endorses these recommendations.	No changes needed.

3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Thank you for the opportunity to provide final input into the Mansfield Tomorrow plan. The Mansfield Sustainability Committee has been included in the development of the Mansfield Tomorrow plan for the past few years, so we recognize and appreciate the tremendous work of the Planning staff and Town to make this plan become a reality. We applaud the collaborative process and the development of a draft plan that addresses a very broad range of important issues for the town with sustainability as its foundation. Sustainability is present throughout all parts of the plan providing the framework for nearly every action and decision we make as a community.	No changes needed.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	There are some areas where we see a need for fine-tuning. In general, we would like to see: 1. A stronger emphasis on partnering with groups, particularly schools and UConn, to achieve the Town's goals, 2. The idea of forest stewardship repeated throughout the plan, with an emphasis on more sustainable human uses of resources such as maple sugaring, forest gardening, etc., and 3. Greater flexibility built into permitting requirements.	See recommendations on specific comments.
2/18/2015	Memo	CONSERVATION COMMISSION	The CC reviewed a draft of the Open Space Preservation Committee's (OSPC) comments on the POCD and fully supports these recommendations.	No changes needed.
3/2/2015	PZC Public Hearing	Lois Happe	Thanked the PZC and staff for their work and urged everyone to view Mansfield within a larger context.	No changes needed.
3/2/2015	PZC Public Hearing	Pat Suprenant	Thanked the Commission and participants in the process.	No changes needed.

4/2/2015	Memo	External Affairs Committee of UConn's Undergraduate Student Government	The UConn Undergraduate Student Government External Affairs Committee would first like to thank Town Planner, Linda Painter, Mayor Paterson, and other community planners and officials for recognizing the value that UConn brings to the Storrs/Mansfield community.	No changes needed.
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**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	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.
		Alison Hilding		
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

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/22/2015	Email	Tulay Luciano	<p>"Support for use of clustered development patterns to help preserve open spaces and natural resources" - p.3 of Mansfield Tomorrow Draft, chapter 2: This goal is one of the underlying concepts of the plan. Unfortunately, it could get out of hand as in the example of Storrs Center. For some of us, it is the exhibition of dangerous greed and how the town management might handle the future "smart growth" projects. Therefore, I would like to say, "Please no more "smart growth" initiatives." My objections are as follows:</p> <p>Environmentally: University's growth ambitions are forcing Mansfield to grow against its natural resources. Any "smart growth" building is destined to be large to reflect this demand and bring large population into the town. The presumed planned or promised open space will not be there. Socially: Any "smart growth" building will be "mixed" to house university's students and faculty. The town's elderly will not be able to compete against this population. They will be forced to leave the town in which they have lived and shaped its fine tradition. Politically: This new population will be largely temporary outsiders who will affect the town's political decisions. Financially: the Town will have additional burden to serve this population growth.</p>	<p>No changes recommended. The future land use plan identified in Chapter 8 is based on strategies to direct growth to limited areas and retain rural character in the remainder of the community that are embodied in the current POCD. Additionally, Chapter 6 includes specific strategies to help seniors age in Mansfield.</p>
3/2/2015	PZC Public Hearing	George Rawitscher	<p>Commented that he is pleased that the Mansfield Tomorrow Plan looks both forward and backward and asked the Commission to focus on plan implementation, particularly Goals 2.4 and 2.5 regarding climate change.</p>	<p>No change needed.</p>

3/2/2015	PZC Public Hearing	David Nelson	Stated that the Town should have a committee to address the inevitable changes that will happen as a result of climate change.	No change needed.
3/2/2015	PZC Public Hearing	Pat Suprenant	Expressed concern regarding lack of reference to specific flora, fauna and wildlife species in Chapter 2.	Provide supplemental information in Sections 4, 5 and 6 of narrative regarding terrestrial environments, wildlife/aquatic species, rare species/unique habitats.
3/2/2015	PZC Public Hearing	Arthur Smith	Urged the Town to work with DEEP to assist in monitoring self-reporting on projects	No changes recommended; the Town does not have jurisdiction over state-regulated activities.
	Community Information Meetings		Common Driveway. Need for changes to common driveway regulations to prevent forest fragmentation.	No changes needed. Addressed by Goal 3.4, Strategy A, Action 4.
	Community Information Meetings		Dam Inspections. Need for Town and Windham to coordinate with US Army Corps of Engineers on dam inspections for Mansfield Hollow.	No changes recommended; Town does not have jurisdiction.
3/2/2015	PZC Public Hearing	Eva Csejtey	Commented on the differences between addressing global warming and being resilient and indicated that the Town needs a specific plan to address the impacts of global warming such as flooding and drought.	Addressed by Goals 2.4 and 2.5
2/18/2015	Memo	CONSERVATION COMMISSION	Page 2.9: Add underlined text as follows at the end of the following sentence: "To this end, the IWA regulates land use activities within 150 feet of a wetland, watercourse or water body.	Add reference to role of Conservation Commission.

			<u>Advisory to the IWA is the Mansfield Conservation Commission, an unelected body that may openly discuss and make recommendations on land uses and impacts on wetlands and other surface waters.</u>	
2/3/2015	e-mail	JOAN BUCK	p.2.11-2.13 I would suggest putting the description of "Eagleville Brook Innovative Watershed Management Plan" in a box, and in larger type to emphasize its importance.	No change recommended. The information on the watershed plan is highlighted in a box.
2/12/2015	e-mail	VICKY WETHERELL	Page 2.15 Map 2.3 (Forest Land) Need updated Public and Protected Open Space layer from Map 3.4 (example: southern part of Sawmill Brook Preserve is not included on Map 2.3, but is on Map 3.4).	Correct map.
2/18/2015	Memo	CONSERVATION COMMISSION	Page 2.17: Regarding the growth of deer herds, add the underlined text at the end of the following sentence ". . . widespread distribution of Lyme disease-causing ticks, <u>damage to agricultural crops ( and residential plantings), and increasing hazard to our roads.</u> "	Add suggested text.
2/18/2015	Memo	CONSERVATION COMMISSION	Page 2.18: Include a citation for the following statement: "From an economic standpoint, private forest tracts usually provide more in tax revenue than they cost in Town services."	Add reference to regional cost of service studies.
2/18/2015	Memo	CONSERVATION COMMISSION	Page 2.18: Amend the following language to add a reference to water chestnut: ". . . and the aquatic fanwort and water chestnut. . ."	Make suggested change.

2/3/2015	e-mail	JOAN BUCK	p. 2.19 Is an update needed for the town landfill?	Make minor edits to clarify "wells" refer to groundwater wells and "downstream water sampling" refers to surface water sampling.
2/18/2015	Memo	CONSERVATION COMMISSION	Page 2.24-Map 2.4 Dams: Add explanation for why certain dams (Lowell Dam, Nasansky Pond, Cone Pond, Tift Pond (Hanks Hill Reservoir), and Separatist Road detention basin are not shown on the map.	No change recommended at this time. Dams depicted are based on DEEP listing. Map and GIS data should be updated as DEEP updates its list.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.1, Strategy A (page 2.28) – Add demonstration projects on town properties and include the number of demonstration projects as a measure.	Add action referring to Goal 2.3, Strategy A, Action 3 and measure of effectiveness.
2/3/2015	e-mail	JOAN BUCK	p.2.28 Goal 2.1, Strategy A, Action 3 is a great idea. Should inspire others to practice environmentally friendly buildings	No changes needed.
2/22/2015	e-mail	THE MANSFIELD PARKS ADVISORY COMMITTEE	Goal 2.1, Strategy A, Action 4: One item that PAC was especially pleased to see included in the plan is the development of an Environmental Education Center to enhance the enjoyment of the parks. Goal 2.1, Strategy A, Action 4 addresses this need and we even propose to move up the timetable to make this a reality sooner.	No changes needed. While identified as a long-term action, there is nothing preventing implementation sooner if the project is a Council priority and funding is made available.

2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 2.1, Strategy B, Action 2 – In heavily forested areas, sometimes clear cutting has positive benefits. Converting some woodland to grassland can increase bird habitat. Promoting eastern cottontail habitat often involves clear cutting 10 to 20 acre tracts of wetland. Clear cutting some forest land will enable an increase in agricultural production. Many people see a patchwork mix of forest land and open agricultural land as an aesthetically pleasing viewshed. The question remains what is the appropriate balance of forest land and open hay or cropland.	Change action statement to read: "Provide information on land management practices that support a healthy, diverse habitat for plants and wildlife, increase community resilience, provide a balance between forest preservation and agricultural production goals and identify harmful impacts of various practices."
		CONSERVATION COMMISSION	Page 2.31: Goal 2.2, Strategy A: Add a new action "Encourage the University of Connecticut to establish a preservation area for their well field along the Willimantic River, as they have done for their Fenton River wellfield."	Make suggested change.
2/3/2015	e-mail	JOAN BUCK	p. 2.31 Goal 2.2, Strategies A and B: All the actions under Strategies A and B are of prime importance.	No changes needed.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Strong support for- Goal 2.2 B6 (page 2.32) – update Town’s Engineering Standards and Specifications to include green infrastructure practices	No changes needed.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.3 Measures of Effectiveness (page 2.33) – Change from “number of forest management plans” to “acres of town-owned land that is following a forest management plan.”	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.3, Strategy A (page 2.33) – Include urban forests as a natural system.	Amend Strategy A to include reference to urban forests.
		CONSERVATION COMMISSION	Page 2.33 - Goal 2.3, Strategy A, Action 1: Add Conservation Commission to the WHO list.	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.3, Strategy A (page 2.33) – Add an action to encourage the reduction of lawn and highly maintained landscapes in favor of low/no-mow, meadow or woodland landscapes.	Make suggested change.

2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 2.3, Strategy C – To a certain extent we already do this and should continue to do this. Many of these agencies are already over booked with their existing workload. Hence utilizing private consultants is another available resource. This will cost money.	No changes needed.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.4, Measures of Effectiveness, Second Measure (page 2.35) – Eliminate “permanently preserved” so that it reads “acres of forest” [this can be determined from UConn CLEAR Land Use Cover maps]. A forest sequesters carbon regardless of whether it is permanently preserved or not.	Make suggested change.
		CONSERVATION COMMISSION	Page 2.35: Goal 2.4, Add new action under goal 2.4 that specifically addresses goals in forest preservation. The second measure of effectiveness for Goal 2.4 states "Acres of forests permanently preserved." The CC strongly supports this measure but finds no corresponding Actions to preserve forest preservation.	See recommended change to Measure of Effectiveness from Sustainability Committee. Goal 3.1 contains strategies and actions addressing resource preservation.
2/3/2015	e-mail	JOAN BUCK	p.. 2.35 Goal 2.4, Strategy A: A Climate Action Plan is	No changes needed.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.4, Strategy A, Action 1 (page 2.35) – Change heading to: “Identify and prioritize climate action items within the Mansfield Tomorrow Plan.” Change description to: “Appoint a task force to identify and prioritize actions within the Mansfield Tomorrow Plan that support reduction in greenhouse gas emissions and resilience of town infrastructure, natural systems, and community service/support systems. The task force will be charged with identifying the multiple benefits of climate actions (e.g., operational efficiencies, cost savings, etc).”	Make suggested change.
		CONSERVATION COMMISSION	2.36: Goal 2.4, Strategy B: Revise Action 1 as follows: Seek funding for climate adaptation and mitigation projects, including the conservation of forested lands.	Make suggested change.

4/9/2015	Meeting Minutes	TOWN COUNCIL	Change to "Ongoing," (Page 2.36, Goal 2.4, Strategy B, 4)	Make suggested change.
		CONSERVATION COMMISSION	2.37: Goal 2.5, In Chapter 2, include a description of the Town's process for identifying trees for removal as well as the definitions of the labels mentioned in the following measure of effectiveness listed under Goal 2.5: "Increase in the number of dead, dying, dangerous or diseased trees removed from our town rights-of-way." Because of the high value placed on roadside trees (preserving rural character, cooling effect of canopy, etc., information on the Town's tree removal process would foster a clearer understanding of how and why trees are removed.	Add overview of tree removal process under Natural Hazard Mitigation section.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.5, Strategy A (page 2.37) – Add an action: "Collaborate with UConn as part of the hazard mitigation strategy."	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.6 Measures of Effectiveness (page 2.40) – Change first bullet so that this measure shows that we value "working lands" (i.e., being used to grow food, forested, etc.), not just "preserved" lands.	Change first measure to include agricultural lands.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.6 (pages 2.40-2.43) – Develop clear requirements for protecting natural resources, as appropriate, carefully balancing natural resource protection with a permitting process that acknowledges flexibility in requirements depending on proposed development and existing land characteristics and use. For example, 2.6 C2 should be changed to something like: Work with developers on design solutions to provide shading of large parking areas in business and mixed use districts [rather than "require a minimum amount of shade on all parking and driveway surfaces."]	Add introductory language to Goal 2.6 that acknowledges need to balance natural resource protection with other plan goals and encourages flexibility in regulations to the extent allowed by statutes. Change Strategy C, Action 2 to read: "Establish shade requirements for large parking and hardscape areas."

2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 2.6, Strategy A – Action 1 could require a large time commitment on the behalf of all these committees. Action 2 could also be extremely expensive depending on what level the testing goes to. Consider if standard well water tests already necessary for certificates of occupancy and perhaps an UConn soil test for heavy metals are adequate protection. One of the housing goals is to provide economical housing. Excessive testing goes against this.	Action 1 was created in response to committees wanting more input during the early stages of site design. Action 2 presents a policy decision for the Commission as it does have the potential to increase development and housing costs.
		CONSERVATION COMMISSION	2.41: Goal 2.6, Strategy B, Action 1: Add descriptive text and/or examples regarding innovative regulations . . . avoiding forest fragmentation.	Add references to Goal 3.4, Strategy A, Action 2 and Goal 4.2, Strategy B, Actions 1 and 2
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	Need to add Strategy for NRPZ zoning to Goal 2.6. See Goal 3.4, Strategy A for example.	See recommendation for change to 2.6, Strategy B, Action 1
2/12/2015	e-mail	VICKY WETHERELL		
12/22/2014	JOOMAG	WILLIAM SHAKALIS	Goal 2.6, Strategy B, Action 6: regulations relating to dark skies: the Model Lighting Ordinance of the International Dark Skies Association has an excellent guide to developing regulations for dark skies and using IDA compliant lighting fixtures. See: <a href="http://darksky.org/guides-to-lighting-and-light-pollution/model-lighting-ordinance">http://darksky.org/guides-to-lighting-and-light-pollution/model-lighting-ordinance</a>	Provide comment to zoning consultant; no plan change needed.
		CONSERVATION COMMISSION	2.42: Goal 2.6, Strategy B, Action 6: Add Conservation Commission to the WHO list	Make suggested change.

2/3/2015	e-mail	JOAN BUCK	p..2.43 Goal 2.6, Strategy C: Can Action 1 be worded to be clearer?	Change action statement to read: "Adopt standards to minimize impacts of heat islands in areas with more intense development and large expanses of surface parking. Potential strategies include use of green roofs and identifying appropriate solar reflective index ratings for hardscape materials."
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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.

## CHAPTER 2: NATURAL SYSTEMS

### Comments Received Since May 14, 2015

For more detail, see written comments.

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.
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."

## CHAPTER 2: NATURAL SYSTEMS

### Comments Received Since May 14, 2015

For more detail, see written comments.

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.
5/23/2015	Email	Roberta Coughlin	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.	This goal will need to be balanced with an encouragement to reduce habitat for deer ticks.
5/18/2015	PZC Public Hearing	Arthur Smith	Urged the Town to work with DEEP to assist in monitoring self-reporting on projects	No changes recommended; the Town does not have jurisdiction over state-regulated activities.

## CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
12/29/2014	JOOMAG	JOHN PERCH	Open space acquisition: acquire property between Dunhamtown Forest to the Saw Mill Brook Preserve, resulting in unbroken open space between South Eagleville Rd. and Puddin Lane. This area is now undeveloped open space bounding the brook.	No change recommended. The Open Space Evaluation Criteria in Appendix C are used to evaluate potential purchases.
2/22/2015	e-mail	THE MANSFIELD PARKS ADVISORY COMMITTEE	The committee felt that the plan will be a useful tool as Mansfield moves into the future and especially appreciated the detailed attention given to open space and parks. The action plans developed for those sections were so thorough that we had very few suggestions for improvement.	No change needed.
2/3/2015	Memo	Agriculture Committee	The Agriculture Committee is committed to preserving farmland, encouraging restoration on prime agricultural soils, supporting farming families, encouraging new farmers, and supporting the viability of agricultural businesses in the Town of Mansfield. The Committee conducted its review of the draft POCD with these priorities in mind.	No change needed.
2/3/2015	Memo	Agriculture Committee	The Mansfield community has expressed its strong desire to retain the rural character of the town. The Agriculture Committee supports the POCD's emphasis on agriculture not only as a source of said rural character but also as an important part of the Town's economy.	No change needed.
2/3/2015	Memo	Agriculture Committee	In the POCD, farmland and forests are treated separately, however, both types of land provide related economic and environmental benefits. The Agriculture Committee would like the POCD to state that agricultural uses are appropriate for some forest land.	See narrative on page 3.4; additional language could be added to the narrative to further clarify relationship between agricultural and forest land.

2/3/2015	Memo	Agriculture Committee	In addition, some areas labeled forest contain prime agricultural soils. The Committee recommends that the POCD should allow for the restoration of prime agricultural soils that are not currently in development but were farmland in the past.	See Goal 3.2, Strategy A, Action 4 and Strategy B, Action 4. (Note that the Sustainability Committee suggests deleting these actions; see below)
3/2/2015	PZC Public Hearing	Arthur Smith	Suggested the Town set up a system of rights of first refusal and should use tax abatements for acquiring open space.	No change needed; if permissible under CT statutes, would be addressed by Goal 3.1, Strategy A, Action 3 and Strategy D, Action 3
3/2/2015	PZC Public Hearing	Arthur Smith	Urged a commitment for making all parks in Town handicap accessible	Add reference to Goal 5.5 to Goal 3.3, Strategy B, Action 2.
3/2/2015	PZC Public Hearing	Arthur Smith	Suggested that third party involvement is needed to ensure town open space acquisitions are protected in perpetuity and not subject to political changes at the Town Council.	Addressed in Goal 3.2, Strategy B, Action 2.
2/12/2015	e-mail	VICKY WETHERELL	Photo on Overview page is view from Browns Road of Mt. Dairy land	Correct label/caption.
2/18/2015	Memo	CONSERVATION COMMISSION	3.3: In describing the benefits of open space, amend the first bullet as follows: "Open space supports and protects the town's natural resources . . ."	Make suggested change.
2/18/2015	Memo	CONSERVATION COMMISSION	3.4: In the third paragraph, below the bullets, CHANGE text to read as follows: ". . .information on the various purposes of open space and tools for long-term preservation and stewardship. The goal is to ensure that future generations continue to reap the benefits that a robust open space network provides, and then build upon it."	Make suggested change.
2/18/2015	Memo	CONSERVATION COMMISSION	3.6: Add Horsebarn Hill Road to the list of important existing viewsheds in the last paragraph.	Make suggested change.

2/2/2015	e-mail	CHARLES GALGOWSKI	<p>Pages 3.3 to 3.6, including map 3.1: These 4 pages give a very good description of agricultural land. Still more could be done to help clarify the subtle relationship between agricultural land, forest land, and the overlap between the two. This is important, because from my experience, there is a fairly prevalent viewpoint held by many people that forests are natural and being natural are good and agriculture performed by man is not natural and not as good. To help alleviate some misunderstanding or tension between natural resource preservationist and agriculturists, consider modifying the end of paragraph 1 on page 3.6 as follows:</p>	Make suggested change.
			<p>When combined with forested areas that do not contain any agricultural soils (change "agricultural" to "farmland", because map 3.1 uses the term Farmland Soil Classification, not Agricultural Soil Classification), approximately 74% of the town's land area could potentially be used for agriculture. Add, "Since forestry areas do provide agricultural products such as timber, firewood, maple syrup, shade and windbreaks for livestock, partial shade to aid growth of cool season grasses, nuts for pigs, medicinal plants, and other crops, they are a valued type of agriculture. Agroforestry is a land use that utilizes a mixture of trees and partially open areas on the same field. The 74 % of the Town's land classified with farmland soils or other forested land with non-farmland soils both provide significant ecosystem services".</p>	
2/3/2015	e-mail	JOAN BUCK	<p>p. 3.7 and on. Table is so informative that it should be included in the pamphlet "Discover Mansfield's Parks and Preserves" or be available as a separate pamphlet.</p>	No change needed.

2/14/2015	e-mail	VICKY WETHERELL	Page 3.9 – in UConn list, footnote says that all are managed by NRME. Spring Manor Farm is not managed by that dept. Perhaps place *** beside the other items rather than by UConn at the top.	Correct table.
2/18/2015	Memo	CONSERVATION COMMISSION	3.9: Change the acreage of Spring Manor Farm from "N/A" to the actual acreage as known by the Town or University.	Correct table to identify acreage of Spring Manor Farm as 220 acres.
2/15/2015	e-mail	VICKY WETHERELL	Page 3.11 Map 3.2: UConn farmland at Horsebarn Hill and on North Campus is designated as agricultural conservation land, so should be shown on map. Also, the Red Maple Swamp Preserve in North Campus is not shown.	Correct map.
2/15/2015	e-mail	VICKY WETHERELL	Page 3.11 Map 3.2: Some Uconn forest tracts are shown as Town land.	Correct map.
12/23/2014	e-mail	JAMES MORROW	I believe the corner of North Eagleville and Bone Mill to North Wood is UCONN land and should be yellow on the PRESERVES, PARKS AND ACTIVE RECREATION AREAS WITH PUBLIC ACCESS map chp. 3 page 13	Correct map.
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	The section on Tools for Preservation of Open Space (pp 3.19-20) should include a brief section C about regulatory tools, such as the current subdivision regulations with open space dedications and potential alternatives for open space preservation, such as Natural Resource Protection Zoning (NRPZ), which is already referred to in the Goals for this chapter (Goal 3.4, Strategy A.) This text should include a reference to the NRPZ material in Chapter 4 (pp. 4.14-16) and in Appendix D.	Make suggested change.

2/18/2015	Memo	CONSERVATION COMMISSION	3.19: In (3) Private land protected through conservation easements, Change to read as follows: "Town-owned conservation easements . . . can only be amended by action of the Town Council. To ensure the permanent status of open space, the Town should improve the policy for such amendments by requiring a public hearing and passing the measure by a supermajority of the Town Council."	No change needed. This recommendation would be consistent with Goal 3.2, Strategy B to permanently protect open space and could be considered as part of updates to the Open Space Management guidelines.
2/18/2015	Memo	CONSERVATION COMMISSION	3.20: Include more detail about Public Act 490's "open space option" and recommend that the Town make this option available to residents. This is in regard to the section describing PA 490 as one of our "Tools for Preservation of Open Space" which the Conservation Commission strongly supports. The last sentence, however, reads "The PA 490 use value assessment for . . . open space is optional for municipal property tax; Mansfield currently does not offer this PA 490 assessment."	Expansion of the PA 490 program to include the open space option requires that the POCD specifically identify open spaces that would be eligible for the program. Such a change could be made in the future after completion of a comprehensive analysis. Goal 3.1, Strategy D, Action 3 addresses consideration of potential of expanding optional tax abatement programs. The following change should be made to that Action: Add Conservation Commission to who.
2/3/2015	e-mail	JOAN BUCK	p. 3.24 Goal 3.1, Strategy B Very important to seek permanent protection of natural resources.	No change needed.
2/18/2015	Memo	CONSERVATION COMMISSION	3.26: In Strategy E, Actions 1 and 2, ADD Conservation Commission to the WHO list	Make suggested change.
2/3/2015	e-mail	JOAN BUCK	p.3.29 Goal 3.3, Strategy A Action 2 A "Parks and Rec Master Plan" will serve as a guide for future acquisitions as well as for current programs.	No change needed.
2/3/2015	e-mail	JOAN BUCK	p. 3.34 Goal 3.4, Strategy B, Action 3 Very important to mandate open spaces in Mixed Use Centers and Compact Residential Areas.	No change needed.

2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 3.1, Strategy A, Actions 1 to 5.	No change needed.
			Given limited resources of time, this should be the highest priority of actions the ag committee works on. Once a piece of land is converted to residential, or other non-farm building use, it is usually no longer useable from a farming or open space perspective.	
			The following justifies this course of action whatever the outcome of the economics of farming.	
			While we as a Town strive to preserve this land, we need to realize there are very significant economic issues regarding making farming on a full time basis or part time basis a significant part of a farmer's income. It is costly to live in Southern New England. There is a high probability many of these small farms will continue to be lifestyle farms and the bulk of the farmer's income will come from off farm income.	
			As the Town preserves more development rights, and the existing farmers or novice beginning farmers are beset with the reality of farming economics, many might quit. What happens to this land then? The few bigger hopefully still surviving farms can rent these farmlands. Or the land can revert to forestland with less management input requirements. This will still preserve ecosystem services, and help keep Town tax rates lower. So if a reinvigorated local agricultural economy does not become a reality we desire, we can still show taxpayer dollars were prudently and usefully spent.	
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 3.1 Strategy A Action 5 (page 3.23) – Add "outreach to agricultural and forestland owners..."	Make suggested change.

3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 3.1 Strategy B, Action 1 (page 3.24) – Regarding “priority list of properties” – questioning the potential impacts on the market/cost of property once the town lists it on the priority list. The market value of the property may increase once the Town publicizes the value of the property to the town (“priority”). Consider revising this action to: “Establish criteria to evaluate key natural resources on Town-owned land and to evaluate future open space property acquisitions.”	Make suggested change.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 3.2, Strategy A and B  Both of these strategies strive to put more land into production. A few local farmers have expressed concern to me that they have already experienced significant competition in selling local products. Having more local farmers enter the game will increase this competition. The marketing and sales problems have to be solved as more land is put into production.	No change needed. Goal 6.4 contains multiple strategies designed to expand market opportunities.
			The Town staff and committees already struggle with their existing responsibilities. Doing the total actions desired in the Mansfield Tomorrow Plan with quality is a huge job. Build success by doing the easier tasks first. Talk to the Towns of Simsbury and North Hampton about the time, money, and management commitments necessary to sponsor a Community Farm. If this is undertaken, be careful it does not seriously impact the markets of existing farmers.	No change needed; community farm is identified as a long-term action.

3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 3.2 Measure 2 (page 3.27) – Delete, we should not necessarily be converting forest to agricultural use (although converting turf is a great idea). Same comment for actions A4 and B4. The plan should not value agricultural land more than forest land.	This is a policy issue for the PZC. The recommendation of the Sustainability Committee is contrary to that of the Agriculture Committee, which supports the restoration of farmland in forest areas with prime agricultural soils.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 3.2 (page 3.27) – Broaden the language from “agricultural land” and “farmers” to include gardening, working lands, etc., not just those selling agricultural products. Let’s encourage use of land to grow food, whether small-scale to feed one’s own family or larger for commercial agriculture.	Add explanatory text that includes all levels and scales of agriculture from the backyard garden to hobby farms to commercial enterprises.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 3.2 Second Measure (pages 3.27- 3.28) – delete. We should not necessarily be converting forest to agricultural use (although converting turf is a great idea). Same comment for actions 3.2 A4 & 3.2 B4. The plan should not value agricultural land more than forest land.	See comment above regarding policy issue for PZC consideration.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Change to “Ongoing” (Page 3.27, Goal 3.2, Strategy A, 3)	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add “Town Council” (Page 3.29, Goal 3.3, Strategy A, 2)	Make suggested change.

2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 3.4, All Strategies	No change needed. See Goal 8.2
			<p>These are all admirable strategies and goals. As they are pursued, consider, 1) The devil is in the details. 2) The enemy of the good is the perfect. 3) There is no free lunch. If Mansfield's zoning regulations to do a project become too onerous, developers could be steered to going to other towns. For commercial properties this hurts our already stressed tax base. For residential properties this keeps people out of Town which many people would like and would keep taxes down. It also makes it harder to bring in affordable compact housing desired. Based on past zoning revisions, coming to a consensus on an agreed to zoning code incorporating all these features will be a challenge.</p>	<p>for strategies related to improving usability of zoning regulations and tools to streamline review while continuing to protect community character and neighboring properties.</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	3.11 Map 3.2 The title of this map is “preserves, parks and action recreation areas with public access”. The UConn HEPP 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	3.18 Map 3.4 The title of this map is “Public and Protected Open Space”. The only protected open space is the HEPP. 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	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."	Make suggested change.
5/26/2015	Memo	Vicky Wetherell	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 prime farmland that could potentially be restored to agricultural use and include in agriculture leasing program."	Make suggested change.
5/26/2015	Memo	Vicky Wetherell	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."	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 4: COMMUNITY HERITAGE AND SENSE OF PLACE

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
4/9/2015	Meeting Minutes	TOWN COUNCIL	Include information on The Last Green Valley National Heritage Corridor (Chapter 4)	Make suggested change.
2/19/2015	comment form	DONALD HOYLE	I like the way our town has kept our rural character with small quaint villages. I do hope we can keep this aspect of our town. As I look at Mansfield Center, the village I live in, I find it has lost its rural character as I see a power line that looks well like an industrial zone going through the state park, Mansfield Hollow, that the town did little to oppose.	Add strategy and actions to Goal 9.3 to encourage new/expanded public utilities to respect community character.
2/19/2015	comment form	DONALD HOYLE	I strongly support the concept of multi designed cluster housing rather than 2 acre suburban sprawl zoning that would destroy the rural village concept we have and is in our Mansfield Tomorrow Plan. It is sort of like the European model of people living in small villages and preserving the surrounding areas for farmers, recreation and open space.	No change needed.
2/19/2015	comment form	DONALD HOYLE	Also, new lights do not seem appropriate in quaint New England villages. It takes away some of the charm.	Add action under Goal 4.1 Strategy C requiring new street lights in historic villages to be consistent with historic character.

3/2/2015	PZC Public Hearing	Pat Suprenant	Expressed concern for possible locations of cluster development.	Current subdivision regulations allow for cluster development; this pattern of development is routinely encouraged during subdivision review by advisory committees as a way to better protect natural resources and prevent fragmentation. Most likely areas are those designated Rural Residence/ Agriculture/ Forestry. Minimum lot sizes to accommodate well and septic still apply.
2/18/2015	Memo	CONSERVATION COMMISSION	Page 4.4: Archaeological Assessment, revise map to include important historic sites, not identified on the map in northeastern Mansfield. The following changes will include the remains of the mills on Codfish Falls, established around 1700, and many historic sites along Codfish Falls Road (Wade Cross house site, Hartshorn house site and shop, Daniel Cross house and barn site; per 1769 road survey). The revisions are: extend Gurleyville historic site area to reach Fisher's Brook historic site area to the north and extend Fisher's Brook historic site to the west of Codfish Falls Road.	The resources reflected on this map are from the 2003 Lands of Unique Value Study. Missing sites could be added if more detailed information is provided; however, extension of the historic village areas would require additional study as they have regulatory implications. If the Commission wants to reevaluate village boundaries, that should be added as an action to the plan.
2/2/2015	e-mail	CHARLES GALGOWSKI	pages 4.12 – 4.16, Goal 4.2, Strategies A, B, E, Action 1 These are all vital strategies and goals and need to be pursued.	No change needed.

2/18/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	The committee recommends that common driveways be allowed only within the clustered housing area to prevent development in the natural resource areas in the rest of the parcel.	This is a policy consideration for the PZC. If the Commission concurs, language could be added to Goal 3.4, Strategy A, Action 4 to consider such a limitation.
2/3/2015	e-mail	JOAN BUCK	p.4.15 Discussion of "Natural Resources Protection Zoning" is flexible while guaranteeing optimum use of land and protection of open space.	No change needed.
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	The NRPZ material on pp 4.14-16 discusses the layout for an entire parcel. This text and Goal 4.2. need to include a reference to Appendix D for examples of layouts for clustered housing within an NRPZ parcel.	Make suggested changes.
3/2/2015	PZC Public Hearing	Arthur Smith	Identified the need for more detail on the potential use of formulas to establish the number of dwelling units allowed by right.	Appendix D contains examples of formulas used in other communities. Amend the narrative section on NRPZ to clearly indicate that formulas developed for NRPZ zoning in Mansfield will need to be tailored to our community.
2/18/2015	Memo	CONSERVATION COMMISSION	Page 4.15: Regarding the concepts and objectives of the Natural Resources Protection Zoning (NRPZ), the CC recommends that:	Add language addressing common driveway concerns to NRPZ narrative and reference

2/18/2015	Memo	CONSERVATION COMMISSION	<p>-common driveways, a design strategy of NRPZ, be given special attention. Previous efforts to promote cluster development in Mansfield has permitted the use of common driveways. However, in many of the approved subdivisions, common driveways have not led to clustered housing, but rather, as the POCD accurately states, have become "...an inexpensive way for developers to develop back acreage which could otherwise only be accessed by a new road, thereby allowing development of land that previously would not have been economically feasible." Consequently, subdivisions of this design result in forest fragmentation and completely fail to meet the Town's goals for open space preservation. If developers are permitted to design using common driveways, NRPZ will need to use unequivocal language to address these problems. This need was verified by the consultants hired for Mansfield Tomorrow, who evaluated the Zoning and Subdivision Regulations for effectiveness in promoting sustainable development principles. They found that "One deficiency. . . was that while many issues are mentioned. . . , in many cases this is limited to soft intent statements with no specific, enforceable requirements to back up the intent."</p>	Goal 3.4, Strategy A, Action 4.
2/18/2015	Memo	CONSERVATION COMMISSION	<p>-NRPZ be mandatory whenever the land being developed can support it, and deviations are by special permit only.</p>	If Commission concurs, amend Goal 4.2, Strategy B, Action 1 accordingly.
2/18/2015	Memo	CONSERVATION COMMISSION	<p>-NRPZ include the preservation of agricultural lands (and designated agricultural soils), stone walls, and historic structures or ruins.</p>	Expand explanatory text under Goal 4.2, Strategy B, Action 1 to include agricultural and cultural resources.

2/18/2015	Memo	CONSERVATION COMMISSION	-the key variables listed in Appendix D be established at levels that ensure the best effort to pursue the preservation of open space and protection of natural resources.	See recommendation above regarding NRPZ formulas.
2/18/2015	Memo	CONSERVATION COMMISSION	Page 4.23: Regarding Scenic Roads: The Conservation Commission disagrees with the following statement: "While preservation of these scenic vistas remains a priority, there have been recent concerns regarding the potential for scenic road designations becoming a barrier to achieving other objectives, such as expanding the bicycle and pedestrian network and maintaining electric viability. Competing objectives will need to be addressed prior to future designations of new scenic roads. "	See Town Council recommended change for Goal 4.1, Strategy C
		(continued)	The Scenic Road ordinance is a valuable tool for ensuring and maintaining the town's rural character, a priority voiced repeatedly by the community in the Mansfield Tomorrow visioning process. With regard to bicycle and pedestrian network, it is inappropriate to say that Scenic Roads are a barrier to this objective. They are not in competition and in fact can be mutually beneficial. Some Scenic Roads are regularly used by walkers, joggers, and bicyclists, (some being commuters); it is likely that the roads' low speed limits and scenic qualities play a role in their choice. In this way, Scenic Roads are an asset.	

		(continued)	With regard to electric reliability, the Scenic Road ordinance does not restrict the utility in any way. While the ordinance has a procedure for tree services on Scenic Roads that takes more time than a road not designated, the procedure follows the intent of the ordinance (to provide special consideration and opportunity for public comment) and still fully supports the maintenance of electrical reliability. Last year this process took place exactly as intended, and it seems that residents and the utility were heard and decisions were made. If this process is more difficult than it appears, the CC requests that a detailed description of its challenges is made available so that revisions rather than moratoriums can be employed. Therefore, the CC recommends:	
2/18/2015	Memo	CONSERVATION COMMISSION	-Before deciding if these objectives are exclusive of one another, it would be useful to evaluate and rank Town roads considering both objectives (unless it has already been done). Such a study could reveal that roads ranking well for bicycle/pedestrian planning do not conflict with roads ranking well for the Scenic Road designation.	Goal 9.1, Strategy B, Action 4 recommends completion of a bicycle and pedestrian master plan.
2/18/2015	Memo	CONSERVATION COMMISSION	-If the PZC or Town Council (or other Town representative) supports a moratorium on further designation of Scenic Roads, the CC will urge that the PZC or Town Council publicly recognize the decision by putting the item on their agenda and voting to proceed with such a moratorium.	See Town Council recommended change for Goal 4.1, Strategy C
4/9/2015	Meeting Minutes	TOWN COUNCIL	4.27: Goal 4.1, Strategy C: Add a new action 3 to review the scenic road ordinance to determine whether any changes are needed	Make suggested change.
2/18/2015	Memo	CONSERVATION COMMISSION	4.29: Goal 4.2-Change the first measure of effectiveness to "At least 75%" or "A minimum of 75% . . ."	Make suggested change

2/18/2015	Memo	CONSERVATION COMMISSION	4.32: Goal 4.2, Strategy E: Reconsider Action 3, which states: Consider Expansion of the Storrs Special Permit District." Given the current restrictions to the physical footprint of Storrs Center (clop, University and Town land holdings, residential properties, lands in conservation), the feasibility of this Action appears to be quite limited. Secondly, it is the position of the CC and many residents that the current extent of Storrs Center is satisfactory and need not be expanded. The POCD has identified other mixed-use centers in town that can better absorb further development.	No change recommended - there are parcels within the designated Mixed Use Center that are not within the Special Design District that could be added in the future if detailed plans are developed. This could allow for better design coordination between properties.
2/23/2015	Town Council Public Hearing	Brian Coleman	Concerned about how we would be implementing setbacks in rural residential villages	No changes needed. The intent is to maintain current patterns; details will be addressed in zoning regulations.

**Comments Received Since May 14, 2015**

No comments on this chapter have been received since May 14, 2015

## CHAPTER 5: COMMUNITY LIFE

For more detail, see written comments. (Note: Numerous requests for a new senior center were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/10/2015	e-mail	EMILE POIRIER	There has been much presented about Uconn but not enough about Seniors. Plan hardly mentions needs of seniors. Needs more serious look at senior housing, senior center wellness and activities to keep seniors healthy. (Comment requesting new senior center addressed below).	No change needed. Senior needs are addressed in several areas including Goals 5.1, 5.3, 5.5, 7.1, 7.2, 7.4 and 9.1.
1/20/2015	letter	REGIONAL PLANNING COMMISSION OF THE CAPITOL REGION COUNCIL OF GOVERNMENTS	We commend the Town for its support of microgrids to minimize power disruptions to critical facilities and also encourage the Town to consider identifying installation of backup generators at critical facilities and in developments serving the elderly and special needs populations as elements of various actions in the Community Life section.	Amend Goal 5.3, Strategy C, Action 8 (Page 5.42) to specifically encourage installation of backup generators at the library and senior center.
2/9/2015	e-mail	WILFRED T. BIGL	Add specific action regarding construction of a new senior center on a bus line and near other recreational and cultural activities (This issue was identified in multiple letters/emails-see correspondence for more details.)	No change recommended. The Plan recognizes deficiencies and issues with the current facility (see narrative, Goal 5.1, Strategies A.1 and E.1) and the need for a facilities master plan (Goal 5.5, Strategy B, Action 4).
2/19/2015	e-mail	MANSFIELD COMMISSION ON AGING		
UNKNOWN	comment form and 2/16/15 letter	BETTYJANE KARNES		
2/10/2015	e-mail	EMILE POIRIER		
UNKNOWN	comment form	JULIA BARSTOW		
3/2/2015	PZC Public Hearing	Arthur Smith	Suggested that rural character is also about lifestyle and that the town has been taking on more urban issues such as smoking and dog waste	Language could be added under Goal 10.2, integrating the plan into decision making, that identifies the need to consider the impact of various policy and regulatory changes on the town's rural character and rural lifestyle.

		Community Information Meetings	Bergin Correctional Facility. Suggestion that the closed prison could be of use to the Town as an emergency operations center as well as other potential uses.	No change recommended. Goal 6.3, Strategy B, Action 2 recommends collaborating with Uconn on reuse/ redevelopment of the facility if it becomes available.
2/18/2015	Memo	CONSERVATION COMMISSION	p. 5.5 – Correct, if necessary, Map 5.1 Public Facilities. It appears that the shaded area surrounding Mansfield Middle School and the Public Works Garage/Dog Pound (#5) includes portions of Bicentennial Pond and Schoolhouse Brook Park.	Add note that Mansfield Middle School and Public Works Garage includes portions of park.
3/20/2015	Memo	Board of Education	p. 5.8-Last sentence in paragraph B) Elementary and Middle School should read, "In 2014-2015, 26.69% of students were eligible for free or reduced price lunches, up from 15% in 2004-05"	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Remove the paragraph from "Vision for Police Services" beginning with, "The study examined..." (Page 5.14)	Make suggested change.
		LINDA PAINTER	Page 5.32 - Goal 5.1, Strategy D "Strengthen relationships between Uconn faculty, staff and the community." During presentations to Uconn staff and student government, noticed that "students" were inadvertently left out of strategy statement.	Amend Goal 5.1, Strategy D to read "Strengthen relationships between Uconn faculty, staff, <u>students</u> and the community."
4/2/2015	Memo	External Affairs Committee of UConn's Undergraduate Student Government	As both the Town and University continue to grow, we would like to continue building a positive relationship between off-campus students, town residents, and town law enforcement.	See change recommended to Goal 5.1, Strategy D.
2/12/2015	e-mail	VICKY WETHERELL	Page 5.33 Goal 5.1 Strat E – Need to revise Strategy statement. It is too general to relate to Goal 5.1. Recommend use instead: "Provide improved access to services for senior residents."	Revise Strategy to address both seniors and special needs populations: "Provide improved access to services for elderly and special needs residents."

4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Town Council" (Page 5.33, Goal 5.1, Strategy E, 1)	Make suggested change.
2/20/2015	JOOMAG	JOHN FRATIELLO	Many of the goals involving education, energy conservation, and "reason cost" to taxpayers cannot be achieved with three small elementary schools. One new large school could achieve these goals and provide quality programs with support staff with a significant reduction in operating costs. A new school built with grade level wings around the core facilities can give children and parents a small school feel in a large building. numerous other advantages cannot be listed here for lack of space.	Goal 5.2, Strategy B, Action 4 calls for initiating a new school facilities planning process.
3/20/2015	Memo	Board of Education	Goal 5.2 Change Measure of Effectiveness to 1) Student achievement based results on State and district assessments 2) All Mansfield Schools student achievement performance levels are established at the State and Mansfield Board of Education. 3) A high school graduation rate established by the State and the Regional Board of Education. 4) Evidence of student college and career readiness based on targeting standards and outcomes established by the boards of education.	Make suggested change.
3/20/2015	Memo	Board of Education	Goal 5.2, Strategy A, add a Action 3. Support high quality schools that are adequately staffed and properly equipped. Adequate funding and staffing for Mansfield's schools are essential to maintaining high quality education for the community's children, property values, and the overall quality of life. Mansfield is in competition with other communities for the best teachers and to maintain these teachers and historic excellence, Mansfield's schools need appropriate levels of staffing, supplies, and instructional materials and equipment. Who: Mansfield Board of Education, Town Council. When: Ongoing. Resources: Operating Budget.	Make suggested change.

3/20/2015	Memo	Board of Education	Goal 5.2, Strategy B should read "Improve long term sustainability of the education system to ensure continued high quality programs and performance with the context of enrollment projections and financial constraints."	Make suggested change.
3/20/2015	Memo	Board of Education	Goal 5.2, strategy B-Add another action- Improve partnerships with the University of Connecticut, Eastern Connecticut State University, and area community colleges The Town, schools, and University and colleges should improve and strengthen their established through shared education programs and facilities for their mutual benefit, including mutual aid agreements focused on campus and community safety. Who: Town Council, MBOE, Rgion 19, UConn, ECSU. When: Ongoing. Resources: Staff Time, Volunteer Time.	Make suggested change.
3/20/2015	Memo	Board of Education	Goal 5.2, strategy B, action 2 should read "Advocate for increases in State education funding. Examples of issues that should be addressed include fully funding the education formula, adjusting the formula, changes to minimum budget requirements, and increases in State funding for special education including the excess costs formulas for programs required outside of the district.	Make suggested change.
3/20/2015	Memo	Board of Education	Goal 5.2, Strategy B, Action 3, Should read "Advocate for changes to State school construction reimbursement formulas. Current state funding formulas do not support sufficient funding for renovating or constructing new elementary schools."	Make suggested change.

2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 5.4, strategy A action (see 5.25 to 5.26) Teaching children to grow fresh food and eat fresh food will help us bend down the health care cost curve down the road. This is absolutely a must do. Providing fresh food choices in schools and community buildings is also very important. Because all children have transportation access to the schools, hopefully all children can have access to this food. One challenge is many kids really do not care for vegetables. So let them eat locally produced meats, yogurt, and low sugar ice cream.	No change needed.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 5.4, strategy A action (see 5.25 to 5.26) Having SNAP payments at Storrs Market is necessary to help people on income assistance obtain this food and to give our local farmers an equal competitive advantage to the chain stores. One difficulty is people on a limited income might not have transportation to the Storrs Farmers Market. Or their work schedule at a low paying job might not allow them time on a Saturday to get to the market. Food at Price-Rite in Willimantic in many cases might be lower than Storrs Farmer's market.	No change needed.
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Goal 5.4, Strategy A (page 5.43) – Revise to “increase access to healthy foods, with strong support for locally grown foods.”	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add “Town Council” (Page 5.37, Goal 5.3, Strategy A, 1, 2). Change to read, “Enhance police and public safety resources consistent with the vision identified during the 2010 Police Services Study.” (Page 5.38, Goal 5.3, Strategy A, 5)	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add “Town Council” (Page 5.45, Goal 5.4, Strategy C, 3)	Make suggested change.

3/12/2015	memo	SUSTAINABILITY COMMITTEE	Goal 5.5 Strategies A and B (pages 5.46 & 5.48) – Are exactly the same.	Change Strategy B to read "Identify facility improvements to meet service and sustainability goals."
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Town Council" (P ages 5.48 and 5.49, Goal 5.5 Strategy B, 1, 2, 3, and 4)	Make suggested change.
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Goal 5.5 Strategy B Action 4 (page 5.49) – This seems to refer mainly to buildings and not to the sites they are within. Give more attention to site planning and improvements in master planning.	Add reference to Goal 5.5, Strategy A, Action 4 for site selection and design criteria
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Strong Support for Goal 5.4 Strategy A (page 5.43) – increase access to healthy foods	No change needed.
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Strong Support for Goal 5.5 Strategy A, Actions 1, 2 and 4 (pages 5.46-5.47) – use physical design to foster community interaction	No change needed.

## 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.
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## CHAPTER 6: DIVERSIFYING THE ECONOMY

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
1/30/2015	JOOMAG	RESIDENT	Mansfield needs more retail/commercial establishments in Town. Some examples include a Brew Pub, Restaurants, and a gas station centrally located in Town. Too often Mansfield residents have to leave Town to access retail/commercial establishments; this unfortunately wastes time, consumes gas, and deprives our community of tax revenue. We should promote and encourage more commercial development, particularly in areas such as Storrs Center and the Eastbrook Mall. Thank you.	No change needed.
3/2/2015	PZC Public Hearing	Jim Morrow (Chair of Open Space Preservation Committee)	Thanked the Commission and staff for their work and noted the Open Space Committee comments reinforce the role open space plays in the Town's finances and economic growth.	No change needed.
2/18/2015	Memo	CONSERVATION COMMISSION	P. 6.5 – In Guiding Economic Development in Mansfield: a. CHANGE the last bullet on the left as follows: "Support sustainable, productive agriculture and forestry, farmland preservation and farmland restoration. Tax revenues from these land uses exceed the cost of community services for the Town."	Make suggested change.
2/18/2015	Memo	CONSERVATION COMMISSION	b. ADD a final bullet: "Protect the water resources that economic growth depends upon."	Make suggested change.

2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	<p>The connection between the C and the D of the POCD needs to be strengthened. Chapter 2 includes many references to the role of natural resources in the success of the Town's health and economy. Chapter 6 misses opportunities to make this connection. Some suggested additions to Chapter 6 to improve this connection: Page 6.5 The second paragraph should include agricultural land's contribution of services and fiscal support to the economy. Suggested addition:</p> <p>"The Town must take a more active role in economic development activities...In addition, growth of the agricultural sector has been identified as a key objective by the community, both to increase food security and community resiliency, and also because of the scenic and rural character of the community. Farm and forest lands also contribute to the Town's economy by providing "ecosystem services," such as clean water, and by requiring lower levels of Town services than residences.</p>	Make suggested change.
3/5/2015	e-mail	TONY KOTULA	Figure 6.2 on page 6.10: Your Casino graph has no values on the Y axis.	Correct graph

2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	<p>Page 6.11 In footnote 3, the cited document's title is Planning for Agriculture, so agricultural data should be included to give the message that agricultural/open space uses have equal fiscal importance as other land uses. Including this data helps balance an overemphasis on commercial/industrial development on page 6.11. Suggested addition:</p> <p>"See, for example, Planning for Agriculture.....population ranging from 5,000 to 25,0000 that show commercial and industrial properties costing municipalities a median of \$0.27 in services per \$1.00 in tax revenues compared to costs of \$1.09 for residential properties. Agricultural land/open costs a comparable \$0.31 in services. It also cites national data showing a median of \$0.29 in services for commercial and industrial properties and \$0.35 in services for agricultural land/open space versus \$1.16 for residential properties. Delete: The data also show similar variations between agricultural land/open space and residential property."</p>	Make suggested change.
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2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	<p>Page 6.16 Need to include the large quantity of agricultural lands and their environmental benefits. Suggested addition:</p> <p>"While not a major economic driver in terms of income or jobs, agriculture remains important to Mansfield. 22,175 acres of farm and forest (75% of Mansfield) contribute to the Town's economy by providing "ecosystem services," such as clean water, and by requiring lower levels of Town services than residences. Preserving these benefits is critical to Mansfield's businesses and fiscal success. Agriculture enterprises use the most business-related acreage in town (16%)....."</p>	Make suggested change.
2/12/2015	e-mail	VICKY WETHERELL	Page 6.17 Remove Towills Tree Farm?	Make suggested change.
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	<p>Page 6.31 There are no Goals in Chapter 6 to address the positive impact of agricultural lands on the Town's economy. The Plan needs to include open space preservation as an important tool to maintain the economic benefits of farm and forest (see notes for page 6.16). The agriculture-related goals in Chapter 6 are only about business issues, so we suggest adding an Action to Goal 6.1, Strategy A, which states:</p> <p>"Ensure that Mansfield has sufficient resources and capacity for economic development." We recommend including agricultural land as a resource for the Town's economy. Use the wording below or refer to Goal 10.3, Strategy B, Action 4.</p>	See recommendation for Goal 6.1, Strategy A, Action 3, below.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Town Council and Economic Development Commission" (Page 6.31, Goal 6.1, Strategy A, 1)	Make suggested change.
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	Goal 6.1 -We also recommend adding a measure of effectiveness: increase in preserved farms and forests.	No change needed; addressed in Goal 6.4.

2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	Goal 6.1, Strategy A, Action 3 Continue the Town's open space preservation program to maintain the ecosystem services and revenue benefits from farms and forest lands.	Add reference to Goal 10.3, Strategy B, Action 4 under Goal 6.4.
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Goal 6.1 Strategy B Action 4 (page 6.32) – Revise to specifically reference bike/pedestrian infrastructure under transportation infrastructure.	Make suggested change.
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Strong Support for Goal 6.1 Strategy B Action 4 (page 6.32) – support improvements to...transportation infrastructure in four commercial target areas....	No change needed.
3/20/2015	Memo	Board of Ed	Change Goal 6.1, Strategy C, Action 5 to read: Collaborate with UConn and ECSU to help elementary, middle and high school students develop their knowledge, skills, and talents. Add Related Arts to the list of potential areas for partnership/collaboration.	Make suggested change.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 6.2 Strategy A, Action 2, Strat B and D. These are all desirable. Challenge will be to find the time, staff, and volunteers to help achieve this.	No change needed.
3/26/2015	Meeting discussion	ECONOMIC DEVELOPMENT COMMISSION	Goal 6.2, Strategy D, Action 4: Change to "Continue to encourage residents and businesses to buy local."	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Change to "Consider developing" (Page 6.38, Goal 6.2, Strategy E,2)	Make suggested change.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 6.3 Strategy A, Action 1 and 3, Strat D, Action 3. Promoting economic vitality through these measures is all vitally important. If these other organizations can help do the bulk of the work, that would be great.	No change needed.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Town Council" (Page 6.44, Goal 6.4, Strategy A, 6 (new 3, after renumbering)	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Agriculture Committee" (Page 6.47, Goal 6.3, Strategy D, 3)	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Delete "Support development of housing for farm workers" (Page 6.48, Goal 6.4, Strategy F, 5)	Make suggested change.

2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 6.4 All strategies. These are all wonderful strategies and goals. Big challenge is to find time and resources to do them all. It is hard to decide where to begin. Perhaps the highest priority is Strategy H, Support marketing of agricultural products and agriculture-related businesses.	No change needed.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 6.5 Strategy B. By all means make the zoning regs as farm friendly as possible. Definitely look to Eastern RC&D, RIDEM, and perhaps other towns as to what might be reasonable regulation. Left to its own devices, Mansfield will have a strong tendency to over regulate.	No change needed.
4/2/2015	Memo	External Affairs Committee of UConn's Undergraduate Student Government	We appreciate the tech growth that is taking place in the community, as it enhances the educational experience for many of our students.	No change needed.

# 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	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.
		Betty Wassmundt, Old Turnpike Road		
		Pat Suprenant, Gurleyville Road		

# 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	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.	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."
5/18/2015	Memo	University of Connecticut	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".	Make correction as noted.

## CHAPTER 7: HOUSING

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/23/2015	Town Council Public Hearing	BRIAN COLEMAN	Concerned about the lack of affordable housing and the increase in multifamily and commercial assessments. He stated that the fact that multifamily is assessed at a higher rate during the last revaluation will cause multi family rents to increase.	No change recommended. Goal 7.1 includes strategies to increase affordable housing and Goal 7.3 includes strategies to address quality of life concerns in neighborhoods.
UNKNOWN	COMMENT FORM	BETTEJANE KARNES	Entire chapter on housing was excellent.	No change needed.
2/18/2015	Memo	CONSERVATION COMMISSION	7.10 – Regarding issues that occur when the off campus student housing and residential neighborhood environments adjoin one another or are commingled, the CC would like to see a portion of the training school campus zoned for apartment style student housing. The POCD states that UConn currently houses a higher percentage of students on campus than most universities. The POCD also projects an increase in student population. It seems fair that the university should help minimize the impact of this growth on Mansfield.	Add new action to Goal 7.3, Strategy C to encourage development of additional housing at the Depot Campus and reference goal 6.3, Strategy B.1. The Commission may also want to consider changing the future land use designation (Map 8.3) for the Depot Campus to facilitate housing development.
2/18/2015	Memo	CONSERVATION COMMISSION	7.21 – Reference Sustainability Principle #1 in the neighborhood design bullet for the same reasons mentioned regarding the Overview (Ch. 7).	Make suggested change.
2/12/2015	e-mail	VICKY WETHERELL	Page 7.23 Goal 7.1, Strat A, Action 1 –Reference to Goal 7.4, Strategy B is not relevant to the topic.	Change reference to Goal 7.4, Strategy A, Action 1
4/9/2015	Meeting Minutes	TOWN COUNCIL	Change to read, “Support work force housing programs for income-eligible residents.” And delete explanatory text (Page 7.24, Goal 7.1, Strategy A, 5)	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add “Town Council” and eliminate “Commission on Aging” (Page 7.25, Goal 7.2, Strategy A, 1)	Make suggested change.

4/9/2015	Meeting Minutes	TOWN COUNCIL	Change to "Medium Term" (Page 7.25, Goal 7.2, Strategy B, 1)	Make suggested change.
		Community Information Meetings	Neighborhood Quality of Life. Need to track how location of rental units has changed over time and what impact the change in the definition of family to limit number of unrelated individuals to three has had on conversion of owner-occupied single-family homes to rental units.	Add new Action to Goal 7.3, Strategy B: "Track changes in quantity and location of rental units to determine impact of policy and regulatory changes and identify needed changes to policies and regulations."
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Strong Support for Goal 7.4 Strategy A Action 6 (page 7.31) – update zoning and subdivision regulation to allow for co-housing and other alternative housing models	No change needed.
4/2/2015	Memo	External Affairs Committee of UConn's Undergraduate Student Government	We would like to see a loosening of zoning restrictions pertaining to unrelated residents, including: 1) The development of new properties that can accommodate more than 3 unrelated residents. 2) Adopting inclusionary zoning regulations to require a minimum number of affordable units as part of new developments. 3) Looking into the possibility of having less restricted zoning areas close to UConn.	No changes needed for items 1 and 2 as they are addressed in the draft action plan. No change recommended with regard to item 3.

## 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**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
1/20/2015	letter	REGIONAL PLANNING COMMISSION OF THE CAPITOL REGION COUNCIL OF GOVERNMENTS	The Town might find useful the <u>CRCOG/EPA Smart Growth Guidelines for Sustainable Design and Development (2009)</u> as a resource on implementation of sustainable practices. These guidelines can be found at: <a href="http://www.crcog.org/community_dev/sustainable-dev.html">www.crcog.org/community_dev/sustainable-dev.html</a>	No change needed-provide to Sustainability Committee.
1/20/2015	letter	REGIONAL PLANNING COMMISSION OF THE CAPITOL REGION COUNCIL OF GOVERNMENTS	The Town might also find the recent <u>CRCOG Sustainable Land Use Code Project Model Land Use Regulations</u> as a resource. These guidelines can be found at: <a href="http://www.sustainableknowledgecorridor.org/site/content/sustainable-land-use">http://www.sustainableknowledgecorridor.org/site/content/sustainable-land-use</a>	No change needed-provide to Zoning Consultant
2/3/2015	Memo	Agriculture Committee	Overall, the Agriculture Committee supports the emphasis on developing built-up areas, such as the Planned Development Areas, as a means of conserving rural areas including farmland.	No change needed.
2/26/2015	e-mail	JOHN SOBANIK	The comments submitted all pertain to specific zoning provisions for multi-family development and desired changes. See comments for detail.	No change needed. Forward comments to Zoning Consultant.

3/2/2015	PZC Public Hearing	Pat Suprenant	Expressed 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	Commented 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.	
		Community Information Meetings	Population Growth. Question as to whether the Town had identified a target or ideal population.	
2/12/2015	e-mail	VICKY WETHERELL	Page 8.1 List of topics in sidebar does not match numbered topics in the chapter	Correct Topic List
2/12/2015	e-mail	VICKY WETHERELL	Page 8.3 Map 8.1: Add Open Space/Recreation graphic to Attwood property? (land trust)	No change recommended -data is from 2013; change to one property would require change to all.
2/12/2015	e-mail	VICKY WETHERELL	Page 8.3 Map 8.1: Prison land should not be shown as University land	No change needed; the correctional facility has been acquired by UConn since the date of this comment.
2/18/2015	Memo	CONSERVATION COMMISSION	P. 8.3 – In Map 8.1 Existing Land Use, update the Map to show the Kessel and Deveraux properties as Ag/forest land (with the exception of the house lots).	No change recommended; map is based on assessors data from 2013.

2/18/2015	Memo	CONSERVATION COMMISSION	P. 8.7 – In Common Themes, ADD a new Theme: “Protection of our groundwater and surface-water supplies, including stratified-drift aquifers.” It is apparent, from comments at public meetings and those summarized in the POCD (Chapters 2, 3, and especially 9), that residents have concerns about the Town’s water resources and see their protection as an essential theme to guide future land use strategies.	Make suggested change.
2/12/2015	e-mail	VICKY WETHERELL	Page 8.7 in second-to-last para, add page reference for Map 8.3 (page 8.14)	Add Figure reference-8.3, not page number
2/18/2015	Memo	CONSERVATION COMMISSION	P. 8.10 – In Plant trees in mixed-use and compact development areas, ADD: “Trees, preferably native species, should be chosen for suitability to these tasks.”	Make suggested change.
2/18/2015	Memo	CONSERVATION COMMISSION	8.14 -Regarding Map 8.3 Future Land Use, revise the Map as follows: In the Map legend: 1) SEPARATE the designations Conservation/recreation lands and Flood zone from the designations above them. This will differentiate the actual future land use designations (the seven above) from those showing only the current status of a designations’ land use (the two mentioned here). 2) INSERT the sub-heading “Current Land Use” above Conservation/recreation lands and Flood zone. (Refer to map image in memo).	No change needed. Changing name of Conservation/ Recreation Land as noted below to include word "current" will clarify that these areas are subject to change. The flood zone category reflects both current and future land use as use of these properties is extremely limited due to flood potential.
2/18/2015	Memo	CONSERVATION COMMISSION	P. 8.14 -Regarding Map 8.3 Future Land Use-ADD footnote to Conservation/recreation lands and Flood zone: “This designation shows the status of this land use as of 2015 and is subject to change.” The purpose of this change is to reinforce that these designations show only current land uses and not projected uses (as the designations above do).	Add footnote for Conservation/Recreation lands.

2/18/2015	Memo	CONSERVATION COMMISSION	<p>P. 8.14 -Regarding Map 8.3 Future Land Use- ADD footnote to Rural residential/agricultural/forestry (or ADD footnote to all designations in the legend): "Future land conservation projects (e.g., purchases/donations of development rights, open space acquisitions) will occur within this category." The purpose of this change is to state clearly that future land conservation projects are permitted and will occur within the other designations. This information is missing, and this footnote will achieve this without identifying areas of Mansfield or privately owned parcels. The CC strongly recommends these changes, as the Map is frequently referenced and described as the "guidance document" that "will help to guide decisions on new zoning and land use regulations designed to achieve the vision and goals of this POCD." These changes are recommended in order to clarify the Map's information. While the title designations are defined as "future" land use, the Map shows only current conservation and recreation lands. To put it another way, the Map does not – and cannot – show which parcels will become parks or open space acquisitions by the Town or Joshua's Trust. If left unchanged, the Map will suggest for decades that Mansfield had reached its conservation goals at this time.</p>	<p>Add footnote for all designations noting that future land conservation projects can occur in any category. Such projects will be reflected in future updates to the map.</p>
2/12/2015	e-mail	VICKY WETHERELL	<p>Page 8.14 Map 8.3: Add Institutional graphic at southeast corner of Horsebarn Hill Road for barns and biobehavioral buildings</p>	<p>Amend Map 8.3 to include institutional areas shown on 2006 POCD map at Horsebarn Hill</p>
2/12/2015	e-mail	VICKY WETHERELL	<p>Page 8.14 Map 8.3: Prison land on Route 44 is not shown</p>	<p>Amend Map 8.3 to include institutional area along northern frontage of Route 44 to encompass white house and prison; should extend to Route 32</p>

2/12/2015	e-mail	VICKY WETHERELL	Page 8.14 Map 8.3: Add Conservation Recreation graphic for Merrow Meadow Park and River Park.	Make suggested change
2/12/2015	e-mail	VICKY WETHERELL	Page 8.14 Map 8.3: In legend, revise text to Current Conservation/Recreation to make it clear that these uses are not limited to these areas in the future.	See change recommended in response to Conservation Commission comments.
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	Map 8.3, (p 8.14) is titled "Future Land Use." The Conservation/Recreation Land designated on this map gives the impression that future land use for these purposes will be restricted to only the areas shown on this map. Since a priority in the Plan is to continue to preserve land and expand recreation resources, having such a restriction on the map for Future Land Use would be incompatible with the goals in the Plan. Recommend that the legend be revised to "Current Conservation/Recreation Land" or "Conservation/Recreation Land as of 2014" so it is clear that future land uses for this purpose will not be restricted to the areas currently shown on the map.	Make suggested change.
UNKNOWN	comment form	MEG REICH	1. DRAFT MAP 8.3 - Future LAND USE. The 2006 map listed all the major "villages"...(Perkins Corner, Mansfield Depot, Conantville, Atwoodville, Storrs, Mansfield Center, etc.) This draft map does not. I recommend adding these geographic markers - although many can be placed in the "white space" surrounding the map, instead of on the base map. (refer to PDF for drawing of map.)	Add to map provided change does not affect legibility.

		Community Information Meetings	Future Land Use Map 8.3. Concerns/questions were raised with regard to certain areas of the proposed future land use map including Compact Residential on South Eagleville Road in the vicinity of Maple and Separatist Roads; Mixed Use Center in the vicinity of Riverview Road; and designation of Eagleville as a Rural Residential Village given the number of commercial businesses in the area.	The designation on South Eagleville Road is the same as the 2006 POCD. With regard to Riverview Road, amend the figure text on page 8.30 to limit uses to low intensity office and residential. Consider establishing a village center designation for Eagleville to recognize the commercial character of properties in that area.
2/9/2015	e-mail	ANTHONY GIOSCIA	Expressed support for Rural Commercial designation for his property at the southwest corner of Routes 195/Route 32 and agreed with restrictions on water usage in the area, noting that an office use would have lower water needs than a residence.	No change needed.
3/2/2015	PZC PUBLIC HEARING			

4/14/2015	letter	MANSFIELD DOWNTOWN PARTNERSHIP	<p>Future Land Use Map 8.3. The Mansfield Downtown Partnership Board of Directors proposes a Mixed-Use Center land use designation be added where the Mansfield Apartments are located in lieu of the current proposed new land use designation of Compact Residential. The current Mansfield POCD identifies the Mansfield apartments area with land use designations of Medium to High-Density Institutional/Mixed Use and Planned Business/Mixed Use which would be consistent with our proposal. Our proposal is also consistent with the joint recommendation of the Commission, Town Council and Mansfield Economic Development Commission as part of their comments on the UConn DRAFT Campus Master Plan in early 2015, which suggested that the area be designed to be compatible with Storrs Center. Because of its proximity to Storrs Center, a Mixed-Use Center designation at the Mansfield Apartments are would give this area flexibility to develop with the possibility of some commercial development along with the residential uses. With downtown Storrs prospering and providing access to hiking, playing fields, tennis courts, a community center and civic uses, there could be increased interest in further developing the adjacent Mansfield Apartments site to accommodate additional amenities that would benefit the entire community.</p>	<p>Make suggested change and add a focus area map on page 8.30 for this area with notes encouraging a transition to a lower scale than the 4-5 story buildings that form the the heart of Storrs Center; protecting the adjacent Moss Sanctuary; ensuring that clear public access to the Sanctuary is maintained; and discouraging development of a multi-purpose arena on the site.</p>
2/12/2015	e-mail	VICKY WETHERELL	<p>Page 8.16 Flood zone photo caption -- remove the word "river"</p>	<p>Make suggested change</p>

2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	The definition of Conservation/Recreation (p. 8.17) needs to be clarified and made consistent with other parts of the Plan, such as page 3.17. This may be the only place where someone would read about this topic, so it is important that it include all basic information. The statement should include private land and make it clear that "agricultural" includes forest land. A recommended revision (added words in boldface): "Land that is currently held by a public entity or land trust as a preserve, park or conservation land, including (delete agricultural) private farm and forest lands protected by easements. Land in this category is not necessarily permanently protected by easement or deed restriction.	Make suggested change.
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	This category includes land identified as "preservation" or "conservation" in UConn's 2004 East Campus Plan of Conservation and Development and ECSU's recreation fields " This category should also include UConn conservation and preservation areas on the North Campus (as shown on Map 8.3), and these areas should be listed or referenced in the text on page 8.17.	Make suggested change.
2/12/2015	e-mail	VICKY WETHERELL	Page 8.17 Definition of Conservation/Recreation needs to be clarified and made consistent with other parts of the Plan. Replace "agricultural land" with "private farm and forest land."	Make suggested change
2/18/2015	Memo	CONSERVATION COMMISSION	P. 8.17 – Under Design Characteristics, CHANGE the first sentence by removing the word "open," or as follows: "These areas are characterized by open, forested, or otherwise undeveloped land." ADD: "Unless prohibited by an easement or deed restriction), buildings, structures..."	Make suggested change.
2/18/2015	Memo	CONSERVATION COMMISSION	P. 8.19 – Under Design Objectives, ADD a new bullet: "Where applicable, promote and actively pursue land conservation to preserve rural character and natural resources."	Make suggested change.

2/12/2015	e-mail	VICKY WETHERELL	Page 8.19 Reference to UConn East Campus as being in Rural Res/Ag/Forestry is incorrect. This area has Institutional or Conservation/Rec designation on Map 8.3. (One of the Institutional areas is missing from Map 8.3—see comment above.)	Make suggested change
3/2/2015	PZC Public Hearing	Pat Suprenant	Page 8.21 Village Center: Expressed concern with the following aspects of the plan: future plans for development of Mansfield Depot if passenger rail returns and potential expansion of water/sewer service.	Change the language to read: "If passenger rail service is restored to Mansfield, Mansfield Depot could once again become a railroad village. Further evaluation would be needed at that time to determine whether any changes to the future land use strategy are needed for this area."
UNKNOWN	comment form	BETTYJANE KARNES	pg. 8.25. Compact residential is important for best use of land to serve workers at UCT and ECSU.	No change needed.
2/12/2015	e-mail	VICKY WETHERELL	Page 8.32 UConn East Campus area includes some Institutional areas (see Map 8.3), so need to revise text. (see comment about page 8.19)	Add text regarding institutional uses in East Campus
2/12/2015	e-mail	VICKY WETHERELL	Page 8.36 Add Rural Commercial to list of growth areas?	Policy determination for Commission; it was placed in rural character conservation group to emphasize that while these areas support limited commercial, they are not areas to which we are trying to direct development.

2/12/2015	e-mail	VICKY WETHERELL	Page 8.38 In the Food Production list, revise "Permit the raising of small livestock." "Small livestock" could include a wide range of life forms. There should not be specific wording (such as small livestock) in the Plan. If you want to include this topic, recommend something general like "Permit raising animals" and then deal with definitions and restrictions in the zoning regulations phase.	Make suggested change
2/18/2015	Memo	CONSERVATION COMMISSION	P. 8.38 – In Tree Canopy in Table 8.1, change the following: 1) CHANGE first bullet to: "Establish tree protection regulations that limit tree removal and begin a replanting program." 2) ADD to last bullet: "...healthy trees, <u>including the selection of native species.</u> "	Make suggested changes.
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Goal 8.1 Measure (page 8.42) – Add the number of businesses in mixed use areas as a measure.	Make suggested change.
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Goal 8.1 C (page 8.43) – Add an action that specifically calls for pursuing Town/University partnerships in guiding the development of critical juncture areas such as South Campus to Moss Sanctuary, Four Corners, Mansfield Depot, King Hill Road.	Make suggested change.
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Strong Support for Goal 8.1 C (page 8.43) – direct medium to high density development to appropriate areas	No change needed.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Town Council" (Page 8.44, Goal 8.1, Strategy D, 3)	Make suggested change.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 8.1 strategy D, Action 4 – Town Council and PZC should definitely approach UCONN on this. Dean Weidemann has already stated this is a goal of the College of Ag, Health, and Natural Resources, so a letter or other support from the Town could help CAHNR keep these lands used for agriculture. Other parts of the University might compete for these lands.	No change needed.

		Community Information Meetings	<p>UConn Growth. Several comments were received with regard to UConn's proposed master plan, including concerns with the proposed location of the multi-purpose arena at the intersection of Routes 275 and 195; future use of the Depot Campus and Bergin Correctional Facility; extent of environmental contamination at the Depot Campus and the impact of any contamination on future redevelopment; concern with the potential for a Biosafety Level 4 Lab at UConn; and questions as to whether UConn could reclaim the E.O. Smith High School property in the future.</p>	<p>Goal 8.1, Strategy D includes specific actions related to Uconn growth; this strategy can be expanded if desired to address the concerns raised, such as encouraging UConn to locate the multi-purpose arena in an area other than the Mansfield Apartments. (See recommended change below to address Level 4 BSL labs.) The Commission may want to consider changes to the future land use map to be consistent with comments provided during review of Uconn's master plan, such as a designation that would facilitate redevelopment of the Depot Campus as a mixed-use village.</p>
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2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 8.2 strategy B, Action 8 – The Ag Committee is not listed as one of the advisory committees that will review early in the design process. Without Ag Committee input, there will be no voice for ag land either on the proposed development or land adjacent to it. The Ag Committee needs to get more members to handle this workload and to provide this function. Another major potential problem with review by multiple Committees and with rotating committee members is consistency of guidance in the review process. Town staff could probably provide more consistency, but this might require hiring more staff and/or more training which in turn would increase taxes.	Add Agriculture Committee to list of who
3/2/2015	PZC Public Hearing	Arthur Smith	Identified a lack of commitment from UConn with regard to future biosafety labs.	Add action under Goal 8.2, Strategy D encouraging Uconn to limit R&D labs to BSL 1, 2 and 3.
UNKNOWN	comment form	JULIA BARSTOW	There is a lot of very good stuff in the plan - I hope that much of it can be implemented. As for the skating center - the corner of 195 and S. Eagleville is a terrible idea. If the conference insists on such a facility on campus, then put it truly on campus next to the existing rink and not at the Town Centre. Please tell everyone what we can do to get this message to UConn.	No change needed.

## 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.</p> <p>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	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.	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.
5/19/2015	Memo	Open Space Preservation Committee	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."	If the proposed designation is changed, the additional notes would be appropriate.

## 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

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
4/2/2015	Memo	External Affairs Committee of UConn's Undergraduate Student Government	We are interested in knowing the results of the traffic study this spring, especially due to planned changes in road usage on campus and an increased pedestrian focus in the UConn Master Plan.	No change needed.
4/2/2015	Memo	External Affairs Committee of UConn's Undergraduate Student Government	We are interested in reducing confusion regarding bus departures from both on-campus locations and the new Nash-Zimmer Transportation Center.	No change needed. Forward comment to Uconn Transportation Planner and Intermodal Center coordinator.
1/6/2015	Meeting Minutes	FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE	Request acknowledgement in the Plan and identification of tasks in Action Plan.	Reference creation of committee in water/wastewater narrative and role; add Committee to actions under Goal 9.2, Strategy A.
2/19/2015	comment form	DONALD HOYLE	Impact of Utility Expansions. Concern with impact of the Northeast Utilities transmission line extension on community health, the town's character and need for stronger policies discouraging utility expansions that do not serve the community and have negative impacts on scenic character	This policy issue was discussed with the Town Council during their review of the draft plan and no changes were identified. There is a recommended change
3/2/2015	PZC Public Hearing	Lois Happe		
3/2/2015	PZC Public Hearing and comment form	Miriam Kurland		
UNKNOWN	comment form	Pat Hemple		

3/2/2015	PZC Public Hearing	Gary Bent (representing the Eastern Connecticut Green Action Committee)	and surrounding properties, such as potential natural gas pipeline expansions due to fracking in other states. Requesting that town monitor proposed natural gas pipeline extension, that opposition to expansion be added to the Plan, that the Council adopt a resolution opposing the expansion and that the Council express their concern/opposition to state and federal officials.	in Chapter 4 regarding impact of utility line expansions on community character. Additionally, the Town Council adopted a motion in April to communicate their concern with the pipeline expansion to the Town's state representatives.
2/19/2015	comment form	DONALD HOYLE	I feel the vision for a healthy future is to develop our hydro-electric and sun powered voltphotoc (solar farms) as our neighbors in Lebanon/ Franklin is doing. Clean energy is the hope of our future so we don't poison and destroy our scenic and rural area for modernization of high tech.	No change needed. Goal 9.3 encourages increasing renewable energy usage.
3/2/2015	PZC Public Hearing	Jacqueline Gryphon	Asked if an Environmental Impact Evaluation has been or will be scheduled for the Four Corners sewer project and commented that she is concerned about impacts on the area's natural resources and wildlife. She also asked if the identified compact residential areas could include condominiums.	No change needed. An EIE process is underway and compact residential areas could include condos.
3/2/2015	PZC Public Hearing	Miriam Kurland	Complimented the PZC on its efforts on the Plan and urged the Commission to closely review the forthcoming comments of the Sustainability Committee.	No change needed.
3/2/2015	PZC Public Hearing	Pat Suprenant	Expressed concern regarding the disconnect between sustainability principles and importing water from another area of the state.	No change recommended. The EIE explored several local alternatives including groundwater wells and Mansfield Hollow and identified the CWC interconnection as the best alternative.

3/2/2015	PZC Public Hearing	Arthur Smith	Questioned the sewage capacity of the UConn system	No change needed; narrative identifies capacity of existing plant.
3/2/2015	PZC Public Hearing	Arthur Smith	Noted that the WRTD bus program is underfunded resulting in long-term reliability concerns	Update narrative to identify current challenges.
		Community Information Meetings	Traffic Impacts of University and Town Growth. Need to address increasing traffic congestion and work with DOT to understand their plans for various roadways. One suggestion was for tolls at town lines.	No change needed; coordination addressed in Goal 9.1, Strategy D.
		Community Information Meetings	Walkway/Bikeway/Trail Network. Need to identify how the trail network integrates with and becomes a part of the walkway/bikeway network.	See other recommended changes in this chapter with regard to transportation narratives and Goal 9.1.
		Community Information Meetings	Windham Airport Expansion. One resident who lives in the Riverview Road neighborhood expressed concern with the potential expansion of Windham Airport, including a proposed future runway extension that could increase air traffic over that neighborhood.	Goal 9.1, Strategy D, Action 3 specifically supports efforts to improve the airport based on the updated master plan. If the PZC has similar concerns, this action could be deleted.
UNKNOWN	comment form	MIRIAM KURLAND	Municipal Energy System. Interest in development of a municipal energy system such as a solar energy farm to mitigate rising energy costs.	No change needed. Such a project would be consistent with Goal 9.3, Strategy C if the Council were interested in pursuing.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	Sustainability and "infill" goals make transportation sense, and the committee supports these principles.	No change needed.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	We support expanded public transportation, expanded transportation alternatives (including rail access in the future), expanded bicycle and pedestrian facilities and the complete streets concept.	No change needed.

1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	We think the plan should mention and support the Town's efforts to become a designated "Bicycle Friendly Community" by the League of American Bicyclists.	No change needed- Designation as a Bicycle Friendly Community is identified as a measure of effectiveness for Goal 9.1 and Action 5 under Strategy B.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	Since the TAC has recently reviewed and endorsed the request that additional sections of local and state roads be added to the Town's existing bike routes, we would like to see the bicycle section of the plan at least mention that the Town's bike route system may be modified in the future as needs dictate (this refers to bike routes, not bike lanes or bike paths which are already discussed in the plan).	Add language to narrative to address future changes to bicycle routes.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Change wording regarding the Route 275 and Bolton Road connector to qualify and reflect current status consistent with comments provided to UConn in response to the draft Campus Master Plan (Page 9.5)	Make suggested change.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	In the paragraph about Traffic Calming (page 9.8), emergency services approval of traffic calming improvements should be added to the criteria listing.	Make suggested change.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	At the beginning of the section on Public Transportation (page 9.12), we would like to see the statement "as there is insufficient density to support public transportation in other parts of the town" modified so that innovative new ways of public or quasi-public transportation in rural/suburban areas are allowed for. Given the growing popularity of social media, transportation alternatives like ride share boards and Uber may be feasible in Mansfield's less-dense areas in the not-too-distant future.	Change language to reference "traditional" public transportation; Goal 9.1, Strategy C, Action 3 addresses alternatives such as ride sharing apps.

1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	Additionally, since all forms of public transportation are supported in one form or another, it is more a question of how much support a community (or region) is willing to pay for when it comes to choosing which areas should be served by public transportation. The committee would like to see some mention of the transportation needs for seniors (and possibly the volunteer driver program) as well.	Add language to narrative on current transportation options for seniors offered by the town.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	In the roadway improvements section, we believe roundabouts should be considered (in place of signals) at intersections that will require upgrading, in particular Rte 275 at Separatist Rd, Rte 275 at Rte 195 (the Town has already purchased the right-of-way for this intersection), Rte 195 at N. Eagleville Road, and Hunting Lodge Rd at N. Eagleville Rd (as is already noted in the Roadway Improvements section).	Add action under Goal 9.1, Strategy A to consider use of roundabouts at major intersections including those identified in comment.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	Also in this section, possibly on pages 9.6 and 9.7, the need to coordinate the signals on Route 195 to alleviate traffic congestion from North Eagleville Road to South Eagleville Road should be mentioned.	Make suggested change.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	Finally, the pavement condition paragraph at the top of page 9.8 could be strengthened – for example, ending the last sentence with “in the interim the miles of roadway resurfaced each year should be increased” would help highlight this growing problem.	Make suggested change.
2/18/2015	Memo	CONSERVATION COMMISSION	P. 9.8 – Include a map of Mansfield’s extensive trail system and discuss how certain trails will be a part of the Bicycle and Pedestrian Master Plan.	Add language on extensive trail system and how it is integral to the overall pedestrian network.
2/18/2015	Memo	CONSERVATION COMMISSION	P. 9.8-9 – Regarding the Bicycle and Pedestrian Master Plan, DELETE the following sentence: “The Town may wish to postpone any future designation of scenic roads until this plan is complete to avoid the potential for conflicts.”	See Town Council Recommendation for new action in Chapter 4.

2/18/2015	Memo	CONSERVATION COMMISSION	P. 9.8-9As mentioned in comments earlier (see comments on POCD page 4.23 on Scenic Roads), the CC strongly supports the Scenic Road Ordinance as a regulation that ensures the maintenance and encouragement of Mansfield's rural character.	No change needed.
1/8/2015	Minutes	Transportation Advisory Committee	Recommended Additional Town Road Bike Routes: 1) All of the Storrs Center roadways, including <i>Dog Lane to the Greek Center ; Charles Smith Way ; Wilbur Cross Way ; Bolton Road Extension ; and Royce Circle</i> ; 2) <i>Eastwood Road and the East Leg of Hillside Circle (connecting to the UConn campus)</i> ; 3) <i>Westwood Road and the West Leg of Hillside Circle (connecting to the UConn campus)</i> . 3) <i>Bassetts Bridge Road</i> ; 4) <i>Browns Road from 195 to Mansfield City Road</i> ; 5) <i>Clover Mill Road (South loop from 195 and to Spring Hill Road)</i> ; 5) <i>Dodd Road</i> ; 6) <i>Mulberry Road</i> . 7) <i>Wormwood Hill Road from 89 to Mulberry</i> .	Amend Map 9.2 to include the recommended bicycle routes.
2/18/2015	Memo	CONSERVATION COMMISSION	9.15 – In the second paragraph under Potable Water, ADD: "There are two major public water supply systems in town: one... the other ...serving southern Mansfield. Upon completion in 2016, the Connecticut Water Company will own and operate a third supply serving the University of Connecticut and some areas near campus, as well as northern Mansfield."	Make suggested change.
3/10/2015	Committee Minutes	FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE	p. 9.18 Water Conservation and Reuse – The Plan indicates that the off-campus properties will no longer be subject to UConn water conservation policies that restrict water usage during low streamflow periods. It was recommended the plan include language from the Connecticut Water Company on their water conservation measures.	Amend narrative to add reference to CWC water conservation measures.

3/10/2015	Committee Minutes	FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE	p. 9.19 Water Pollution Control – The plan could be read that a 1991 wastewater · 9.19 Water Pollution Control – The plan could be read that a 1991 wastewater facilities plan would indicate the Four Corners Area has adequate wastewater disposal. This language should be clarified, if required.	Clarify text to correct the year the plan was published (1985) and reflect that a sewer collection system for Four Corners was included in that plan as an alternative.
3/10/2015	Committee Minutes	FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE	p. 9.20 – The plan may want to include “since the 1960’s” to provide quantification for “longstanding”. Coite clarified what the reclaimed water is being used for and that the reclaimed water is being implemented into future projects.	Make suggested change regarding timeframe and update language on reclaimed water.
UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.25: in last bullet of "Reuse of Materials" box, after "plastic bags," insert "vegetable oil, mattresses (as of May 1, 2015)" & end sentence with "ballasts," thereby deleting "and containers"	Make suggested change.
UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.25: 4. Resource Efficiency, Solid Waste and Recycling. Change first sentence to: "Mansfield HAS BEEN using a 'pay as you throw' model for trash collection to encourage recycling and composting SINCE 1991."	Make suggested change.
UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.25: 4. Resource Efficiency, Solid Waste and Recycling. In second sentence, insert "of trash and recyclables" after "collection service"	Make suggested change.
UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.25 4. Resource Efficiency, Solid Waste and Recycling. In first sentence of second paragraph, replace "over that time frame" with "until 2012 when the number of multifamily units began increasing with the Storrs Center development"	Make suggested change.

UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.26 4. Resource Efficiency, Solid Waste and Recycling. Recycling. first sentence should read: "AS the number of residential TRASH AND recycling accounts continues to rise [delete 'however'], the average pounds of recyclables per household has decreased over the [delete 'last few'] years, mostly due to the low recycling rates for multi-family residential units, THE INCREASING SHARE OF MULTIFAMILY AND RENTAL UNITS USING THE SERVICE and the change in composition of the recycling system (fewer newspapers and lighter containers)."	Make suggested change.
UNKNOWN	UNKNOWN	UNKNOWN	p. 9.26 4. Resource Efficiency, Solid Waste and Recycling. Recycling. in last sentence, replace "homes" with "collection"	Make suggested change.
UNKNOWN	UNKNOWN	UNKNOWN	p. 9.26 4. Resource Efficiency, Solid Waste and Recycling. Recycling. at end of paragraph, insert the sentence: "The transfer station recycling rate has remained steady at 48%."	Make suggested change.
UNKNOWN	UNKNOWN	UNKNOWN	p. 9.27 4. Resource Efficiency, Solid Waste and Recycling. Hazardous Waste Disposal. sentence should read: "Mansfield [delete 'does not'] acceptS [delete 'any'] CERTAIN hazardous waste at the Transfer Station, SUCH AS PAINT, FLUORESCENT BULBS, BATTERIES AND ENGINE OIL; residents must bring ALL OTHER household hazardous waste to the mid-NEROC Chemical Waste Drop-off [delete 'Center'] FACILITY in Willington. THE MID-NEROC CHEMICAL DROP-OFF FACILITY IS OPEN FOURTEEN TIMES PER YEAR."	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Strong support for Goal 9.1, Strategy A, Actions 4, 5, 6; Strategy B, Actions 1, 4, 5; Strategy D, Action 1 (pages 9.30-9.33) –complete streets, Bike/Pedestrian Master Plan, Bike Friendly Community, regional transportation planning	No change needed.

3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 9.1, Strategy A (page 9.29) – Add funding for sharrows in the greater Storrs area.	Add use of sharrows to explanatory text under Strategy B, Action 4
2/18/2015	Memo	CONSERVATION COMMISSION	P. 9.31 Goal 9.1, Strategy B: Regarding this Strategy, Town trails are mentioned in the POCD but are not well represented in Chapter 9's Action Plan or other chapters, such as The Bicycle and Pedestrian Master Plan and "active transportation" planning. Action 3.3, Strategy B states "Continue to develop a safe network of walking and biking trails to improve connectivity and provide opportunities for...alternative transportation." The objective of this Strategy should be repeated here in Chapter 9.	Add language on trail connections to Goal 9.1, Strategy B, Action 4 (Bike/Ped Master Plan) and reference Goal 3.3, Strategy B.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 9.1, Strategy C (page 9.32) – Add an action stating the Town coordinates closely with UConn and regional transit system on high capacity events.	Make suggested change.

3/10/2015	Committee Minutes	FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE	Goal 9.2 (p. 9.34) Add language specifically referencing the use of overlay zones along pipeline corridors to limit service connections in rural residential areas.	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."
2/23/2015	Town Council Public Hearing	Arthur Smith	Commented on lack of reference to overlay zones in draft POCD to address water restrictions along pipeline.	
3/2/2015	PZC Public Hearing	Pat Suprenant		
3/29/2015	Email	Tulay Luciano	Requested that references to overlay zones be added to the POCD.	
4/9/2015	Meeting Minutes	TOWN COUNCIL	Change wording to read, "Encourage UConn to define water and sewer service areas as part of the campus master plan and discourage service extensions to outlying university-owned parcels." (Page 9.35, Goal 9.2, Strategy A, 4)	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Strong support for Goal 9.2 Strategies B and C (pages 9.35-9.36) – water conservation, regional water planning	No change needed.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Town Council" (Page 9.36, Goal 9.2, Strategy C, 1 and 2)	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Town Council" (Page 9.37, Goal 9.3, Strategy A, 1,2 and 4)	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 9.3, Strategy A, Action 1 (page 9.37) – Add as an example a purchasing protocol that uses product energy consumption as a criteria to determine if the product should be purchased.	Make suggested change.

3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 9.3 Strategy A, Action 2 (page 9.37) – Revise to “Strive for zero net energy buildings for renovation and new construction of municipal and school buildings.”	Add to explanatory text instead of changing strategy.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 9.3, Strategy A, Actions 6 and 7 (page 9.38) – Revise to make more proactive, such as: “Maximize energy efficiency in town schools and buildings. Take full advantage of State of CT resources and incentives provided through Energize Connecticut to implement energy reductions.”	Change Action 6 to read: “Maximize energy efficiency in town schools and buildings through development and implementation of a municipal energy action plan.” Change description under Action 7 to read: Audit recommendations should be prioritized and implemented based on cost/benefit analysis. The Town should take full advantage of State resources and incentives provided through Energize Connecticut to implement energy reductions.”
4/9/2015	Meeting Minutes	TOWN COUNCIL	Remove “Town Council,” “Mansfield Board of Education” and “Region 19” (Page 9.38, Goal 9.3, Strategy A, 7)	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Strong support for Goal 9.4 (pages 9.40-9.41) – waste reduction and resource conservation	No change needed.
UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.40 Goal 9.4. under “Measures of Effectiveness” add a bullet reading “REDUCTION IN MUNICIPAL WASTE TONNAGE.”	Make suggested change.

UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.40 Goal 9.4. Strategy A. in "Actions" table, add a fourth action reading: "Identify and implement programs that encourage prevention of waste. Potential programs/initiatives include: - offer guidance and a low waste kit of materials for municipal low waste gatherings and events - food waste prevention...move from pg. 9.41 - source outlets for excess/redundant materials - remove barriers that prevent donation programs"	No change needed. This is covered by Action 1.
UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.41 Goal 9.4. Strategy B. repeat fourth item of this "Actions" table in the "Actions" table for Strategy A. same for first bullet point (food waste prevention programs...)	No change needed. This is covered by Action 1.
4/2/2015	Memo	External Affairs Committee of UConn's Undergraduate Student Government	We support increased sustainability, including: A) Efforts to increase recycling, as well as other general measures that can be taken. B) Non-Auto Transport, including new walkways on Route 195.	No change needed.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Strong support for Goal 9.5 (pages 9.42-9.45) – policies that support smart growth	No change needed.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 9.5 (page 9.42) – Even though there is a parks and open space chapter, the networks of green space and public space needs to be considered vital infrastructure (similar to the way the UConn Master Plan is proposing green corridors for multiple reasons – recreation, habitat connectivity, water quality, etc.). Could Goal 9.5 include a strategy that stresses the importance of networks of public space (green space or more urban space like the town square, depending on the context) as a critical component of smart growth that needs to be supported?	Add strategy and refer to actions identified in Chapters 2 and 3.
2/24/2015	JOOMAG	VIRGINIA WALTON	Goal 9.5 - Recommend adding a strategy to update Zoning and Subdivision regulations to reflect changes due to climate change. Example: setbacks in relation to flood zones.	Add action to Goal 2.6 Strategy B with note that additional research will be needed to identify specific changes.

2/3/2015	e-mail	JOAN BUCK	p.9.43 Goal 9.5, Strategy B Providing density bonuses as a "reward" for "preserving larger amounts of open space" is a good idea.	No change needed.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 9.5, strategy B, Action 2 – Who will pay for the density bonus? Cost of doing this upfront planning and engineering might be substantial as will the permitting and review by the State. On the other hand, reducing numbers of wells, septic systems, and lengths of driveway might reduce construction costs. Annual operation and maintenance costs for landscaping and snow plowing should go down as well. So perhaps, Mansfield pays up front fees to the State for the permit fees. And then when a unit of the property is sold, the buyer pays a tax to Mansfield to reimburse the Town for the State permitting and review fees. Somebody needs to estimate typical costs of community systems versus individual systems. By the way, since large expanses of land are preserved with this method, can those areas be used to absorb grey water from the development?	No change needed. As described in the action, bonuses could be provided to offset increased upfront development costs; benefit to community is increase in amount of open space preserved.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 9.5 Strategy C, Action 1 (page 9.44) – Some of the bullets seem to be based solely on aesthetics – we want to maximize renewable energy and should not promote the idea that solar panels and wind turbines should not be visible.	This is a policy issue for the Commission to determine.

2/13/2015	Memo	Agriculture Committee	The process of creating the new Plan of Conservation and Development has been understandably lengthy. Since the work on the POCD began, a new threat to farmland has emerged in other parts of Connecticut which the Agriculture Committee would like to see addressed in the Plan. Solar farms are a new source of development pressure on farmland as they are often sited on large, level, open areas. The Committee recommends that solar farms be included in the POCD as a type of development to discourage on farmland. The Committee also recommends that, when sites are considered for sources and/or production of alternative energy, consideration be given to the effects on existing and potential farmland both on and around the proposed site.	Amend Goal 9.5, Strategy C, Action 1 to include impact on farmland, particularly prime farm soils, as a consideration in development of zoning regulations for solar, geothermal, wind and hydropower systems.
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## 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.

## CHAPTER 9: INFRASTRUCTURE

### Comments Received Since May 14, 2015

For more detail, see written comments.

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.
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

**CHAPTER 9: INFRASTRUCTURE**

**Comments Received Since May 14, 2015**

For more detail, see written comments.

3/2/2015	PZC Public Hearing	Pat Suprenant	Reiterated request that a reference to proposed overlay zones be added to the POCD.	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."
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.

**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	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.
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."

## CHAPTER 10: STEWARDSHIP AND IMPLEMENTATION

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/10/2015	Committee Minutes	FOUR CORNER WATER AND SEWER ADVISORY COMMITTEE	Include a discussion on maintaining rural character and preventing unwanted growth.	This Chapter identifies goals and strategies to guide general implementation of the plan as a whole, including goals relating to maintaining rural character and preventing unwanted growth that are expressed in the previous chapters. To address this concern, a brief statement could be added to the introductory narrative on pages 10.2 and 10.3 that references the community's vision and emphasis on protecting rural character.
		Community Information Meetings	Awareness of Regional Issues. Need for Town to be aware of various state and regional initiatives and coordinate with applicable agencies and other communities.	Addressed by Goal 10.2, Strategy A, Action 4 and Goal 10.6
		Community Information Meetings	Communications. Suggestion that the Town improve the way in which it communicates the status of various projects such as the Route 195 sidewalk project.	Addressed in Goal 10.5, Strategy A.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Planning Office" (Page 10.12, Goal 10.1, Strategy A, 3, 4)	Make suggested change.

1/20/2015	letter	REGIONAL PLANNING COMMISSION OF THE CAPITOL REGION COUNCIL OF GOVERNMENTS	Goal 10.2: We note that the proposed POCD includes goals, strategies and actions related to natural hazard mitigation. We also are aware that efforts are underway to update the Natural Hazards Mitigation Plan for the Town. We would encourage the Town to integrate natural hazard mitigation efforts of both plans and specifically to call out the need for coordination of the two plans perhaps in the POCD's discussion of Goal 10.2 - "The Mansfield Plan of Conservation and Development is integrated into decision making at multiple levels."	Amend Strategy A, Action 4 to reference regional hazard mitigation planning efforts.
2/23/2015	Town Council 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.
2/23/2015	Town Council Public Hearing	Arthur Smith	Questioned whether the Town has the expertise to engage in more partnerships and the financial transparency of public-private partnerships.	Where existing expertise does not exist on staff, the Town contracts for professional assistance to evaluate proposals prior to entering into contractual agreements. Any legal agreement in support of a public-private partnership would require approval from the Town Council and would be evaluated through that process.

		Community Information Meetings	Financing Tools. Questions were raised with regard the proposed use of certain financing tools such as tax increment financing and lease-purchase agreements.	Goal 10.3, Strategy D, Actions 1 and 2 identify consideration of these tools and techniques as a way to reduce impacts on the general taxpayer. Whether such tools are used is ultimately the decision of the Town Council. There are no specific proposals pending.
2/3/2015	e-mail	JOAN BUCK	p.10.17 Goal 10.3, Strategy B, Action 4: The town should always stress to skeptics that open space requires less in community services.	No change needed.

2/2/2015	e-mail	CHARLES GALGOWSKI	<p>Goal 10.3, Strategy B, Action 4</p> <p>This statement is over simplistic and does not necessarily produce the desired reduction in services or taxes. Here is why. The Mansfield Tomorrow Plan strives to reduce single family developments on large lots in outlying rural areas. Meanwhile, it strives to cluster single family homes into smaller lots in rural areas or into compact residential zones. These housing units wherever they are will hold people and some will have children in the public education system which is expensive. Whether the homes are on large lots or in a cluster, they still demand pretty much the same Town services. In addition, if the new housing is built on a smaller square footage per living unit to make housing more affordable, the newer homes property taxes paid will actually be lower than if they were living in a larger home. But the services they demand does not decrease.</p>	<p>The purpose of this action was to acknowledge that certain land uses have positive fiscal impacts, not that land use policy should be derived solely from whether it has positive or negative fiscal implications. With regard to open space, it primarily addresses acquisition of land and development rights. Clustering of homes can reduce municipal costs by reducing roadway lengths.</p>
			<p>Building strategies that actually can help reduce the tax load on existing and future residential owners are:</p>	
			<p>1) Definitely create more profitable commercial and industrial businesses with high value property.</p>	<p>See Goals and Strategies in Chapter 6.</p>
			<p>2) Study if undergrad housing generates more taxes than services required. Most undergrads do not have children in the school system. If undergrad housing provides a positive tax benefit, build more undergraduate student housing off campus, where these units can be taxed. Keep the units near campus, where transportation to campus can be by bike or local bus to reduce traffic congestion.</p>	<p>No change needed.</p>

			3) Review the service demand of senior housing. Perhaps this housing pays more in taxes than services required. If so, encourage this housing.	Chapter 7 encourages senior housing based on existing and anticipated demands of an aging population.
3/20/2015	Memo	Board of Education	Change Goal 10.4 Strategy A Action 3 to read: Educate the community, parents, and students on sustainable actions that can be achieved at home, in the schools, and in the community. These sustainable actions could include energy conservation, recycling, community involvement, and volunteerism.	Make suggested change.
2/12/2015	e-mail	VICKY WETHERELL	Page 10.19 Goal 10.4, Strat A, Action 3 Change "school teachers" to schools because other staff can be involved in this action. Also, school teachers are now referred to as educators.	See Board of Education suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 10.4 B (page 10.20) – Add an action to develop effective models for working collaboratively with the University on implementing both the Mansfield Vision Plan and UConn Master Plan. Use the Downtown Partnership as one existing model that has worked well.	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Change to read, "Require community engagement plans for significant Town projects" and add Boards of Education" (page 10.21, Goal 10.5, Strategy A, 4)	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Remove "Town Council, PZC and UConn" and add "Town/University Relations Committee" (Page 10.22, Goal 10.5, Strategy A, 6)	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Town Council" (Page 10.24, Goal 10.6, Strategy B, 1)	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Strong support for Goal 10.6 (pages 10.24-10.25) – collaboration with area communities and UConn	No change needed.

## 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.

# APPENDICES

DATE	METHOD	NAME	APPENDIX NUMBER	COMMENT	RECOMMENDED ACTION
2/19/2015	e-mail	MANSFIELD COMMISSION ON AGING	A	The 2010 census estimated there will be 2971 senior citizens in 2020. Recognizing that this figure did not factor the number of new seniors resulting from the UCONN plan to increase the faculty by 240 to accommodate NextGen CT X initiative, the Tech Park planned to locate on the road presently being built, the new senior residents in the apartments built in the downtown Storrs area and the arrival of water and sewerage in the northern part of town, we conclude this figure is obsolete and should be increased significantly.	No change needed; appendix acknowledges aging/large senior population.
2/12/2015	e-mail	VICKY WETHERELL	D	Need to state that the illustrations are examples of layouts for clustered housing, not for the layout of an entire parcel. - It would be most useful if Appendix D included all the information about NRPZ in one place. Therefore, recommend providing a second copy of the NRPZ material from Chapter 4 here so it is clear how the parcel layout and cluster layout work together, and so all the concepts can be found in one place. - If do not include Chapter 4 material in Appendix D, there needs to be a reference back to the material in Chapter 4 for information and for an illustration of an entire parcel with NRPZ zoning.	Make suggested changes.
2/19/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE			