

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Monday, July 6, 2015 ▪ 7:15 PM

Or upon completion of Inland Wetlands Agency Meeting

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

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. June 15, 2015 Regular Meeting
4. **Zoning Agent's Report**
5. **Public Hearings**

7:15 p.m.

Special Permit Application, Efficiency Unit, 10 Meadowood Road; Germaine Mama, PZC File#1334

Memo from Zoning Agent
6. **Old Business**
 - a. **Special Permit Application, Efficiency Unit, 10 Meadowood Road; Germaine Mama, PZC File#1334**
 - b. **Subdivision Referral, Browns Road and Coventry Road, Willard J. Stearns & Sons, Inc., PZC File#1335**

Tabled pending 7/15/15 Field Trip
 - c. **Mansfield Tomorrow: Plan of Conservation and Development (Dec 2014 Public Hearing Draft)**
 - d. **Other**
7. **New Business**
 - a. **Request for Site Modification, Storrs Friends Meeting, 57 Hunting Lodge Road, PZC File #1024**

Memo from Zoning Agent
 - b. **Request for Site Modification, OMS Development LLC, 1659 Storrs Road, PZC File #1319**

Memo from Zoning Agent
 - c. **Other**
8. **Mansfield Tomorrow | Our Plan ▶ Our Future**
 - a. Zoning Focus Group Update
9. **Reports from Officers and Committees**
 - a. Chairman's Report
 - b. Regional Planning Commission
 - c. Regulatory Review Committee
 - d. Planning and Development Director's Report
 - e. Other
10. **Communications and Bills**
 - a. 6/5/15 and 6/10/15 Letter from CAA, Re: Windham Airport

Binu Chandy ▪ JoAnn Goodwin ▪ Roswell Hall III ▪ Gregory Lewis ▪ Peter Plante

Barry Pociask ▪ Kenneth Rawn ▪ Bonnie Ryan ▪ Vera Stearns Ward ▪ Paul Aho (A) ▪ Katherine Holt (A) ▪ Susan Westa (A)

b. Request from Agriculture Committee to Traffic Authority

11. Adjournment

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday June 15, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, R. Hall, G. Lewis, P. Plante, K. Rawn, V. Ward
Members absent: B. Pociask, B. Ryan
Alternates present: P. Aho, K. Holt, S. Westa
Alternates absent: None
Staff present: Linda Painter, Director of Planning and Development
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed alternates Holt and Westa to act.

Approval of Minutes:

a. June 1, 2015 Regular Meeting

Plante MOVED, Hall seconded, to approve the 6-1-15 minutes as presented. MOTION PASSED UNANIMOUSLY. Holt and Hall noted that they listened to the recording of the meeting.

b. June 10, 2015 Field Trip

Ward MOVED, Goodwin seconded, to approve the 6-10-15 field trip minutes as presented. MOTION PASSED with Ward and Goodwin in favor and all others disqualified.

Zoning Agent's Report:

None.

Public Hearings:

Special Permit Application, Efficiency Unit, 17 Olsen Drive; Adam Lambert, PZC File#1333

Chairman Goodwin opened the Public Hearing at 7:02p.m. Members present were Goodwin, Chandy, Hall, Lewis, Plante, Rawn, Ward and Alternates Aho, Holt and Westa. Holt and Westa were appointed to act. Painter read the legal notice as it appeared in The Chronicle on 6-2-15 and 6-10-15 and noted a 6/11/15 memo from Curt Hirsch, Zoning Agent.

Applicant Adam Lambert, 17 Olsen Drive, presented his application and acknowledged his understanding of the owner occupancy requirement and 2 person maximum restriction in the efficiency unit, despite his request for 2 bedrooms.

Arthur Smith, Mulberry Road, expressed his opposition to the application, stating his concerns for neighborhood and environmental impacts, referring to this application as a multi-family in a single family residential neighborhood. He also stated that he does not believe the intent of the regulation has been met and that approval of a 2 bedroom efficiency is not a common practice of this Commission.

Janet Lowe, Olsen Drive, expressed her opposition to the application, stating that Olsen Drive is a rural community. She is concerned with the potential for neighborhood disturbance.

Jan Fried, Olsen Drive, expressed her opposition to the application, questioned whether this property was the applicant's principal residence and stated her concerns for the impacts on the neighborhood as a result of what she believes is the owner's absenteeism.

Sherry Olsen, Mulberry Road, expressed her opposition to the application, stating that the neighborhood is one of modest homes and with residents of long standing duration. She is concerned that an efficiency unit has the potential to negatively impact the neighborhood.

Chairman Goodwin noted no further comments or questions from the Commission or the Public.

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

Adam Lambert requested an opportunity to rebut opposition testimony. He stated that he works in Rocky Hill and resides only at 17 Olsen Drive. He has applied for the efficiency in order to increase his income.

Painter stated, in response to concerns from the neighbors, that if the house is sold, the new owner is also required to meet all conditions of the regulations governing efficiency units, including the certification and tenancy requirements. These conditions are filed on the land records and run with the property, not the present owner of the property.

At 7:30 p.m. Plante MOVED, Holt seconded, to close the Public Hearing. MOTION PASSED UNANIMOUSLY.

Gravel Permit Renewals

Chairman Goodwin opened the Public Hearing at 7:31 p.m. Members present were Goodwin, Chandy, Hall, Lewis, Plante, Rawn, Ward and Alternates Aho, Holt and Westa. Holt and Westa were appointed to act. Painter read the legal notice as it appeared in The Chronicle on 6-2-15 and 6-10-15 and noted a 6-8-15 memo from Curt Hirsch, Zoning Agent.

Applicants Hall, Banis and Green were present and each stated that there has been no significant change to their operation(s) in the last year. It was noted by Painter that Hirsch's report states that he has not received any complaints on any of the renewal properties.

Chairman Goodwin noted no further comments or questions from the Commission or the Public.

At 7:36 p.m. Rawn MOVED, Chandy seconded, to close the Public Hearing. MOTION PASSED UNANIMOUSLY.

Special Permit Application, Efficiency Unit, 5 Hillside Circle; Steven Sorrels, PZC File#1332

Chairman Goodwin opened the continued Public Hearing at 7:37 p.m. Members present were Goodwin, Chandy, Hall, Lewis, Plante, Rawn, Ward and Alternates Aho, Holt and Westa. Holt and Westa were appointed to act. Painter noted a 6/11/15 memo from Curt Hirsch, Zoning Agent.

It was noted that the hearing was kept open pending the filing of the neighborhood notifications. Hirsch noted in his memo that those notifications have been received.

Chairman Goodwin noted no comments or questions from the Commission or the Public.

At 7:40 p.m. Rawn MOVED, Hall seconded, to close the Public Hearing. MOTION PASSED UNANIMOUSLY.

Old Business:

a. Special Permit Application, Efficiency Unit, 5 Hillside Circle; Steven Sorrels, PZC File#1332

Rawn MOVED, Hall seconded, that the 4/23/15 special permit application for an efficiency unit at 5 Hillside Circle, submitted by Steven Sorrels, as described in a 4/27/15 statement of use and shown on a series of plans dated 4/23/15, and as presented at a public hearing on 6/1/15 and 6/15/15, be approved with the following conditions:

1. This approval has been granted for a one-bedroom efficiency unit in association with a single-family home having four additional bedrooms.

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

MOTION PASSED UNANIMOUSLY.

b. Special Permit Application, Efficiency Unit, 17 Olsen Drive; Adam Lambert, PZC File#1333

Members discussed the concerns raised by the public testimony, including the concern regarding a two bedroom unit. Although a two bedroom unit is unusual, the regulations do not restrict the number of bedrooms, only the number of inhabitants in a unit. Members noted that if any issues arise, (as is the case with any efficiency unit), a complaint can be made to the Zoning Enforcement Agent. Members suggested placing this regulation on the Regulatory Review Committee's agenda for review.

Westa MOVED, Holt seconded, that the 5/7/15 special permit application for an efficiency unit at 17 Olsen Drive, submitted by Adam Lambert, as described in a 5/7/15 statement of use and shown on a series of plans dated 5/7/15, as revised to 5/26/15, and as presented at a public hearing on 6/15/15, be approved with the following conditions:

1. This approval has been granted for a two-bedroom efficiency unit in association with a single-family home having four additional bedrooms.
2. Prior to the issuance of a Certificate of Zoning Compliance for the efficiency, the applicant shall construct a walkway, suitable to the Zoning Agent, connecting the exterior door of the efficiency unit with another existing walkway.
3. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article X, Section L.2, the owner shall submit a notarized affidavit certifying owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2016. This requirement shall apply to present and all future owners.
4. This approval waives the requirement for an A-2 survey plan as the information is not needed to determine compliance with the regulations.
5. This special permit shall not become valid until filed upon the Land Records by the applicant.
6. The applicant is reminded that a Building Permit is required for renovations to create the efficiency unit and a review for code-complying windows in the bedrooms will be conducted at that time.

MOTION PASSED with all in favor except Plante who was opposed.

c. Gravel Permit Renewals:

Steven Banis, Pleasant Valley Rd., PZC #1164; Karen Green, Stafford Rd., PZC #1258; Edward Hall, Old Mansfie Hollow Rd., PZC #910-2

Holt MOVED, Hall seconded, to approve the Banis and Hall renewal requests with the same conditions as 2014, and to approve the Green renewal request with the same conditions as 2014 with a change to condition #3 deleting the "Inland Wetlands Agent" from the end of the sentence. MOTION PASSED UNANIMOUSLY.

d. Special Permit Application, Efficiency Unit, 10 Meadowood Road; Germaine Mama, PZC File#1334

Tabled pending 7/6/15 Public Hearing.

e. Mansfield Tomorrow: Plan of Conservation and Development (Dec 2014 Public Hearing Draft)

Members briefly discussed some issues they felt should be reviewed based on comments received from the public and agreed to hold a Special Meeting on June 29th at 7 p.m. in Council Chambers to work solely on the Draft POCD.

f. Appointment of a PZC Member to the Sustainability Committee

Holt volunteered to be the PZC representative to the Sustainability Committee. Her appointment was approved by acclamation.

New Business:

a. Subdivision Referral, Browns Road and Coventry Road, Willard J. Stearns & Sons, Inc., PZC File#1335

This item was added to the 7/15/15 field trip agenda.

Mansfield Tomorrow:

No update provided.

Reports from Officers and Committees:

None.

Communications and Bills:

Painter noted the DEEP Permit that was issued for the Coventry Dam Bridge.

Adjournment:

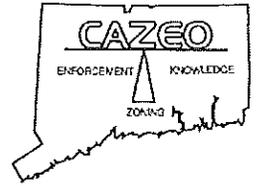
The Chair declared the meeting adjourned at 8:50 p.m.

Respectfully submitted,

Vera S. Ward, Secretary



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: June 30, 2015

MONTHLY PERMIT ACTIVITY for June 2015

ZONING PERMITS

| <u>Name</u> | <u>Address</u> | <u>Purpose</u> |
|-----------------|--------------------------|---------------------------------|
| Alan Long | 418 Middle Tpke. | 24 x 24 garage |
| Jara Woodland | 66 Chatham Dr. | 11 x 25 house addition |
| Guyette Moser | 2 Westwood Rd. | enlarging deck |
| Bullard Lewis | 269 N. Eagleville Rd. | 12 x 16 shed |
| Sorrels Enright | Lot 1, Codfish Falls Rd. | 1 fm dw |
| Seitz Guyette | 44 Old Wood Rd. | 12 x 12 shed |
| Hill Rose | 234 Gurleyville Rd. | enlarge deck/lean-to |
| | 535 Warrenville Rd. | above grnd. Pool |
| | 5 Hillside Cir. | House addition/eff. Unit |
| | 254 Wormwood Hill RD. | 10 x 12 shed |
| | 805 Middle Tpke. | 12 x 16 shed |
| | 144 Codfish Falls Rd. | lot line revision |
| | 1021 Storrs Rd. | 20 x 30 workshop & shed replace |
| | 829 Stafford Rd. | 20 x 30 pole barn |

CERTIFICATES OF COMPLIANCE

| | | |
|-----------|--------------------------|--------------------|
| Lapsis | 107 Candide La. | Garage & breezeway |
| Page | 497 Bassett's Bridge Rd. | 1 fm dw |
| Kueffner | 26 Forest Rd. | 1 fm dw |
| Finsmith | 19 Elizabeth Rd. | enlarge deck |
| Cavallero | 14 Old Schoolhouse Rd. | shed |
| Beaudoin | 30 Liberty Dr. | 1 fm unit |

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Department of Planning and Development

Date: June 24, 2015
To: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent *CH*
Subject: Special Permit Application
Efficiency Unit – 10 Meadowood Road
File #1334

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

Project Description

The applicant is requesting special permit approval for an efficiency unit in association with an existing single-family home on property located at 10 Meadowood Road. The proposed efficiency unit will be incorporated into the existing ground floor level of a raised ranch structure, including an existing one-car garage, which will be eliminated as part of this proposal.

Compliance with Zoning Regulations

The following list summarizes the requirements that must be met before the Commission can approve a special permit pursuant to Article X, Section L.2.a. Compliance with these criteria is indicated by a and a narrative description. If a requirement has not been met, it is preceded by a . A PZC field trip was conducted on 6/10/15.

- Unit Size.** *The unit must contain at least 400 square feet and cannot exceed 35% of the floor area of the single family home in which it is located.*
The proposed efficiency unit is approximately 670 square feet, which equates to $\pm 32.6\%$ of the floor area of the 2,050 square foot home (including the new unit/addition).
- Facilities.** *The unit must include independent living quarters, a distinct kitchen area, and a bathroom with sanitary and bathing facilities.*
The statement of use indicates that the proposed efficiency unit has a living/dining area, one bedroom, complete kitchen, office and a full bathroom. These rooms are indicated on the submitted floor plan.
- Occupancy.** *Either the single-family home or the efficiency unit must be owner-occupied. An affidavit certifying owner occupancy and a statement that the provisions of Article X, Section L have been met must be submitted as part*

of the application.

The applicant indicates in the statement of use that she is the owner of 10 Meadowood Road, and that she will be occupying the efficiency unit. She does not specifically address occupancy of the main floor of the house. Any approval motion should note that occupancy of the main house is limited to a single family as defined in the regulations. The statement of use has been signed and notarized.

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

Interior access to the efficiency unit is provided over a stairway connecting the first and ground floors. This connection is shown on the submitted floor plans. The plan does not indicate that there are any doors separating the 'main' house from the efficiency unit. There is an additional exterior door at the driveway providing access to the efficiency unit through a shared utility/storage room.

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

The property currently has a one-car garage served by a paved driveway with ample width for three vehicles to maneuver with unobstructed access. The removal of the garage as part of the efficiency proposal will still allow for maneuvering of three vehicles within the driveway.

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

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

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

The lot on which the home is located contains 1.4 acres (approx. 61,000 sq. ft.) according to the Town Assessor records. The property was part of a pre-zoning subdivision (a joining of two lots) and the house was constructed in 1997. The property is now in an R-90 zone and thus is non-conforming with respect to lot area.

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

The efficiency will be located within the walls of the existing house. The single-family house will not appear any different than it does today, except that an existing garage door will be removed and 'filled in' with an appropriate exterior wall with one or two windows.

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

The property is served by on-site well and septic systems. The septic system was upgraded several years ago. Per my own inspection, there are five existing bedrooms in the home and the proposed efficiency will convert one of the bedrooms to an office for the applicant. Sherry McGann, Sanitarian II, EHHD, has issued a plan approval dated 6/11/15 for a four bedroom house including the efficiency.

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

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

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

The subject lot has 309' feet of frontage on Meadowood Road and 188' of frontage on North Eagleville Road. At the time the subdivision was created, there were no zoning regulations establishing a minimum street frontage. The 188' frontage on N. Eagleville Rd. does not meet the minimum required 200' for a corner lot in the R-90 zone and thus is a nonconforming lot of record.

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

No site improvements are proposed within a regulated wetland area. Wetlands exists on the property and a wetlands license was issued in 1997 (W956) for the construction of the house and septic system. The septic upgrade may have been exempt from licensing as a 'repair', as I did not find a separate file for this.

Approval Considerations

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

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

The subject efficiency unit is not expected to detract from the house's overall appearance as a single-family home and it is not expected that the efficiency unit will result in detrimental neighborhood impacts. Public Hearing testimony may provide more information regarding this issue.

Summary/Recommendation

Subject to any testimony received during the public hearing and verification that the neighborhood notification requirement has been met, the proposal is considered to be in compliance with regulatory provisions and is not expected to cause any detrimental neighborhood impacts. I recommend that the 5/27/15 special permit application for an efficiency unit at 10 Meadowood Road, submitted by Germaine Mama, as described in a 5/27/15 statement of use and shown on a plan dated 5/27/15, be approved with the following conditions:

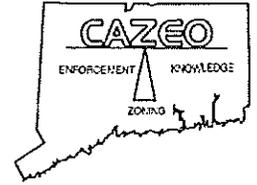
1. This approval has been granted for a one-bedroom efficiency unit in association with a single-family home having three additional bedrooms.
2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements,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

NOTES

- The analysis and recommendations contained in this report are based on the following information submitted by the applicants:
 - Application submitted May 27, 2015 and received by the PZC on June 1, 2015 including:
 - Statement of Use/Consistency with Efficiency Unit Requirements
 - Floor plan of proposed efficiency unit
 - Site plan
 - Site Plan Checklist
- The following correspondence regarding the proposed development has been received:
 - Email from Sherry McGann, Eastern Highlands Health District, dated 6/1/15
- Neighborhood Notification Forms are required to be sent to property owners within 500 feet of the subject property in accordance with Article V, Section B(3)(c) of the Mansfield Zoning Regulations.
- The Public Hearing on this item will be opened on July 6, 2015 and must be closed by August 5, 2015 unless a written extension is granted by the applicants.
- Before rendering a decision, the Planning and Zoning Commission must consider other referral reports and public hearing testimony. A decision must be made within 65 days of the close of the Public Hearing unless the applicants grant a written extension.



Town of Mansfield



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

To: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: July 1, 2015

Re: **Modification Request, Storrs Friends Meeting, 57 Hunting Lodge Rd.
Proposed parking lot revisions (PZC # 1024)**

I have received a 6/28/15 *Request for Site Modifications* from the Storrs Friends Meeting for revisions to their two, existing parking lots. There is a companion application to IWA for this work (W1554). Article V.B.9.a requires Commission approval for any substantial changes to the overall parking layout. While the two parking areas remain substantially in the same locations as the existing areas, there will be site grading, the installation of drainage structures and construction of a retention basin. Staff has just received this and not made any review of the application. IWA must act before PZC can act so I recommend that **the PZC receive the 6/28/15 application of the Storrs Friends Meeting for modifications to the existing parking areas and refer the application to the staff for review and comment.**

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

APPLICANT/OWNER SECTION

1. Owner(s) Storrs Friends Meeting Telephone 860-487-1847
(please PRINT)
Address 57 Hunting Lodge Road Town Storrs Zip 06268

2. Applicant(s) Owner is Applicant Telephone _____
(please PRINT)
Address _____ Town _____ Zip _____

3. Site Location 57 Hunting Lodge Road

4. Reference any approved map(s) that would be superseded if this request is approved:
proposed site plan A-0.2 as obtained from the inland wetlands file
dated: 3/5/1996, and based on a plan titled:
Storrs Friends Meeting, date: 3/3/1996 prepared by Meehan Associates
Consulting Engineers-Surveyors, P.C., Manchester, CT

5. Reference any new map(s) submitted as part of this request:
Topographic Survey prepared for Storrs Friends Meeting
57 Hunting Lodge Road, Mansfield, CT, Date: 5/4/2015, scale: 1"=20'
Sheets: 1&2 of 2, Job No #15-007, as prepared by Towne Engineering, Inc.
South Windham, Connecticut

6. Itemize and describe the modification(s) being requested, using separate sheet where necessary. The description must be adequate to determine compliance with all applicable land use regulations: -
Proposed parking, and drainage improvements on an existing site.

Currently this site has two parking areas which do not have any storm water controls. This Application proposes to install two handicap parking spaces, additional paved parking, re-surfacing the existing gravel parking and the installation of a infiltration basin contain to the runoff generated in the northerly parking area, along with repairing and reconfiguring the southerly parking area, while installing a storm water bioretention basin to address the runoff from this proposed use. (The larger area of asphalt shown as "Project Alternative #1 in a box near the upper left corner of the map refers to a possible extension of asphalt into an area already approved for paving by Planning and Zoning and the Wetlands Agency as shown in map

7. Jose Pawllo, Assistant Clerk, SPH date 6/28/15
Applicant's signature _____ referred to in item 4 above.)

(over)

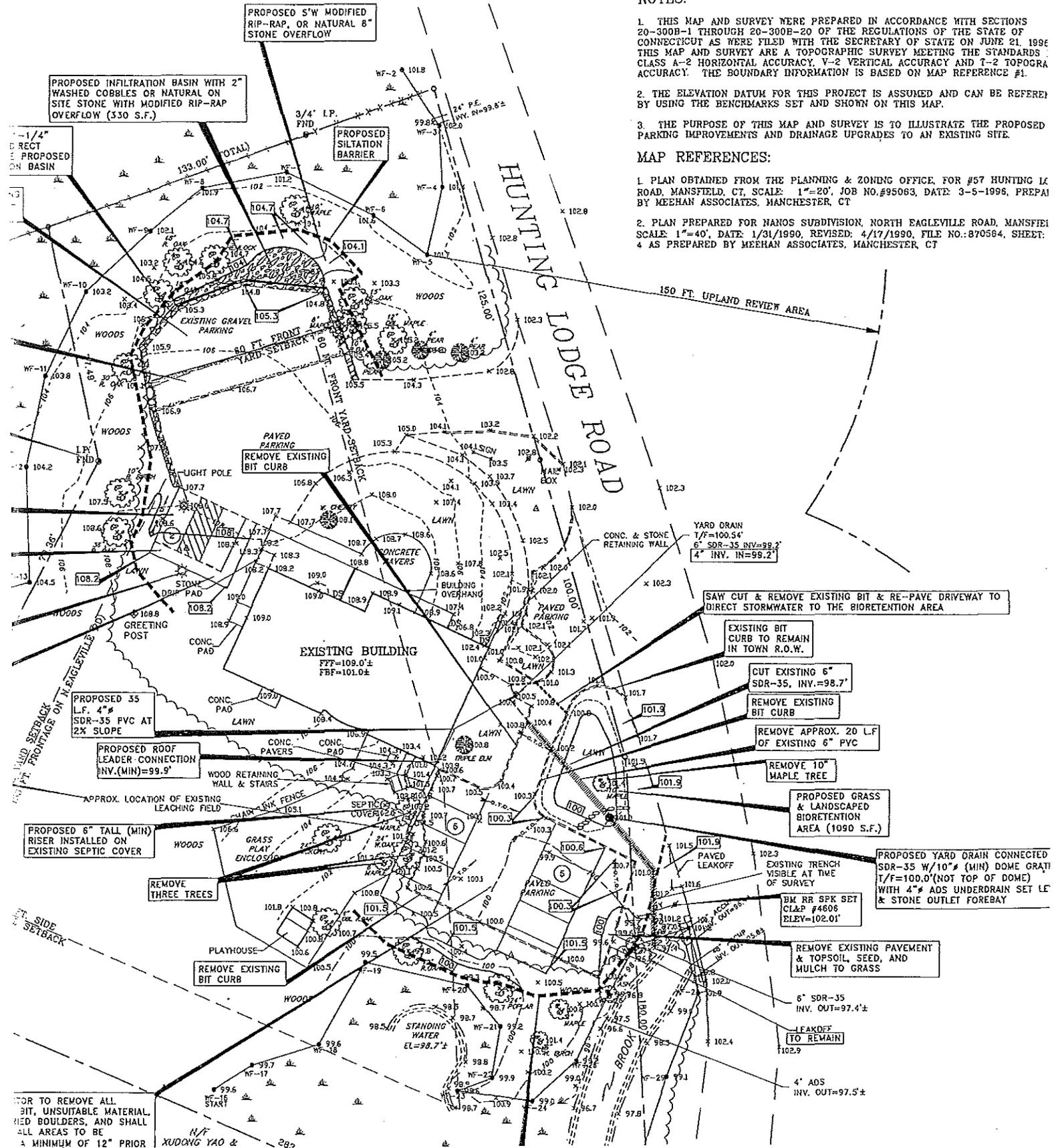
Fee PAID \$250.00 ck # 3147.

NOTES:

1. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF THE STATE OF CONNECTICUT AS WERE FILED WITH THE SECRETARY OF STATE ON JUNE 21, 1996. THIS MAP AND SURVEY ARE A TOPOGRAPHIC SURVEY MEETING THE STANDARDS: CLASS A-2 HORIZONTAL ACCURACY, V-2 VERTICAL ACCURACY AND T-2 TOPOGRAPHIC ACCURACY. THE BOUNDARY INFORMATION IS BASED ON MAP REFERENCE #1.
2. THE ELEVATION DATUM FOR THIS PROJECT IS ASSUMED AND CAN BE REFERRED BY USING THE BENCHMARKS SET AND SHOWN ON THIS MAP.
3. THE PURPOSE OF THIS MAP AND SURVEY IS TO ILLUSTRATE THE PROPOSED PARKING IMPROVEMENTS AND DRAINAGE UPGRADES TO AN EXISTING SITE.

MAP REFERENCES:

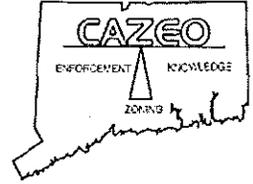
1. PLAN OBTAINED FROM THE PLANNING & ZONING OFFICE, FOR #57 HUNTING LODGE ROAD, MANSFIELD, CT, SCALE: 1"=20', JOB NO.#95063, DATE: 3-5-1996, PREPARED BY MEEHAN ASSOCIATES, MANCHESTER, CT
2. PLAN PREPARED FOR NAKOS SUBDIVISION, NORTH EAGLEVILLE ROAD, MANSFIELD, CT, SCALE: 1"=40', DATE: 1/31/1990, REVISED: 4/17/1990, FILE NO.:870564, SHEET: 4 AS PREPARED BY MEEHAN ASSOCIATES, MANCHESTER, CT



FOR TO REMOVE ALL BIT, UNSUITABLE MATERIAL, RED BOULDERS, AND SHALL ALL AREAS TO BE A MINIMUM OF 12" PRIOR XUDONG YAO &



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

To: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: July 1, 2015

Re: OMS Development, 1659 Storrs Rd. PZC # 1319
Proposed site modifications

I have received a *Request for Site Modifications* from OMS Development, LLC, for a revision to PZC-approved landscaping requirements and driveway configuration. The application contains a justification for the request, a landscaping alternative, and a plot plan dated 5/11/15 showing the proposed driveway change. Staff has not had sufficient time to fully review the request. I recommend that the PZC receive the 6/29/15 modification request from OMS Development and refer it to the staff for review and comment.

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

APPLICANT/OWNER SECTION

1. Owner(s) OMS Development, LLC Telephone 561-339-6478
(please PRINT)
Address 3180 Washington Road Town West Palm Beach, FL Zip 33405

2. Applicant(s) SAME Telephone _____
(please PRINT)
Address _____ Town _____ Zip _____

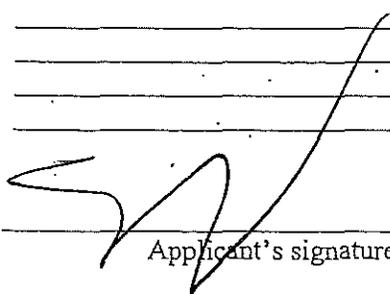
3. Site Location 1659 Storrs Road

4. Reference any approved map(s) that would be superseded if this request is approved:

5. Reference any new map(s) submitted as part of this request:

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

SEE ATTACHED

7.  _____ date 6/29/15
Applicant's signature

SITE PLAN/SPECIAL PERMIT MODIFICATION REQUEST

1659 STORRS ROAD

OMS DEVELOPMENT, LLC

JUNE 29, 2015

The applicant respectfully requests to make three (3) revisions to the site plan/special permit approved on September 16, 2013 for the premises at 1659 Storrs Road.

1. The site plan/special permit provides for a new driveway entrance on Storrs Road, opposite the intersection of Storrs Road and Willington Hill Road. More specifically, the plan calls for a turning radius of 55 feet on the northerly side of the new driveway. During the construction of the driveway it was determined that the turning radius at this point would require the relocation of a telecommunications utility box owned and operated by Frontier Communications. Frontier Communications agreed to relocate the utility box at a cost of approximately \$100,000. The applicant sought the approval of the State of Connecticut Department of Transportation to reduce the turning radius to 25 feet and has been informed (see attached email) that the reduction was acceptable to the State of Connecticut if approved by the Town of Mansfield. The driveway using the smaller radius and associated traffic control system have been operating since the beginning of 2015 without incident. The driveway services delivery trucks and other large vehicles and there have been no instances where the turning radius has been inadequate. The sidewalk running in a northerly direction along the westerly line of Storrs Road from the north side of the driveway to the northerly property line shall be finished but with a width of five (5') feet as opposed to the originally planned eight (8') feet (see attached plan). The applicant seeks approval for a modification of the site plan in order to reduce the turning radius to 25 feet as presently constructed.

2. The site plan/special permit includes a triangular landscaped island on the southerly side of the reconstructed building. At the time that the building was completed and ready for occupancy the island was not constructed. During the months since operations began it was determined that the inclusion of the island would be problematic for the removal of snow in the driveway and parking areas. In addition, gasoline delivery trucks are unable to have adequate clearance if the island is constructed. Presently the area for the island is not used for parking but painted with lines indicating that the space is not for parking. The island area was originally designed for planting of eight (8) creeping juniper shrubs and a single thundercloud plum tree. The placement of the tree will interfere with the signage on the southerly side of the building. The applicant requests that the site plan be modified to provide for the removal of the island and the placement of five (5) permanent twenty-four (24") inch planters with yellow, red and purple flowers (annuals) per the attached photograph. The planters would be able to be moved to the northerly side of the "island" area in order to accommodate snow removal during the winter months and would otherwise be placed in order to allow for gasoline delivery trucks while restricting the area from customer parking.
3. The site plan/special permit includes a landscaped area at the northeasterly corner of the building. This area was to include a seeded lawn and a thundercloud plum tree. It has been determined that a tree would interfere with the placement of signage on the building. The applicant request that the seeded lawn be eliminated and a stone surface be installed with five (5) permanent planters similar to those proposed for the southerly side of the building. The original plan also provides for a bicycle rack which will also be installed.



Samuel Schrager <s.schrager@schragerlaw.com>

FW: Mansfield - Rte 195 at Rte 320 and Private driveway (int.# 077-288)

1 message

James P. Galey <JGaley@fando.com>

Fri, Jun 5, 2015 at 3:00 PM

To: "Samuel L. Schrager" <s.schrager@schragerlaw.com>

Cc: "Mark Sanderson (omsanderson@gmail.com)" <omsanderson@gmail.com>

Progress Painfully slow since it is DOT but progress non the less. We can discuss when you are up here next week to see what we need specifically from the Town

James Galey

President

Fuss & O'Neill Design Build Services, LLC | 146 Hartford Road | Manchester, CT 06040

860.646.2469 x5256 | jgaley@fando.com | cell: 860.966.9302

www.fando.com | twitter | facebook | linkedin

From: Mark Vertucci**Sent:** Friday, June 05, 2015 1:03 PM**To:** James P. Galey**Cc:** John Guzze**Subject:** FW: Mansfield - Rte 195 at Rte 320 and Private driveway (int.# 077-288)

Jim, see DOT's comments below. No show stoppers here. Most important is #1, and the documentation needs to be specific wrt to the NW corner and that the Town has agreed to the smaller radius.

I am leaving shortly but will call you Monday to discuss further.

Mark G. Vertucci, PE, PTOE

Associate

Fuss & O'Neill, Inc | 146 Hartford Road | Manchester, CT 06040

860.646.2469 x5381 | mvertucci@fando.com | cell: 860.729.0186

www.fando.com | twitter | facebook | linkedin

From: Ezete, Sunny D. [mailto:Sunny.Ezete@ct.gov]**Sent:** Friday, June 05, 2015 10:43 AM**To:** Mark Vertucci**Subject:** FW: Mansfield - Rte 195 at Rte 320 and Private driveway (int.# 077-288)

From: Ng, Yiu K.
Sent: Friday, May 29, 2015 3:14 PM
To: Morrill, Andrew S; Chapman, Richard J
Cc: Fogarty, Tracy L.; Ezete, Sunny D.; Conroy, Lisa N.
Subject: Mansfield - Rte 195 at Rte 320 and Private driveway (int.# 077-288)

Andy,

The Division of Traffic Engineering offers the following comments on the applicant's request to allow the modified site driveway to remain as a permanent condition at the intersection of Route 195 and Route 320 in the town of Mansfield:

1. The applicant should provide documentation from the Town of Mansfield that the Town is in agreement with allowing the modified radius as a permanent condition at the northwest corner of the site driveway and Route 195.
2. The submitted plan shows that the existing ATT Boxes and proposed bollards will restrict pedestrian access to the crosswalk and pedestrian curb ramp/landing area at the driveway. This will need to be addressed.
3. The signal plan shows proposed conduit (from the controller to the handhole for the Route 195 Southbound loop detectors) in the location of the existing ATT Boxes. This should be addressed.
4. The submission shows that an inbound WB-62 vehicle will encroach into the left-turn exit lane on the site driveway. The submitted letter indicates that deliveries will be infrequent and occur during off-peak hours. More information should be provided on the delivery schedule and hours.
5. Provided the above comments are adequately addressed, the applicant will have to submit a revised traffic signal plan for Intersection No. 77-228.

Thanks,

Kevin

Anne

Anne Saucier, Marketing
Prides Corner Farms
CT Accredited Nursery Professional
Lebanon, CT
(800) 437-5168 ext. 6031
(860) 861-3497





L. Painter

June 5, 2015

Mayor Elizabeth C. Patterson
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

RE: Windham Airport
Environmental Assessment for Obstruction Removal and Lighting
Connecticut Airport Authority

Dear Mayor Patterson:

The Connecticut Airport Authority (CAA) has conducted a detailed study to evaluate existing obstructions that penetrate Windham Airport's (Airport) federally protected airspace. These obstructions are primarily trees located near runway ends or located on small hills surrounding the Airport. As a follow-up study, the CAA is reviewing the potential impacts of removing trees and/or installing a pole-mounted red obstruction light in areas that contain airspace obstructions.

To accomplish this, the CAA is conducting an Environmental Assessment (EA) under federal and state regulations to identify affected properties and any potential environmental issues of removing trees and/or installing pole-mounted red obstruction lights. No actual tree removal or construction activities are pending at this time; just the required evaluation. As more information becomes available it will be posted on the following website: <http://windhamairport.caa-analysis.com>.

Several properties in the Town of Mansfield have been identified as potentially having an obstruction that penetrates the federally protected airspace. A map identifying the existing tree obstruction areas and a list of affected parcel is enclosed.

The CAA has contracted with the consulting firm of Clough Harbour Associates (CHA) to prepare the required environmental assessment. CHA will be conducting visual reviews of the subject areas. In many instances the field personnel will complete their review from the public right-of-way; however in certain instances personnel may find it necessary to briefly enter private property to observe trees and site conditions with permission from homeowners. These inspections will occur in the spring and summer of 2015. These personnel will all carry proper identification (sample attached).

Should you have any questions or concerns regarding this project, please contact Jean Loewenstein with CHA. She can be reached (518) 453-8771 or via email at jloewenstein@chacompanies.com.

Sincerely,

A handwritten signature in black ink that reads "Kevin A. Dillon".

Kevin A. Dillon, A.A.E.
Executive Director

Enclosure



June 10, 2015

Mayor Elizabeth C. Patterson
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

RE: Windham Airport
Environmental Assessment for Obstruction Removal and Lighting
Connecticut Airport Authority

Dear Mayor Patterson:

This week you received a letter regarding the Environmental Assessment for Obstruction Removal and Lighting Project. The letter references attachments for properties in your town that have been identified as potentially having an obstruction that penetrates the federally protected airspace.

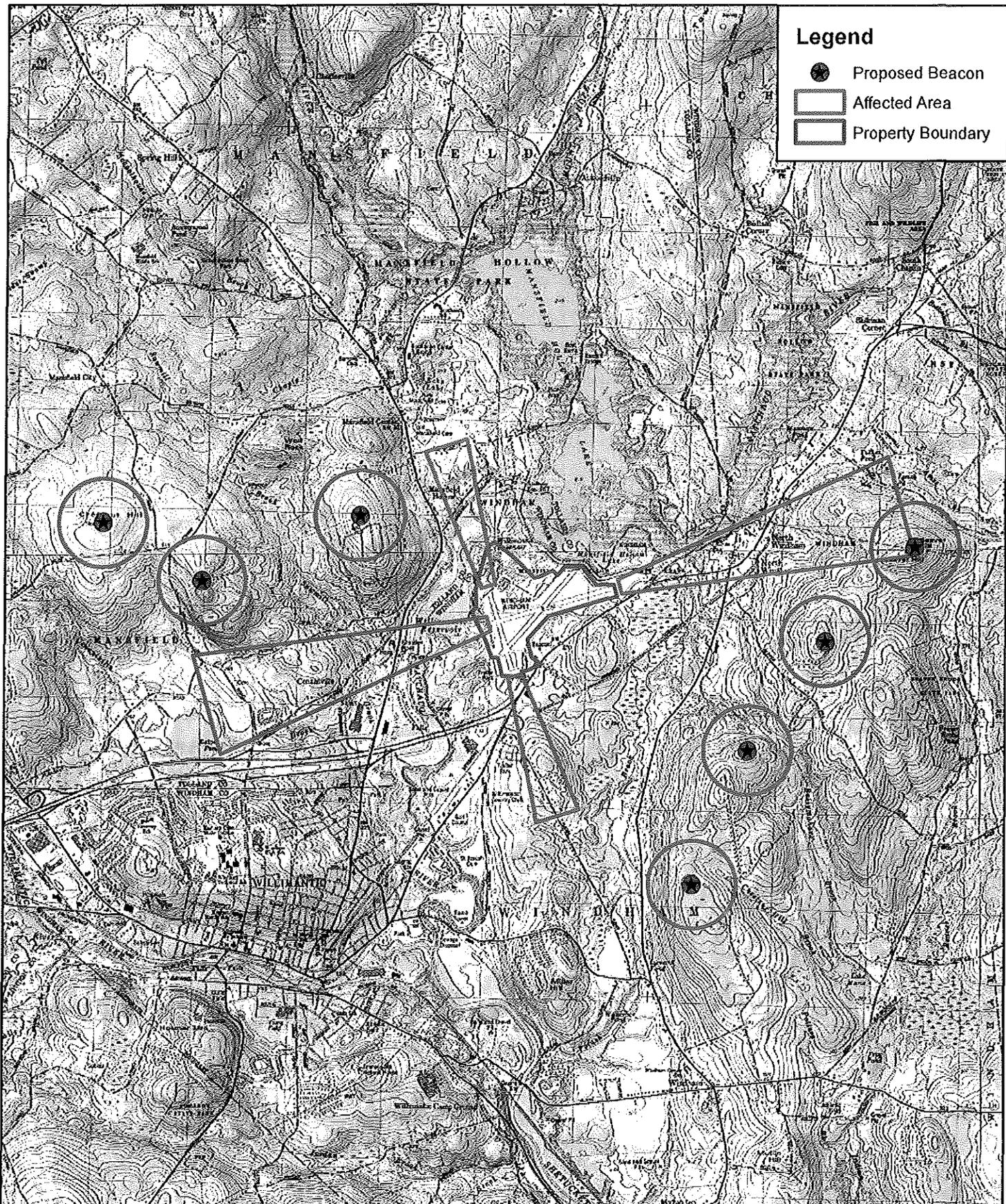
The attachments were inadvertently left out of the mailing. Please find attached to this letter the referenced attachments.

Should you have any questions or concerns regarding this project, please contact Jean Loewenstein with CHA. She can be reached (518) 453-8771 or via email at jloewenstein@chacompanies.com.

Sincerely,

Kevin A. Dillon, A.A.E.
Executive Director

Enclosure



Legend

- Proposed Beacon
- Affected Area
- ▭ Property Boundary



CHIA
design/construction solutions

**CAA Environmental Assessment (EA)
for Obstruction Removal & Lighting**

Scale 1" = 4500'

Project No.
29067

Windham Airport (IJD)
North Windham, Windham County, Connecticut
Willimantic & Spring Hill USGS Quadrangles

Potentially Affected Properties
Windham Airport

| MapNumber | Runway | Map | Block | Lot | M_B_L | OWNER_NAME | OWNER_NAME_2 | MAILING_AD | CITY | ST | ZIP_CODE | STREET_NUM | STREET_NAM |
|-----------|----------------------|-----|-------|-------|----------------|---|--|-----------------------|---------------|----|------------|------------|--------------------|
| 1 | Runway 9 / Runway 18 | 5-3 | 216 | 2 | 5-3/216/ 2 | WINDHAM TOWN OF | | | | | | | |
| 2 | Runway 9 | 4-4 | 16 | 1 | 4-4/216/ 1 | WINDHAM TOWN OF | | | | | | | |
| 3 | Runway 9 | 034 | 0098 | 0002F | 34.98.2F | LAGUARDIA LYNNIE M | | 187 CONANTVILLE RD | MANSFIELD | CT | 06250 | 187 | CONANTVILLE RD |
| 4 | Runway 9 | 034 | 0098 | 0002E | 34.98.2E | FRANSON NANCY OWEN TRUSTEE OF | | 31 PINE RIDGE LA | MANSFIELD | CT | 06251 | 31 | PINE RIDGE LA |
| 5 | Runway 9 | 034 | 0098 | 0002D | 34.98.2D | PETRULLI FRANK JR | | 27 PINE RIDGE LA | MANSFIELD | CT | 06252 | 27 | PINE RIDGE LA |
| 6 | Runway 9 | 034 | 0098 | 0003F | 34.98.3F | FITZGERALD THOMAS H and | | 25 PINE RIDGE LA | MANSFIELD | CT | 06253 | 25 | PINE RIDGE LA |
| 7 | Runway 9 | 034 | 0098 | 0009 | 34.98.9 | DEAN JEFFREY B | | 23 CLEARVIEW DR | MANSFIELD | CT | 06254 | 23 | CLEARVIEW DR |
| 8 | Runway 9 | 034 | 0098 | 0010 | 34.98.10 | ENGLISH GARY M | | 15 CLEARVIEW DR | MANSFIELD | CT | 06255 | 15 | CLEARVIEW DR |
| 9 | Runway 9 | 034 | 0098 | 0011 | 34.98.11 | AUSTIN DANA R | | 11 CLEARVIEW DR | MANSFIELD | CT | 06256 | 11 | CLEARVIEW DR |
| 10 | Runway 9 | 034 | 0098 | 0012 | 34.98.12 | GUARNACCIA LOUISE M | | 3 CLEARVIEW DR | MANSFIELD | CT | 06257 | 3 | CLEARVIEW DR |
| 11 | Runway 9/Runway 36 | 5-3 | 217 | 5 | 5-3/217/ 5 | MHC STONEGATE MANOR LLC, C/O MHC OPERATING LP | | PO BOX 06115 | CHICAGO | IL | 60606-6115 | 3 | STONEGATE DR |
| 12 | Runway 27 | 6-3 | 225 | 32-1 | 6-3/225/ 32-1 | ROARABAUGH SUSAN M TRUSTEE | MILTON E IVES SR IRREVOCABLE FAMILY TRUS | 22 NUTMEG LA | NO WINDHAM | CT | 06256 | 462 | BOSTON POST RD |
| 13 | Runway 27 | 6-3 | 225 | 33 | 6-3/225/ 33 | COLUMBIA PROPERTY INVESTORS WINDHAM | TRUST | 235 MOORE ST 3RD FLR | HACKENSACK | NJ | 07601 | 476 | BOSTON POST RD |
| 14 | Runway 27 | 6-3 | 225 | 33A | 6-3/225/ 33A | BELLAVANCE & GATES LLC | | PO BOX 130 | NO WINDHAM | CT | 06256 | 490 | BOSTON POST RD |
| 15 | Runway 27 | 6-3 | 225 | 33B | 6-3/225/33B&34 | JOSHUAS TRACT CONSERVATION & | HISTORIC TRUST INC | PO BOX 4 | MANSFIELD CTR | CT | 06250- | 512 | BOSTON POST RD |
| 16 | Runway 27 | 6-3 | 225 | 35 | 6-3/225/ 35 | CONNECTICUT STATE OF | HIGHWAY VACANT LAND | 2800 BERLIN TPKE | NEWINGTON | CT | 06131- | 532 | BOSTON POST RD |
| 17 | Runway 27 | 6-3 | 225 | 36 | 6-3/225/ 36 | UNITED STATES OF AMERICA | | 157 CHURCH ST | NEW HAVEN | CT | 06510 | 552 | BOSTON POST RD |
| 18 | Runway 27 | 6-3 | 225 | 37 | 6-3/225/ 37 | CONNECTICUT STATE OF | | 79 ELM ST | HARTFORD | CT | 06103 | 572 | BOSTON POST RD |
| 19 | Runway 27 | 6-3 | 225 | 38 | 6-3/225/ 38 | UNITED STATES OF AMERICA | | 157 CHURCH ST | NEW HAVEN | CT | 06510 | 588 | BOSTON POST RD |
| 20 | Runway 27 | 6-3 | 225 | 44 | 6-3/225/ 44 | WEED MELANIE A & SEAN T | | 565 NO WINDHAM RD | NO WINDHAM | CT | 06256 | 565 | NO WINDHAM RD |
| 21 | Runway 27 | 6-3 | 225 | 39 | 6-3/225/ 39 | UNITED STATES OF AMERICA | | 157 CHURCH ST | NEW HAVEN | CT | 06510 | 600 | BOSTON POST RD |
| 22 | Runway 27 | 6-3 | 225 | 44-1 | 6-3/225/ 44-1 | COOLICK ROBERT J & LINDA A | | 303 GRAY FOX LA | ROCKY HILL | CT | 05067 | 567 | NO WINDHAM RD |
| 23 | Runway 27 | 6-3 | 225 | 44A | 6-3/225/ 44A | PERSON PAUL L & CAROL R | | 559 NO WINDHAM RD | NO WINDHAM | CT | 06256 | 559 | NO WINDHAM RD |
| 24 | Runway 27 | 6-3 | 225 | 43 | 6-3/225/ 43 | HOWLETT WILLIAM P | | 571 NO WINDHAM RD | NO WINDHAM | CT | 06256 | 571 | NO WINDHAM RD |
| 25 | Runway 27 | 6-3 | 225 | 42 | 6-3/225/ 42 | SI REALTY COMPANY INC | | 803 MAIN ST | WILLIMANTIC | CT | 06226 | 579 | NO WINDHAM RD |
| 26 | Runway 27 | 6-3 | 222 | 5 | 6-3/222/ 5 | BURR JOHN H | | 608 NO WINDHAM RD | NO WINDHAM | CT | 06256 | 608 | NO WINDHAM RD |
| 27 | Runway 27 | 6-3 | 222 | 4 | 6-3/222/ 4 | BURR JOHN H | | 608 NO WINDHAM RD | NO WINDHAM | CT | 06256 | 610 | NO WINDHAM RD |
| 28 | Runway 27 | 6-3 | 220 | 3 | 6-3/220/ 3 | CARROLL TIMOTHY K & | ROBERTS MARRIANNE | 611 NO WINDHAM RD | NO WINDHAM | CT | 06256 | 611 | NO WINDHAM RD |
| 29 | Runway 27 | 6-3 | 220 | 4 | 6-3/220/ 4 | TAYLOR THOMAS W & TAMMY L | | 605 NO WINDHAM RD EXT | NO WINDHAM | CT | 06256 | 605 | NO WINDHAM RD |
| 30 | Runway 27 | 6-3 | 220 | 2A | 6-3/220/ 2A | THERIAQUE RICHARD Z & GLADYS A | | PO BOX 165 | NO WINDHAM | CT | 06256 | 11 | SPENCER LA |
| 31 | Runway 27 | 6-3 | 220 | 6 | 6-3/220/ 6 | STAHL CHARLES R & LUELLA L | | PO BOX 67 | NO WINDHAM | CT | 06256 | 623 | BOSTON POST RD |
| 32 | Runway 27 | 6-3 | 220 | 7 | 6-3/220/ 7 | NORTH WINDHAM FIRE DEPARTMENT | | 603 BOSTON POST RD | NO WINDHAM | CT | 06256 | 615 | BOSTON POST RD |
| 33 | Runway 27 | 6-3 | 220 | 1A | 6-3/220/ 1A | NORTH WINDHAM FIRE DEPARTMENT | VOLUNTEER FIRE DEPT | 603 BOSTON POST RD | NO WINDHAM | CT | 06256 | 603 | BOSTON POST RD |
| 34 | Runway 27 | 6-3 | 220 | 2 | 6-3/220/ 2 | VINING MAURICE E JR & PRISCILLA A | | 19 SPENCER LA | NO WINDHAM | CT | 06256 | 19 | SPENCER LA |
| 35 | Runway 27 | 6-3 | 220 | 2B | 6-3/220/ 2B | KEARNS RUSSELL R & PAMELA E | | PO BOX 75 | NO WINDHAM | CT | 06256 | 25 | SPENCER LA |
| 36 | Runway 27 | 6-1 | 221 | 3C | 6-1/221/ 3C | DUHAIME ADAM R & ERIN A | | 54 OLD BOSTON POST RD | NO WINDHAM | CT | 06256 | 54 | OLD BOSTON POST RD |
| 37 | Runway 27 | 6-3 | 220 | 1 | 6-3/220/ 1 | UNITED STATES OF AMERICA | | 157 CHURCH ST | NEW HAVEN | CT | 06510 | 80 | OLD BOSTON POST RD |
| 38 | Runway 27 | 6-3 | 220 | 8-1 | 6-3/220/ 8-1 | RSG PROPERTIES LLC | | 171 SO BEAR HILL RD | CHAPLIN | CT | 06235 | 581 | BOSTON POST RD |
| 39 | Runway 27 | 6-3 | 220 | 8 | 6-3/220/ 8 | RSG PROPERTIES LLC | | 171 SO BEAR HILL RD | CHAPLIN | CT | 06235 | 577 | BOSTON POST RD |
| 40 | Runway 27 | 6-1 | 217 | 3 | 6-1/217/ 3 | UNITED STATES OF AMERICA | | 157 CHURCH ST | NEW HAVEN | CT | 06510 | 29 | OLD BOSTON POST RD |
| 41 | Runway 18/Runway 36 | 6-1 | 217 | 3 | 6-1/217/ 3 | UNITED STATES OF AMERICA | | 157 CHURCH ST | NEW HAVEN | CT | 06510 | 29 | OLD BOSTON POST RD |
| 42 | Runway 36 | 5-3 | 217 | 5A | 5-3/217/ 5A | LEWIS EUGENE H JR & LINDA L | | 75 LEBANON AVE | WILLIMANTIC | CT | 06226 | 303 | BOSTON POST RD |
| 43 | Runway 36 | 5-3 | 219 | 4 | 5-3/219/ 4 | PACHECO REALTY LLC | C/O WINDHAM DONUTS ASSOCIATES LLC | 26 ALBION RD | LINCOLN | RI | 02865-3706 | 307 | BOSTON POST RD |
| 44 | Runway 36 | 5-3 | 219 | 3 | 5-3/219/ 3 | WINDHAM AIRPORT PLAZA | | 2931 SOUTH ST | COVENTRY | CT | 06238 | 319 | BOSTON POST RD |
| 45 | Runway 36 | 5-3 | 225 | 4 | 5-3/225/ 4 | TEN SIXTY LLC | | 11 CROYDON DR | W HARTFORD | CT | 06117 | 308 | BOSTON POST RD |
| 46 | Runway 36 | 5-3 | 225 | 4A | 5-3/225/ 4A | MCCARTY REALTY INC | | 227 PUDDING HILL RD | HAMPTON | CT | 06247 | 292 | BOSTON POST RD |
| 47 | Runway 36 | 5-3 | 225 | 2-4 | 5-3/225/ 2-4 | CONNECTICUT STATE OF | HIGHWAY VACANT LAND | 2800 BERLIN TPKE | NEWINGTON | CT | 06131 | 278 | BOSTON POST RD |
| 48 | Runway 36 | 5-3 | 225 | 1 | 5-3/225/ 1 | CONNECTICUT STATE OF | HIGHWAY VACANT LAND | 2800 BERLIN TPKE | NEWINGTON | CT | 06131- | 258 | BOSTON POST RD |

**Environmental Assessment
for Obstruction Removal
& Lighting**



Jeremy Martelle Sr.
Project Manager



Working on behalf of the CAA

111 Winners Circle
Albany, NY 12205 518.453.4500
www.chacompanies.com

Proposed Tractor Safety Sign Locations

Areas where farm equipment is on the road and there is concern about safety

Exact location to be determined by Public Works engineers on basis of sight lines, etc.

Sign pollution (too many signs in an area) may be a factor, also.

Priorities would be based on safety issues.

TOWN ROADS (not prioritized)

Pleasant Valley

- 1) Mansfield Ave northbound from Willimantic (tractor was hit in Nov., 2014)
- 2) Pleasant Valley Road eastbound approaching Mansfield Ave junction
- 3) Pleasant Valley Road southbound from Mansfield City Road junction

Chestnut Hill

Intersection of Crane Hill, Mansfield City, and Stearns Roads

(There is already a tractor sign at this intersection on Crane Hill Road eastbound)

Browns Road

Curve east of junction with Coventry Road

Wormwood Hill Road

Curve north of gas line

Others

Possibly Baxter Road south of Rt. 195 junction and Maple Road south of S.

Eagleville Road junction

STATE HIGHWAYS

Possibly Route 32 at Ravine Road junction and at Spring Manor farm