

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Monday, July 20, 2015 ▪ 7:05 PM

Or upon completion of Special 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 29, 2015 Special Meeting
 - b. July 6, 2015 Regular Meeting
 - c. July 15, 2015 Field Trip Meeting
4. **Zoning Agent's Report**
5. **Old Business**
 - a. **Subdivision Referral, Browns Road and Coventry Road, Willard J. Stearns & Sons, Inc., PZC File#1335**
Memo from Director of Planning and Development
 - b. **Request for Site Modification, OMS Development LLC, 1659 Storrs Road, PZC File #1319**
Tabled at the request of the applicant
 - c. **Request for Site Modification, Storrs Friends Meeting, 57 Hunting Lodge Road, PZC File #1024**
Tabled pending IWA decision
 - d. **Mansfield Tomorrow: Plan of Conservation and Development (Dec 2014 Public Hearing Draft)**
Memo from Director of Planning and Development
 - e. **Other**
6. **New Business**
 - a. **Building Modification Request, Kirby Veterinary, 266 Stafford Road, PZC File #1300**
Memo from Zoning Agent
 - b. **Site Plan Modification-Community Playground**
Memo from Director of Planning and Development
 - c. **Design Review Panel Appointment of Members and Current Vacancies**
Memo from Director of Planning and Development
 - d. **Upcoming Meeting Schedule**
Memo from Director of Planning and Development
 - e. **Other**
7. **Mansfield Tomorrow | Our Plan ▶ Our Future**
 - a. Zoning Focus Group Update
8. **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

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)

9. Communications and Bills

a. Other

10. Adjournment

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Special Meeting
Monday, June 29, 2015 ■ 7:00 PM
Council Chamber, Audrey P. Beck Municipal Building

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

Due to an error on the Agenda stating that the meeting was to be held in the MCC Community Room, the meeting was not called to order until Kaufman returned from placing a sign on the door of the MCC Community Room stating that the meeting was being held in Council Chambers at the Town Hall.

Chairman Goodwin called the meeting to order at 7:05 p.m. Aho and HOLT were seated in place of absent members.

Mansfield Tomorrow | Our Plan ► Our Future:

Members discussed the comments received through the public hearing process on the December 2014 Draft Mansfield Tomorrow Plan of Conservation and Development. The matrix of comments, dated June 24, 2015, organized by chapter, with recommended actions prepared by staff, was used as the basis for Commission discussion. As noted in Painter's memo, the matrix is a compilation of the two matrices previously distributed to the Commission as part of the public hearing. With the exception of the changes identified below, the Commission by consensus concurred with the recommended actions in the matrix. Where specific language was not provided as part of the recommended action, the Commission requested that language be provided for their review and approval.

General

- Page 2 of 7 – Comments from Meg Reich – Members concurred that the use of hyperlinks in an electronic document would be the best approach to indexing and referencing the Plan.
- Page 5 of 7 – Comments from Pat Suprenant, Alison Hilding and Betty Wassmundt regarding environmental protection – Members discussed the concerns raised and concurred that the Plan does comprehensively address protection of natural resources.
- Page 6 of 7 – Comment from Arthur Smith – Goodwin questioned whether the merger of the POCD and Strategic Plan created the potential for conflicts, particularly with regard to economic development activities which have traditionally been more of a Council responsibility. Painter noted that the statutes specifically state that the POCD is also an economic development plan for the municipality and noted that while actions such as tax abatements etc. are the jurisdiction of the Council, decisions on where and how businesses are developed lie with the Commission through both the future land use plan and zoning regulations. However, the Commission believed it necessary to include language in the plan to the effect that, many goals and strategies were the province of other elected officials, such as the Town Council and Board

of Education, and that inclusion of action plans in the POCD supported by these bodies does not necessarily imply approval by the PZC of specific projects or plans which may someday be formally presented to the PZC in an application.

- Page 6 of 7 – Comments from Alison Hilding, Pat Suprenant, Arthur Smith and Virginia Raymond – Chandy requested that staff try to identify additional performance measures; however, members concurred that the suggested metrics of target population, carbon footprint, energy/water usage, etc. were too specific for this type of planning document.

Chapter 2

- Page 3 of 11 – Comment from Joan Buck regarding Eagleville Brook Innovative Watershed Management Plan – Make title bold and all caps
- Page 4 of 11 – Comment from Joan Buck regarding town landfill – In addition to edits proposed by staff, add “former” to subtitles for Town landfill and UConn landfill.
- Page 4 of 11 – Comment from Conservation Commission on Map 2.4 Dams - Add all dams to map with note, if applicable, that they are not presently included in the 2014 DEEP listing
- Chandy noted that the reference in Goal 2.1, Strategy A, Action 4, needed to be corrected to read “See Goal 3.3, Strategy A, Action 2”
- Page 5 of 11 – Comment from Charles Galgowski on Goal 2.1, Strategy B, Action 2: Revise staff proposed language to delete “increase community resilience”
- Page 5 of 11 – Comment from Sustainability Committee on Goal 2.3, Strategy A to add an action on discouraging lawns and highly maintained landscapes – Add action that balances the desire for natural landscapes with the need to have more highly manicured areas to help control the tick population
- Page 6 of 11 – Comment from Joan Buck on Climate Action Plan – provide full comment to Commission for review (cut off in matrix)
- Page 6 of 11 – Comment from Sustainability Committee on Goal 2.4, Strategy A, Action 1 – Confirm that recommended scope of work for task force is consistent with actual scope assigned by the Town Council as part of recent action.
- Page 8 of 11 – Comment from Charles Galgowski – No changes recommended to existing language in Plan
- Page 9 of 11 – Comment from Alison Hilding regarding Chapter 4, Goal 4.2, Strategy B, Actions 1 and 3 – Add the WPCA (Water Pollution Control Authority) to WHO for Action 3
- Page 10 of 11 – Comment from Quentin Kessel regarding new action on forest preservation under Goal 2.4, Add language as recommended by staff.
- Page 11 of 11 – Comment from Roberta Coughlin on new action for Goal 2.3 – this was addressed in the Commission’s recommendation to the Sustainability Committee’s comment on page 5 of 11.

Chapter 3

- Page 2 of 14 – Comment from Agriculture Committee on allowing restoration of land with prime ag soils –This comment conflicted with comments from the Sustainability Committee on Goal 3.2, Strategy A, Action 4 and Strategy B, Action 4 (listed on page 8 of 14). The Commission concurred with the suggested edits to these actions provided by Vicki Wetherell as noted on page 13 of 14.

- Page 11 of 14 – Comment from Quentin Kessel regarding conservation easements – Members concurred that the proposed new action recommended by staff should be added to Goal 3.1, Strategy E.

Chapter 4

- Page 2 of 7 – Comment from Conservation Commission regarding mapping of historic sites – Members concurred that an action should be added to reevaluate historic village boundaries.
- Page 3 of 7 – Comment from Open Space Preservation Committee regarding common driveways – After discussion, members concurred that the current language of Goal 3.4, Strategy A, Action 4 provides the flexibility to identify limitations on common driveway use through revisions to zoning and subdivision regulations without listing specific alternatives.
- Page 5 of 7 – Comment from Conservation Commission regarding scenic roads – Members concurred with the comments of the Conservation Commission and requested that the language regarding conflicts between scenic road designations and expanding the bicycle/pedestrian network be removed. Painter noted that similar changes will also need to be made in Chapter 9.
- Page 7 of 7 – Comment from Conservation Commission regarding Storrs Center Special Design District – After discussion, members concurred on retaining the existing language of Goal 4.2, Strategy E, Action 3 but suggested adding a focus map to Chapter 8 that would specify any extension of the Special Design District to parcels south of Route 275 would need to transition down in scale and massing.

Pociask left the meeting at 8:45 p.m. Westa was seated in his place.

Chapter 5

- In discussing this Chapter, members requested that language be added to the introductory chapter that makes it clear that nothing in this plan would compel the Commission to approve a particular action, be it a specific project or an 8-24 referral from the Town Council. As stated above in general comments.

Chapter 6

- Page 5 of 9 – Comment from Town Council regarding farm worker housing – Members questioned the proposed deletion of this item. Painter noted that this action involved a more active approach to developing farm worker housing and that Goal 6.5, Strategy B, Action 1 addressed changes to regulations to allow for farm worker housing. Members concurred with the deletion of this action and suggested that the action related to regulations be amended to specify farm worker housing instead of housing for seasonal workers.
- Page 7 of 9 – Comments from Virginia Raymond, Betty Wassmundt and Pat Suprenant regarding administrative permit approvals – After discussion, members concurred that the language in Goal 6.5, Strategy A, Action 2 and Strategy C, Action 1 should be retained as they suggest that the Zoning Regulations be revised to identify thresholds for various types of review. Regulations can be drafted to address the need for site plan/special permit approvals and when staff review and/or Commission approval may be appropriate. Members requested that use of the word “streamline” be removed from these actions and other locations and noted that as the regulations are revised to identify thresholds for Commission review, the need for public input on various project types will be considered.

Chapter 7

- Page 2 of 3 – Comment from UConn USG External Affairs Committee – Members questioned the comment regarding the regulations concerning unrelated individuals; specifically that the number of unrelated individuals housed in one location be increased. Painter noted that Goal 7.4, Strategy B, Action 2 recommends changes only as it pertains to multi-family residential developments such as apartment complexes; no changes to limits for condos, single-family, two-family and small multi-family buildings are proposed. No changes were recommended to this action.

Members agreed to review the matrix for the remaining chapters prior to the July 6th PZC meeting. Time permitting, the discussion will be continued at that meeting.

Goodwin adjourned the meeting at 9:22 p.m.

Respectfully Submitted,

Linda M. Painter, AICP
Director of Planning and Development

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday July 6, 2015
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 8:54 p.m. and appointed alternates Aho and Holt to act.

Approval of Minutes:

a. **June 15, 2015 Regular Meeting**

Hall MOVED, Holt seconded, to approve the 6-15-15 minutes as presented. MOTION PASSED. Ryan is disqualified.

Zoning Agent's Report:

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

Public Hearings:

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

Chairman Goodwin opened the Public Hearing at 8:55 p.m. Members present were Goodwin, Chandy, Hall, Lewis, Rawn, Ryan, Ward and Alternates Aho and Holt, who were appointed to act. Painter read the legal notice as it appeared in The Chronicle on 6-23-15 and 7-1-15 and noted a 6/24/15 memo from Curt Hirsch, Zoning Agent.

Applicant Germaine Mama, 10 Meadowood Road, appeared to present her application and answered brief questions regarding ingress and egress.

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

At 8:59 p.m. Hall MOVED, Chandy seconded, to close the Public Hearing. MOTION PASSED UNANIMOUSLY.

Old Business:

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

Holt MOVED, Ryan seconded, 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.

MOTION PASSED UNANIMOUSLY.

b. **Subdivision Referral, Browns Road and Coventry Road, Willard J. Stearns & Sons, Inc., PZC File#1335**
Tabled pending 7/15/15 Field Trip

New Business:

a. **Request for Site Modification, Storrs Friends Meeting, 57 Hunting Lodge Road, PZC File #1024**
Ryan MOVED, Holt seconded, 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. MOTION PASSED UNANIMOUSLY.

b. **Request for Site Modification, OMS Development LLC, 1659 Storrs Road, PZC File #1319**
Ward MOVED, Holt seconded, that the PZC receive the 6/29/15 modification request from OMS Development and refer it to the staff for review and comment. MOTION PASSED UNANIMOUSLY.

Old Business Continued:

c. **Mansfield Tomorrow: Plan of Conservation and Development (Dec 2014 Public Hearing Draft)**
Members decided due to the late hour, they would review the information distributed this evening and be prepared to work on the remaining chapters, 8, 9, 10 and the appendixes, at the 7/20/15 meeting.

Mansfield Tomorrow:

No update provided.

Reports from Officers and Committees:

It was noted that a PZC Subcommittee on Infrastructure meeting will be set up this week to discuss proposed sidewalks identified by the Traffic Authority.

Communications and Bills:

Noted.

Adjournment:

The Chair noted a field trip on 7/15/15 at 3pm and declared the meeting adjourned at 9:11 p.m.

Respectfully submitted,

Vera S. Ward, Secretary

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
CONSERVATION COMMISSION
FIELD TRIP

Wednesday, July 15, 2015

Members present: J. Goodwin (left at 4:30), K. Holt, K. Rawn, V. Ward (arrived at 3:10)
Staff present: L. Painter, Director of Planning and Development
C. Hirsch, Zoning Agent, item 1

The field trip began at 3:00 p.m.

W1554- Storrs Friends Meeting, 57 Hunting Lodge Rd, - Site Improvements

Members were met on site by Brenda Shaw, Anna Andrews, Norm Janes, Mike Dietz, and Dave Cannell. Members observed current conditions, and site characteristics. No decisions were made.

W1553 – I. and E. Hanka, 225 Mulberry Rd,-Above Ground Pool

Members were met on site by Ingrid and Eric Hanka and John Casado of Sabrina Pools. Members observed current conditions, and site characteristics. No decisions were made.

P1335- Willard J. Stearns & Sons, Inc., Browns Road and Coventry Road, -Pre-Subdivision Application

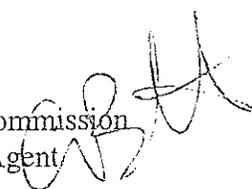
Members were met on site by Mark Peterson, John Alexapolous, John Ianni, and Leslie Stearns. Members observed current conditions, and site characteristics. No decisions were made.

The field trip ended at approximately 4:50 p.m.

Vera S. Ward, Secretary

PAGE
BREAK

To: Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: July 14, 2015



Re: *Monthly Report of Zoning Enforcement Activity*
For the month of June, 2015

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	14	8	12	100	141
Certificates of Compliance issued	6	3	7	85	112
Site inspections	18	25	43	236	267
Complaints received from the Public	5	5	5	47	63
Complaints requiring inspection	1	4	4	31	42
Potential/Actual violations found	2	5	7	35	62
Enforcement letters	0	3	5	32	39
Notices to issue ZBA forms	0	2	0	7	10
Notices of Zoning Violations issued	1	0	2	17	27
Zoning Citations issued	0	0	0	5	1

Zoning permits issued this month for single family homes = 1, 2-fm = 0, multi-fm = 42
 2014/2015 fiscal year total: s-fm = 9, 2-fm = 0, multi-fm = 42



To: Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: July 14, 2015

Re: *Monthly Report of Zoning Enforcement Activity*
For the month of May, 2015

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	8	6	17	86	129
Certificates of Compliance issued	3	4	8	79	105
Site inspections	25	23	28	218	224
Complaints received from the Public	5	8	10	42	58
Complaints requiring inspection	4	5	9	30	38
Potential/Actual violations found	5	6	5	33	55
Enforcement letters	3	5	7	32	34
Notices to issue ZBA forms	2	3	0	7	10
Notices of Zoning Violations issued	0	7	2	16	25
Zoning Citations issued	0	1	0	5	1

Zoning permits issued this month for single family homes = 1, 2-fm = 0, multi-fm = 0
 2014/2015 fiscal year total: s-fm = 8, 2-fm = 0, multi-fm = 0





Department of Planning and Development

Date: July 16, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director *LMP*
Subject: Proposed Residential Subdivision: 522 Browns Road (corner of Coventry Road and Browns Road)
Property of Willard J. Stearns and Sons Inc.

Project Overview

In accordance with Section 5.2 of the Mansfield Subdivision Regulations, Willard J. Stearns and Sons, Inc. LLC has submitted a yield plan as well as a conceptual layout plan as part of Step 2 in the required design process for subdivisions containing over 4 lots or a street:

The subject property is comprised of a 36.9 acre parcel located on the western corner of Browns Road and Coventry Road; there is currently one house located on the property facing Browns Road which according to the proposed plans will be retained. The property is located in an agricultural area; the applicants own the property on the other side of Browns Road (part of Mountain Dairy) and the property on the other side of Coventry Road is preserved for agricultural use. The property has approximately 1,900 feet of uninterrupted frontage along Coventry Road and approximately 1,135 feet of total frontage along Browns Road that is separated by two out-parcels under separate ownership. A large wetland bisects the property, extending from the southwest corner of the property to the northwestern boundary. There is also a pond located in the south eastern portion of the property. As a result, much of the property falls within the upland review area for the Inland Wetlands Agency. As shown on the attached aerial photograph, most of the property is wooded with the exception of portions along Browns Road. The wooded areas along Coventry Road have been thinned in the last few years through logging; most of the wooded areas consist of deciduous second growth trees.

Yield Plan

The proposed yield plan identifies a total of 9 lots, one of which contains the existing house on the property which is nonconforming with regard to front yard setback requirements. Lots 1 through 7 are located on the Coventry Road frontage of the property. Each of these lots has the minimum required 200 feet of frontage and a buildable area at least 40,000 square feet in size to support the development of a house, well and septic system. Portions of the buildable areas are located within the upland review area of wetlands; however, most of the development shown on the yield plan has been set back from the edge of wetlands by at least 50 feet. The one exception is a proposed driveway on Lot 1 that would cross the wetland to access the buildable area on the west side of the wetland. The yield plan includes dedicated open space at the

corner of Browns Road and Coventry Road as well as conservation easements along the western and southern boundaries of the property as well as Coventry Road. A total of 15.1% of the site would be preserved as open space in the yield plan.

Conceptual Layout Plan

In response to preliminary comments received during the Site Analysis Phase, the Conceptual Layout Plan focuses on retaining the rural character of Coventry Road through the use of common driveways to limit curb cuts and the preservation of a substantial buffer along the roadway. A substantial portion of the property would be subject to conservation easements and the corner would be dedicated as open space. A total of 40.45% of the property would be preserved as open space under the conceptual layout plan.

Lots 2, 3 and 6 each have the required frontage along Coventry Road; frontage waivers would be required for Lots 1, 4, 5 and 7 which are located internal to the site and served by the common driveways. As with the yield plan, Lot 1 would require a wetland crossing in the form of a driveway for access. Based on the site visit, the proposed wetland crossing appears to be in an area previously impacted by logging activities.

It should also be noted that these plans have been completed prior to any testing for septic suitability on the site. Should it be determined after testing that the site cannot support 9 houses, the number of lots will need to be reduced.

Preliminary Comments

I have prepared the following preliminary comments based on the submitted materials and the field trip held on July 15, 2015. The Open Space Preservation Committee and Conservation Commission have both reviewed the conceptual layout plan and provided comments that are attached to this memo.

Subdivision Design Criteria

In accordance with Section 5.1 of the Subdivision Regulations, primary considerations in designing streets, walkways/bikeways and other public improvements, lot layouts, proposed locations for houses, driveways, sanitary systems and other site work and identifying open space preservation areas shall be:

The protection and enhancement of vehicular and pedestrian safety through the appropriate siting of streets, driveways, walkways, bikeways and trails.

Comments issued in April during the site analysis phase encouraged the applicant to limit the creation of additional curb cuts to retain the rural character of the area, particularly on Coventry Road. As such, the conceptual layout plan proposes the use of two common driveways along Coventry Road serving four lots and three lots respectively. Final location of driveway cuts on both Coventry Road and Browns Road will need to be reviewed by the Town Engineer for compliance with site distance requirements. Details should be provided on tree removal and other activities that would need to be conducted to improve sight distance. Additionally, the final plans should identify the current right-of-way widths of Coventry and Browns Road; right-of-way dedications may be required if the distance to centerline does not meet the requirements of

Article 8, Section B.9 of the Zoning Regulations.

As the section of Coventry Road that abuts this property is currently unpaved, the Town Engineer has raised concerns regarding the impact of adding the traffic from seven houses to this stretch of road and questioned whether improving this road could be made a condition of approval of the subdivision in accordance with Section 8.7 of the Subdivision Regulations, which states: "Whenever any subdivision is proposed for land fronting on or accessible only by a street or streets that do not meet the Town's current "Engineering Standards and Specifications" requirements as administered by the Mansfield Department of Public Works, and the Commission determines that approval of the subdivision plan would be contrary to the public safety unless such street or streets were altered or improved along the frontage of the proposed subdivision or beyond the limits of the proposed subdivision, the Commission shall consider denial of such plan or shall consider conditioning its approval upon completion of the improvements or alteration of such street or streets by and at the expense of the subdivider, or shall consider denial of such plan until the Town Council has authorized expenditures for such improvements."

The protection and enhancement of existing and potential public water supply wells and ground water and surface water quality through appropriate design and installation of sanitary systems, roadways, drainage facilities, house sites and other site improvements.

Previous comments encouraged the use of Low Impact Development (LID) techniques in road and other site improvement designs should be used to maintain pre-development hydrology. Details should be included in final subdivision plans.

The protection and enhancement of natural and manmade features, including wetlands, watercourses, aquifer areas, agricultural lands, hilltops or ridges, historic sites and features, expanses of valley floors, interior forests, significant trees and scenic views and vistas on and adjacent to the subdivision site. Wherever appropriate, site features shall be protected through a clustering of streets and house sites and the identification and preservation of significant open space areas including agricultural lands, interior forests and other land without physical limitations.

During the site analysis phase, it was recommended that the applicant use a cluster design to protect both the natural features on the site and the scenic character along Coventry Road. The proposed conceptual layout plan seeks to cluster six of the seven homes that would be accessed from Coventry Road east of the wetland. While the proposed layout provides a substantial buffer along Coventry Road and between the proposed development and the wetlands, the layout does not create a sense of neighborhood or place. Additionally, the use of a common driveway to cross the wetland appears to be contrary to the design objectives outlined in Section 5.1 of the Subdivision Regulations.

The reviewer does recognize that some of our current regulations may actually limit the ability of the subdivision designer to achieve the tighter cluster and place-making patterns that are desired. For example, the Zoning Regulations require that new lots have at least 40,000 square feet of contiguous area that does not include wetlands, watercourses, visible ledge, existing slopes exceeding 15%, drainage easements, conservation easements or other easements that will limit on-site uses. In this case, the desire to include a

substantial portion of the frontage along Coventry Road within a conservation easement to protect the rural character of the road is limiting the ability for the applicant to place all seven houses east of the wetland since conservation areas cannot be included in the minimum 40,000 square foot buildable area. Similarly, the limitation on the number of lots that can be served by a common driveway (5) can preclude a design where the common driveway is designed to look like a lane that serves several lots. For example, a crescent-shaped driveway would have also have two curb cuts, but would eliminate the need for additional areas for emergency vehicles to turn around and exit a site.

While these limitations are acknowledged, using a cluster design that appears more like a neighborhood than an extended driveway with several houses is encouraged. For example, using a teardrop loop for the driveway serving lots 4, 5, 6 and 7 could provide a feature to cluster homes around and eliminate concerns with emergency vehicle access to those lots as described below. Final designs will also need to address locations for trash pickup along Coventry Road for all seven lots since in-yard pickup is no longer an option.

- *Common Driveways.* Section 7.10 of the Subdivision Regulations authorize the Commission to approve the use of common driveways to achieve various objectives including protection of natural features, scenic views and vistas; promotion of cluster development; and minimizing impacts to wetlands, particularly those that would require extensive grading, filling or tree removal for individual driveways. While the proposed common driveways do reduce the number of curb cuts needed on Coventry Road, the use of a common driveway to cross the wetland may not meet the subdivision design objectives or the specific criteria required for the Commission to approve the use of a common driveway.

Additionally, the length of the proposed driveways will require pull-off every 300 feet on average; additionally, the sharp turn at the end of the driveway serving lots 5 and 7 may be difficult for emergency vehicles to navigate. Final driveway designs should address the design criteria identified in Sections 7.10 and 7.11 of the Subdivision Regulations. Turn-arounds will be needed for each lot to accommodate emergency vehicle access.

- *Wetlands.* Both the Yield Plan and the Conceptual Layout Plan include a proposed wetland crossing in the form of a driveway which would access a new house to be located in the western corner of the site. Both the Open Space Preservation Committee and Conservation Commission would like to see this crossing eliminated if possible. Ultimately, the applicant will need to obtain approval from the Inland Wetlands Agency for this crossing. If the IWA were to deny the crossing, the yield plan as submitted would not allow for 9 lots as the portion of lot 1 located east of the wetland could not accommodate a house, well and septic system while meeting setbacks from Coventry Road and the wetland. The yield plan also assumes the use of a common driveway to serve Lots 5 and 7 the frontage of Lot 7 is comprised entirely of wetlands.
- *Viewsbeds.* A vantage line runs east/west, located to the north and east of the two outparcels as shown on the attached map. The area to the north and east of the vantage line is a Class II Viewshed, hilltops that offer dramatic vantage points or lines of vantage to the surrounding landscape and as such are considered highly sensitive areas. The portion of the property located to

the south and west of the vantage line is designated as a Class I Viewshed, slopes that rise from the valley floor to meet the hilltops, often containing steep slopes and ledges. As such these areas are sensitive areas to viewers, particularly from above. The site assessment map prepared by the applicant identifies a significant vantage point near the intersection of Browns and Coventry Roads that overlooks the agricultural lands located on the south side of Browns Road; this area is proposed to be dedication to the Town for preservation, consistent with prior comments. Only one new house is proposed within the Class I viewshed along Browns Road. The current design shows a significant setback for this house; bringing house closer to Browns Road would be more consistent with the existing pattern of development.

- *Stone Walls.* There are significant stone walls located along both Coventry and Browns Roads as well as some stone walls located to the south and east of the large wetland. Based on information provided by an abutter, it appears that there may be additional walls not currently depicted; future plans should be updated to accurately locate these features. These walls should be retained and integrated into the subdivision design where possible. Where driveway connections breach the existing walls, stones should be used to repair or extend other sections of the walls abutting the roadway.
- *Watercourse.* An abutting property owner has indicated that there is a watercourse existing on the site; this needs to be verified as part of the formal survey of the property. Consideration should also be given to including it within one of the proposed conservation areas if it exists.
- *Trees* – Final plans should identify significant trees, both those that are to be retained and those that are to be removed. Given that the forest is primarily second growth, efforts should be made to preserve any significant trees.

The utilization of a site's natural terrain, avoiding unnecessary re-grading, filling and removal activities.

The property has gentle slopes from 2-5% on most of the property with some locations at a 7% slope. House and driveway placement should be situated to minimize need for grading.

The promotion of energy efficient patterns of development and land use, energy conservation and the use of solar and renewable forms of energy through the appropriate siting of streets, driveways and house sites, and wherever appropriate, bikeway and walkway/ trail connections to neighboring streets and neighborhoods; existing and planned commercial areas; schools, parks and other public facilities and town designated walkway or bicycle routes.

Design of individual lots should encourage placement of houses to maximize solar gain.

Summary

This item is on the July 20, 2015 PZC Agenda for discussion and Commission feedback prior to sending final comments to the applicant. Any comments provided to the applicant are nonbinding in accordance with the regulations.

PAGE
BREAK

To PZC, Linda Painter

From Open Space Preservation Committee

Re Stearns Subdivision (Coventry and Browns Roads) Conceptual Yield Plan and Concept Plan for a Conservation Subdivision

Date June 16, 2015

The Open Space Preservation Committee (OSPC) reviewed the Stearns conceptual yield plan and concept plan for a conservation subdivision at their June 16 meeting. The following comments address the proposed conservation subdivision plan, the open space dedications and other issues.

Concept plan for a conservation subdivision

The OSPC supports part of the proposed conservation subdivision concept plan because it offers a buffer area along Coventry Road, which will preserve the natural frontage on the west side of this road (the entire frontage across the road is preserved farm and forest land) and provide a buffer for agricultural operations across the road.

The purpose of a conservation subdivision is to preserve natural areas in an entire property. In the proposed concept plan, this is only partially implemented. The plan proposes development of a large wooded area at the rear of the property on Lot 1. An appropriate conservation subdivision would cluster all building envelopes together. To accomplish this, smaller lots could be created for Lots 2 and 3 to allow the building envelope for Lot 1 to be placed along Coventry Road. Moving the Lot 1 building envelope would also avoid placing a driveway across a wetland. In addition, part of this wetland crossing would lie on Lot 2 and create the necessity for shared wetland management.

The committee supports shared driveways within a cluster of houses, but not to develop natural areas on rear land. Thus, the committee supports a waiver to allow four houses on a shared driveway (Lots 4, 5, 6, and 7) to reduce driveway cuts on Coventry Road, but not the use of a shared driveway for Lot 1.

Open Space Dedications

1. Conservation easements

The committee supports the proposed 10.9 acres of conservation easement areas, particularly those that preserve the Coventry Road frontage in a natural state. The committee accepts the proposed conservation easements that would serve as buffer areas along the side and rear frontages, but we note that these interior easements would be difficult to monitor and enforce. The conservation easements should be placed on the lots' deeds to insure that they can be enforced. The Town's

current easement language needs to be revised to allow management of invasive species in easement areas.

2. Proposed Town Open Space

The committee supports the proposed 3.9-acre open space dedication to the Town at the corner of Coventry and Browns Roads. This would be a "neighborhood" park that would offer scenic farmland views as a complement to the popular walking route along Coventry Road. This open space is close to the existing house on Lot 8. The committee recommends a fence between the park and Lot 8 to clearly mark the boundary between Town and private property. This would prevent private use of Town land and public trespass on Lot 8. An existing shed on the proposed open space should be removed before the Town accepts this land.

Cluster housing layout

Currently the houses on Lots 4, 5, 6, and 7 are shown as unrelated houses sharing a driveway. A sense of community could be created by reorienting the houses so that the house fronts face the driveway and thus each other.

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 17 June 2015
Conference B, Audrey P. Beck Building
(draft) MINUTES

Members present: Aline Booth (Alt.), Joan Buck (Alt.), Neil Facchinetti, Quentin Kessel, Scott Lehmann, Grant Meitzler, John Silander, Michael Soares. *Members absent:* Robert Dahn.
Others present: Jennifer Kaufman (Wetlands Agent); Bill & Joy St. Martin.

1. The meeting was called to order at 7:31p by Chair Quentin Kessel. Alternate Buck was designated a voting member for this meeting.

2. The draft minutes of the 20 May meeting were approved, with the slight change that Attachment 1 be re-titled "Scott Lehmann's Report on 13 May 2015 IWA Field Trip".

3. IWA referrals.

a. **W1550 (St. Martin, 601 Storrs Rd).** Bill St. Martin described the proposed project, referring to a large to-scale map of the site. He wishes to restore an old pond, now filled with silt, in a strip of wetland through which an intermittent stream flows. The pond area (approximately 400 ft²) would be temporarily dewatered to allow dredging. Approximately 580 yd³ of material would be excavated, using machinery outside the wetland to the extent possible, and piled to dry away from the wetland. After some discussion, the Commission agreed unanimously (**motion:** Silander, Buck) that the proposed project would have an impact on wetlands, but a positive one, inasmuch as it would restore a natural component of the wetland system. The St. Martins left the meeting.

b. **W1551 (McDonald, 93 Candide La).** The applicants propose to install a 35 ft diameter above-ground pool, 35 ft at its closest point from a wetland through which an intermittent stream flows. The site slopes toward the wetland and would need to be leveled. Water discharged from the pool into the wetland would be filtered to remove chlorine. The Commission unanimously agreed (**motion:** Soares, Silander) that this project is unlikely to have a significant on wetlands, provided standard sedimentation controls are in place during site preparation and installation and are left in place until the area is stabilized.

c. **W1552 (Wasiele, 357 Gurleyville Rd).** The applicants propose to add to their house a 19.7 x 20 ft bedroom, which, at its closest point, would be 60 ft from the center of an intermittent stream. Booth asked whether the addition would require designating a reserve septic area, noting that none is shown on the map. Kaufman replied that it would, and thought this area might be across the intermittent stream. After some discussion, the Commission agreed unanimously (**motion:** Kessel, Silander) to advise the IWA that:

Since the map provided does not indicate where the reserve septic area would be, the Commission does not have enough information to assess the wetlands impact of this project. A reserve septic system that involves crossing the intermittent stream could have a significant impact on wetlands.

★ 4. PZC referral: PZC 1335 (Willard J. Stearns & Sons, Browns & Coventry Rds).
{Lehmann, who owns an adjoining property at 532 Browns Rd, did not participate in discussion of this item.} Town Planner Linda Painter has forwarded conceptual yield & layout plans for a

subdivision on 36.6 acres owned by Willard J. Stearns & Sons with frontage on Browns & Coventry Rds. Such plans are part of a pre-application process designed to elicit comments before detailed engineering plans are submitted.

The yield plan calls for nine lots, including one for an existing house at 522 Browns Rd. The layout plan reduces the number of new driveways from 8 to 3: one on Browns Rd serving a single house west of 542, and two common driveways from Coventry Rd serving 3 and 4 houses respectively. To access the house site on Lot 1, the 3-lot common driveway would cross the wetland that curves through the property from S to NW. The layout plan specifies 3.9 acres of dedicated open space at the corner of Browns and Coventry Rds, plus 10.9 acres of conservation easement, most of it in strips buffering the development from adjacent properties and from Coventry Rd. Kaufman indicated that the Town might build a short trail to a viewpoint in the dedicated open space, but that it would not propose any trails within conservation easements on private land.

Booth asked whether the proposed subdivision constituted a re-subdivision of the property, which would require a public hearing. Kaufman will find out.

Soares wondered why a layout with large lots served by common driveways qualifies as a "Conservation Subdivision," when the houses could have been more closely clustered. The answer seems to be that the layout plan is better than the yield plan (e.g., in protecting more land with conservation easements).

The Commission agreed (without formal motion) to make the following comments about the conceptual layout plan:

- a. The layout plan does protect more open space than the yield plan and maintains a buffer along Coventry Rd with fewer driveway cuts.
- b. The layout plan does not promote conservation goals by clustering houses.
- c. Access to the house site on Lot 1 requires a wetlands crossing, a significant wetlands impact that is not consistent with the conservation goals of the shared driveway permission.
- d. Do the driveways shared by 3 and 4 houses provide adequate access for emergency vehicles?
- e. Joining the conservation easement along the SW boundary to the conservation easement adjacent to the open space dedication would (i) protect the watercourse (not shown on the map) connecting wetland on Coventry Rd to the swath of wetland curving from S-to-NW through the property and (ii) help avoid fragmentation of wildlife habitat.
- f. While not all watercourses are wetlands, they may contribute to the functioning of wetlands and should be shown on site maps.
- g. The Commission appreciates the opportunity to make comments on subdivision layout prior to the preparation of engineering plans.

5. Bicentennial Pond trail. The Town is re-applying for a DEEP Recreational Trails grant to construct a wheelchair-accessible trail, with amenities, around Bicentennial Pond. One section of it would largely coincide with Byron's trail, which would be upgraded. Some open space money might be used to make up the Town's 20% share of the cost, if the grant is awarded. The Commission unanimously agreed (**motion:** Soares, Buck) that this is a worthy project, which the Commission fully supports.

6. Agenda clean-up. The Commission agreed that agendas for its meetings should indicate what is likely to be discussed and, accordingly, agreed that only the following items under "Continuing Business" should be carried forward:

- Review of Monitoring Procedures for Town-Owned Easements

Changes to December 2014 Draft of Mansfield Tomorrow POCD

Based on PZC Discussion - June 29, 2015

General

- Create hyperlinks in final electronic document to improve ease of cross-referencing between chapters.
- Develop a summary document with key information such as vision statement, goals, and the future land use map
- Look to see if there are any additional performance measures/data that can be added to the plan

About the Plan

- Page II - Add the following paragraph to the end of the “A New Plan of Conservation and Development Section”:
“As this Plan incorporates many goals and strategies that are the province of other elected officials such as the Town Council and Board of Education, it is important to note that the inclusion of action plans in the POCD supported by these bodies does not necessarily imply approval by the Commission of specific projects or plans which may someday be formally presented to the PZC in an application. Specific projects will be reviewed at the time of submission for consistency with the overall vision and goals identified in this Plan, particularly those related to conservation, development and land use.”

Chapter 2

- Page 2.9 - Add the following sentence to the end of the last paragraph on the page: “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.”
- Page 2.11-2.13: Make the “EAGLEVILLE BROOK INNOVATIVE WATERSHED MANAGEMENT PLAN” bold and all caps.
- Page 2.15: Correct Map 2.4 to include the updated public and protected open space layer from Map 3.4 and distinguish between public open spaces and protected open spaces
- Page 2.18: Add a citation (Footnote 6) to the end of the following sentence:
“From an economic standpoint, private forest tracts usually provide more in tax revenue than they cost in Town services.” Will need to renumber other footnotes in chapter. Footnote should read as follows:

“Footnote 6 - American Farmland Trust Farmland Information Center. Fact Sheet: Cost of Community Service Studies. 2010.”
- Page 2.17: Add the following language to the first paragraph after the sentence ending in (composed of shrubs and/or very young trees): “As a result, wildlife species that these habitats support have also declined. According to a 2006 CT DEEP publication, twelve of sixteen

shrubland birds and seven of ten grassland birds have declining population trends in the region. Many are listed as threatened or endangered in several northeastern states.”

Add new footnote after the word “publication” with the following citation and renumber remaining footnotes: (CT DEEP 2006 Managing Grasslands, Shrublands, and Young Forest Habitats for Wildlife

http://www.ct.gov/deep/lib/deep/wildlife/pdf_files/habitat/grassland_shrubland_management/Preface.pdf)

- Page 2.17: Add the following language to Section 5, Wildlife and Aquatic Species, after the second sentence of the first paragraph in that section, which starts “A rich diversity of mammals, . . .”:

“CT DEEP’s website contains vast information about the variety of wildlife species in Connecticut

(http://www.ct.gov/deep/cwp/view.asp?a=2723&q=325718&deepNav_GID=1655#ESFact).

- Page 2.17: Amend the second to last sentence in the last paragraph under Section 5, Wildlife and Aquatic Species to read as follows: “The growth of deer herds has contributed to the increased number and widespread distribution of Lyme disease-causing ticks, damage to agricultural crops (residential plantings), and increasing hazard to our roads.”
- Page 2.17, Section 6. Rare Species and Unique Habitats, first paragraph: Update the following link to the CT DEEP website for the list of rare, endangered and threatened species: <http://www.ct.gov/deep/cwp/view.asp?a=2723&q=326210>
- Page 2.18: Amend the first sentence of the second paragraph under 7. Invasive species to read: “Mansfield has a great number of invasive and potentially invasive plants, such as Japanese knotweed, multiflora rose, Asiatic bittersweet, Japanese barberry, purple loosestrife and the aquatic fanwort and water chestnut, all of which crowd out native plants.
- Page 2.19: Change italicized subtitles of first two paragraphs to read “Former Town Landfill” and “Former University Landfill.” Amend the second sentence of the paragraph on the Town landfill to read: “It was closed in 2002 and four groundwater wells are monitored for potential contamination from the landfill, along with up and downstream surface water sampling from the Fenton River.”
- Page 2.24: Amend Map 2.4 to add the following dams as “undetermined” and note that they were not on the DEEP 2014 list of dams in Mansfield: Lowell Dam, Nasansky Pond, Cone Pond, Tift Pond (Hanks Hill Reservoir) and Separatist Road detention basin.
- Page 2.25, Add the following language regarding the tree removal process before the last paragraph on the page:

“Trees. One of the other major concerns with regard to natural hazard mitigation in Mansfield is related to falling trees. Trees downed during storm events can become entangled in power lines, block roadways and damage private property. Dead and diseased trees within the Town rights-of-way present a public safety hazard that must be addressed through preventative maintenance. In accordance with Connecticut General Statutes, the Town’s Tree Warden is responsible for the care and control of all trees and shrubs on Town property and rights-of-way. With the exception of trees and shrubs that are deemed by the Tree Warden to be an immediate public hazard, no trees or shrubs may be removed or pruned unless notice of the proposed action has been posted at least ten days in advance to allow interested persons the opportunity to request a public hearing.”

- Page 2.28, Measures of Effectiveness: Add number of conservation and land management demonstration projects
- Page 2.28, Goal 2.1, Strategy A, Action 4: Correct reference at end of paragraph to read “see Goal 3.3, Strategy A, Action A.2).
- Page 2.28, Goal 2.1, Strategy A, Add new action 5 as follows:
“Sponsor demonstration projects on Town properties that showcase good conservation and land management practices. See Goal 2.3, Strategy A, Action 3”
Who: Conservation Commission, Parks & Rec, Parks Advisory Committee, Open Space Preservation Committee, Agriculture Committee, Sustainability Committee.
When: Medium Term
Resources: Staff Time, Volunteer Time, Operating Budget
- Page 2.29, Goal 2.1, Strategy B, Action 2: Amend first sentence to read as follows: “Provide information on land management practices that support a healthy, diverse habitat for plants and wildlife, provide a balance between forest preservation and agricultural production goals and identify harmful impacts of various practices.”
- Page 2.31, Goal 2.2, Strategy A, amend Action 1 to add explanatory text as follows: “The design of the new facility is complete and construction is scheduled for FY16.”
- Page 2.31, Goal 2.2, Strategy A: Add new action 3 as follows and renumber current action 3 to action 4:
“Encourage UConn to establish a preservation area for the wellfield along the Willimantic River as they have done for the Fenton River wellfield.”
Who: PZC, Town Council, Conservation Commission
When: Short Term
Resources: Staff Time, Volunteer Time
- Page 2.33, Measures of Effectiveness. Change first bullet to “Acres of Town-owned land following a forest management plan”
- Page 2.33, Amend Goal 2.3, Strategy A to read “Improve stewardship and management of land based resources and urban forests.”
- Page 2.33, Goal 2.3, Strategy A, Action 1: Add Conservation Commission to the WHO list
- Page 2.33, Goal 2.3, Strategy A, add new Action 3 as follows and renumber current action 3 to action 4:
“Encourage a balanced approach to land management that promotes natural landscapes while allowing for lawn and more highly maintained landscapes as tool to help control the deer tick population.”
Who: Conservation Commission, Sustainability Committee
When: Ongoing
Resources: Staff Time, Volunteer Time
- Page 2.35, Goal 2.4, Amend second measure of effectiveness to read “Acres of forest”
- Page 2.35, Goal 2.4, Strategy A, Action 1: Amend to read as follows: “Identify and prioritize climate action items within the Mansfield Tomorrow Plan of Conservation and Development. Appoint a task force to identify and prioritize actions within the Plan that support reduction in greenhouse gas emissions and resilience of town infrastructure, natural systems and community service/support systems. The task force should be charged with identifying the multiple benefits of climate actions (e.g. operational efficiencies, cost savings, etc.)

- Page 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.”
- Page 2.36, Goal 2.4, Strategy B, Action 4 - change WHEN to “ongoing” and renumber accordingly.
- Page 2.36, Goal 2.4, Strategy B, Add new Action 2 and renumber accordingly:
“Encourage property owners to retain and manage existing forest and minimize fragmentation.
 WHO: Conservation Commission, Sustainability Committee
 WHEN: Ongoing
 RESOURCES: Staff Time, Volunteer Time
- Page 2.37, Goal 2.5, Strategy A, add new Action 2:
“Collaborate with UConn as part of the hazard mitigation strategy.”
 WHO: Emergency Management
 WHEN: Ongoing
 RESOURCES: Staff Time
- Page 2.40, Goal 2.6, Change first measure of effectiveness to read as follows: “Acres of land preserved in natural state or in agricultural use as part of development approval process.”

- Page 2.42, Goal 2.6, Strategy B add new Action 7 as follows:
“Update Zoning and Subdivision regulations to reflect changes due to climate change, such as setbacks in relation to flood zones, etc. Additional research will be needed to identify specific changes.”
 WHO: PZC
 WHEN: Short Term
 RESOURCES: Staff Time, Volunteer Time
Note: This change was identified in the matrix for Chapter 9 and as such was not discussed at the June 29, 2015 PZC meeting.

- Page 2.41, Goal 2.6, Amend Strategy B to read as follows: “Strengthen land use regulations that promote protection of natural systems and habitats. Where appropriate, regulations should include flexibility in requirements to allow for the unique characteristics of the land and proposed use.”
This language is in response to the comment from the Sustainability Committee at the bottom of Page 7 of 11 on the matrix. The original staff recommendation was to add introductory language to the goal statement; however, rewriting of this Strategy appeared to be a better fit.
- Page 2.41, Goal 2.6, Strategy B, Action 1: Add the following explanatory text under the action statement: See Goal 3.4, Strategy A, Action 2 and Goal 4.2, Strategy B, Actions 1 and 2.
- Page 2.42, Goal 2.6, Strategy B, Action 6: Add Conservation Commission to WHO
- Page 2.43, Goal 2.6, Strategy C, Amend Action 1 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.”
- Page 2.43, Goal 2.6, Strategy C, Amend Action 2 to read: “Establish shade requirements for large parking and hardscape areas.”

Chapter 3

- Page 3.1, Correct photo caption to read “View of Mountain Dairy from Browns Road”
- Page 3.3, Amend first bullet to read as follows: “*Healthy natural systems* - Open space supports and protects the town’s natural resources (see Chapter 2, Natural Systems).
- Page 3.4, Amend paragraph below the two bullets at the top of the page to read: “The following sections provide more 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.”
- Page 3.6, Amend end of first paragraph to read as follows: “When combined with forested areas that do not contain any farmland soils, approximately 74% of the town’s land area could be used for agriculture. 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.”
- Page 3.6, Amend the second to last sentence of the last paragraph to read as follows: “Also important is preservation of existing farmland viewsheds, particularly along Horsebarn Hill, Route 32, Route 195, . . .”
- Page 3.9, Table 3.1, Make the following corrections:
 - Spring Manor Farm - 220 acres
 - Move ** from UConn at top of page and add ** to all sites except Spring Manor Farm under UConn.
- Page 3.11, Map 3.2, Make the following corrections:
 - Remove East Campus areas from map; retain Nipmuck Trail
 - Correctly show UConn forest tracts as University (some are shown as Town land such as corner of North Eagleville and Bone Mill Road
 - Add Red Maple Swamp preserve (North Campus)
- Page 3.17, Add the following sentence to the end of the first paragraph under Section 6: “As of 2014, 2,149 acres of land has been permanently protected from development, approximately 7.3% of the Town. If Mansfield Hollow is presumed to be permanently preserved due to its ownership and flood control functions, the percentage of permanently preserved area rises to approximately 14%.”
- Page 3.18, Map 3.4, Make the following changes:
 - Change “University” to “University Managed Resource Area”
 - Add hatching to Technology Park Conservation Area
 - Change ECSU Ballfields to State designation
- Page 3.20, Add new Section 3) Regulatory Tools for Open Space Preservation prior to Section 7: “The subdivision process provides one of the most commonly used tools for preservation of open space. Municipalities are authorized by Connecticut General Statutes to require the provision of open spaces, parks and playgrounds as part of a subdivision approval. In Mansfield, current subdivision regulations require up to 15% of the land area contained within a conventional subdivision to be set aside for open space, park or recreational areas; for cluster subdivisions, the percentage increases to 40%. Typically, the preservation of open space through subdivision approvals is accomplished through dedication of conservation or”

agricultural easements depending on the character of the land. Dedication of land to the Town for public open space can also be required, and is typically reserved for areas where public access is desired. Chapter 4 identifies a new type of regulatory tool, Natural Resource Protection Zoning (NRPZ), which could be used to increase the area preserved as open space through new subdivisions. Appendix D contains examples of how NRPZ might impact layout and overall open space preservation in a typical subdivision.”

- Page 3.23, Goal 3.1, Amend 3rd measure of effectiveness to read: “Increase number of acres of permanently preserved open space to at least 21% of Town’s land area”
- Page 3.23, Goal 3.1, Strategy A, Amend Action 5 to read: “Conduct outreach to agricultural and forestland owners about land preservation programs.”
- Page 3.24, Goal 3.1, Strategy B, Amend Action 1 as follows: **“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. . . . These criteria should also be used to evaluate the need for permanent protection during the open space acquisition process.”**
- Page 3.26, Goal 3.1, Strategy D, Action 3: Add Conservation Commission to WHO
- Page 3.26, Goal 3.1, Strategy E, Actions 1 and 2: Add Conservation Commission to WHO
- Page 3.26, Goal 3.1, Strategy E, Add new Action 3:
“Strengthen policies related to preserving land through Conservation Easements. Tools to consider include requiring a public hearing and a super-majority of the Town Council to approve changes to conservation easements.”
WHO: Town Council, Conservation Commission, Open Space Preservation Committee
WHEN: Short Term
RESOURCES: Staff Time, Volunteer Time
- Page 3.27, Goal 3.2, Add the following language after the goal statement (before the statement beginning: For goals, strategies . . .): “In the context of this goal, agriculture includes a variety of types and scales from the backyard garden to the hobby farmer to commercial enterprises.”
- Page 3.27, Delete second measure of effectiveness (Number of acres of turf and forest restored to agricultural use)
- Page 3.27, Goal 3.2, Strategy A, Action 3: Change WHEN to Ongoing
- Page 3.27, Goal 3.2, Strategy A, Amend Action 4 to read as follows: **“Identify Town-owned prime farmland that could potentially be restored to agricultural use and include in agriculture leasing program.”**
- Page 3.28, Goal 3.2, Strategy B, Amend Action 4 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.”**
- Page 3.29, Goal 3.3, Strategy A, Action 2: Add Town Council to WHO
- Page 3.30, Goal 3.3, Strategy B, Action 3: Amend explanatory text to add the following to the end “(See related actions under Goal 5.5)”

Chapter 4

- Page 4.3, Add the following paragraph after the three bullets:
“Situated in Connecticut’s “Quiet Corner,” Mansfield is one of 35 towns that comprise The Last

Green Valley™ (TLGV), a National Heritage Corridor designated in 2004. As described by the National Park Service (<http://www.nps.gov/maps/full.html?mapId=01a03739-ab0c-40eb-bc3d-6791d3bb67fa>), the area “. . . is known as the Last Green Valley due to the surprisingly rural character of the 1,085 square-mile area defined by the Quinebaug and Shetucket Rivers systems and the rugged hills, forests, and agricultural fields that surround them in northeastern Connecticut and south-central Massachusetts. The area encompasses architecturally significance mill structures and villages that typify New England settlement in one of the last unspoiled and undeveloped areas in the northeastern US.” Preserving the natural, cultural and historic resources in this area is a priority for Mansfield and other member communities.”

- Page 4.4, Revise Map 4.1 to include remains of mills on Codfish Falls, and 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).
- Page 4.16, Amend the end of the last paragraph on NRPZ (before Section 3): “Appendix D provides examples of how NRPZ formulas employed by various communities can be used to cluster housing and preserve a greater amount of open space by applying the formulas to a recently subdivided parcel in Mansfield. Any formula developed for use in Mansfield will need to be tailored to our community to achieve the vision and goals identified in this plan. NRPZ regulations will also need to include standards to prevent forest fragmentation and address current concerns with use of common driveways (See Goal 3.4, Strategy A, Action 4 for more information.”
- Page 4.23, Delete paragraph that begins with “While preservation of scenic vistas remains a priority. . .”
- Page 4.27, Goal 4.1, Strategy C, Amend Action 2 to read as follows:
“Review the Scenic Road ordinance to determine if any changes are needed.”
WHO: Town Council, PZC, Conservation Commission, Transportation Advisory Committee
WHEN: Short Term
RESOURCES: Staff Time, Volunteer Time
- Page 4.27, Goal 4.1, Strategy C, Add new Action 3 as follows and renumber other actions accordingly:
“Require new street lights in historic villages to be consistent with historic character.”
WHO: PZC, DPW
WHEN: ONGOING
RESOURCES: Private Developers, CIP

- Page 4.28, Goal 4.1, Strategy C, Add new Action 4 following new Action 3 and renumber other actions accordingly:

“Encourage public utilities to respect community character when considering system improvements and expansions.”

WHO: PZC, Town Council

WHEN: Ongoing

RESOURCES: Staff Time, Volunteer Time

Staff initially recommended adding this action to Goal 9.3; however, after additional review determined that this is the most appropriate place for this language as 9.3 deals with energy conservation, not development. As such, this language was not in the handout distributed at the July 6, 2015 meeting.

- Page 4.28, Goal 4.1, Strategy C, Add new Action 5 following new Action 4 and renumber accordingly:
“Conduct detailed evaluation of village boundaries to identify any needed changes.”
 WHO: PZC, Historic District Commission, Planning
 WHEN: Medium Term
 RESOURCES: Staff Time, Volunteer Time
- Page 4.29, Amend Goal 4.2, Strategy A, Action 1, 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.”
- Page 4.29, Goal 4.2, Strategy B, Action 1: Add the following language to the end of the explanatory text: “In addition to open space, NRPZ regulations should address preservation of agricultural lands and soils, stone walls and historic structures and ruins as appropriate. Consideration should also be given to requiring NRPZ where it can be supported by the land and only allowing deviations by Special Permit. (See Appendix D for examples of NRPZ formulas)”
- Page 4.29, Goal 4.2, Amend first measure of effectiveness to read: “At least 75% of new residential development is located within areas designated as Compact Residential and Mixed Use Centers.”
- Page 4.30, Goal 4.2, Strategy B, Action 3: Add WPCA to WHO; will also need to add WPCA to list of abbreviations on page 4.25 (Water Pollution Control Authority)

Chapter 5

- Page 5.5, Map 5.1: Add note that Mansfield Middle School and Public Works Garage includes portions of Schoolhouse Brook Park and Bicentennial Pond.
- Page 5.8, Amend last sentence of Paragraph B, Elementary and Middle School to read as follows: “In 2014-2015, 26.69% of students were eligible for free or reduced price lunches, up from 15% in 2004-2005.”
- Page 5.13, Amend text at top of page to read as follows “by up to 5,000 students . . . Over 300 Up to 260 new faculty from these two programs are expected to be located at the Storrs campus.”
- Page 5.42, Goal 5.3, Strategy C, Action 8: Amend the following sentence in the explanatory text as follows: “Some facilities that serve elderly and special needs populations such as the library and senior center do not have emergency generators; installation of generators at these facilities should be a priority.”
- Page 5.14, Vision for Police Services: Delete paragraph following four bullet points. (Begins with “The study examined. . .”)
- Page 5.32, Goal 5.1, Amend Strategy D to read “Strengthen relationships between UConn faculty, staff, students and the community.”
- Page 5.33, Goal 5.1, Amend Strategy E to read as follows: “Provide improved access to services for elderly and special needs residents.”
- Page 5.33, Goal 5.1, Strategy E, Action 1: Add Town Council to WHO

- Page 5.34, Goal 5.2, Delete current measures of effectiveness and replace with the following:
 - Student achievement based results on State and District assessments
 - All Mansfield Schools student achievement levels are established at the State and Mansfield Board of Education
 - A high school graduation rate established by the State and Regional Board of Education
 - Evidence of student college and career readiness based on targeting standards and outcomes established by the boards of education
- Page 5.34, Goal 5.2, Strategy A, Add new Action 3:

“Support high quality schools that are adequately staffed and properly equipped.
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 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
- Page 5.35, Goal 5.2, Amend Strategy B to read as follows: “Improve long-term sustainability of the education system to ensure continued high quality programs and performance within the context of enrollment projections and financial constraints.”
- Page 5.35, Goal 5.2, Strategy B: Add a new Action 2 as follows and renumber remaining actions:

“Improve partnerships with the University of Connecticut, Eastern Connecticut State University and area community colleges. The Town, schools, universities and colleges should improve and strengthen their established collaboration through shared education programs and facilities for their mutual benefit, including mutual aid agreements focused on campus and community safety.

WHO: Town Council, Mansfield Board of Education, Region 19, UConn, ECSU
WHEN: Ongoing
RESOURCES: Staff Time, Volunteer Time
- Page 5.35, Goal 5.2, Strategy B, Amend existing Action 2 to read as follows: **“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.”
- Page 5.35, Goal 5.2, Strategy B, Amend existing Action 3 explanatory text to read as follows: “Current state funding formulas do not support sufficient funding for renovating or constructing new elementary schools.”
- Page 5.37, Goal 5.3, Strategy A, Actions 1 and 2: Add Town Council to WHO.
- Page 5.38, Goal 5.3, Strategy A, Amend Action 5 to read as follows: **“Enhance police and public safety resources consistent with the vision identified in the 2010 Police Services Study.”**
- Page 5.43, Goal 5.4, Amend Strategy A to read as follows: “Increase access to healthy foods, with strong support for locally grown foods.”
- Page 5.45, Goal 5.4, Strategy C, Action 3: Add Town Council to WHO.

- Page 5.48, Goal 5.5, Amend Strategy B to read as follows: “Identify facility improvements to meet service and sustainability goals.”
- Pages 5.48 and 5.49, Goal 5.5, Strategy B, Actions 1, 2, 3 and 4: Add Town Council to WHO
- Page 5.49, Goal 5.5, Strategy B, Action 4: Amend the second paragraph starting with “When new construction is considered . . .” to add the following sentence to the end of the paragraph: “See Goal 5.5, Strategy A, Action 4 for details on site selection and design criteria that should be adopted to guide development of new facilities.”

Chapter 6

- Page 6.5, Amend the last sentence of the second paragraph to read as follows: “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.”
- Page 6.5, Guiding Economic Development in Mansfield, amend the last bullet in the first (left) column to read: “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.”
- Page 6.5, Guiding Economic in Mansfield, add the following bullet: “Protect the water resources that economic growth depends on.”
- Page 6.10, Correct Figure 6.2 to include values on the Y-axis.
- Page 6.11, Amend text of Footnote 3 to read as follows: “See, for example, *Planning for Agriculture: Guide for Connecticut Municipalities, 2012. Edition*. The report cites data from nine Connecticut communities with populations ranging from 5,000 to 25,000 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/open space land 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.”
- Page 6.16, Amend the first paragraph to add the following language after the first sentence: “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 business and fiscal success.”
- Page 6.17, Table 6.6, Remove Towill’s Tree Farm from the list and if closing is verified, remove Ledgecrest Greenhouses from the list
- Page 6.31, Goal 6.1, Strategy A, Action 1 - Add Town Council to WHO
- Page 6.32, Goal 6.1, Strategy B, Action 4 - Amend action statement to read “Support improvements to water, wastewater and transportation infrastructure, including bicycle and pedestrian improvements, in the four commercial target areas to support business growth and redevelopment.”
- Page 6.33, Goal 6.1, Strategy C, Amend Action 5 to read as follows: “Collaborate with UConn and ECSU to help elementary, middle and high school students develop their knowledge, skills

and talents.” Also amend the explanatory text to add Related Arts to the list of potential areas for partnership/collaboration.

- Page 6.38, Goal 6.2, Strategy D, Amend Action 4 to read as follows: “Continue to encourage residents and businesses to buy local.”
- Page 6.38, Goal 6.2, Strategy E, Amend Action 2 to read as follows: “Consider developing local small business programs.”
- Page 6.41, Goal 6.3, Strategy B, Action 2: Amend first bullet to read as follows: “Working with the Town and other stakeholders to explore reuse options.”
- Page 6.44, Goal 6.4: Add the following text underneath the goal statement before the Measures of Effectiveness: “In addition to being an economic development asset, agricultural lands and open spaces also provide ecosystem and revenue benefits to the Town. See Goal 10.3, Strategy B, Action 4 for specific recommendations on how the Town can continue to preserve and enhance open space and agricultural lands.”
- Page 6.44, Goal 6.4, Strategy A, correct numbering of action statements (5 and 6 come before 2)
- Page 6.44, Goal 6.4, Strategy A, Action 6: Add Town Council to WHO
- Page 6.47, Goal 6.3, Strategy D, Action 3: Add Agriculture Committee to WHO
- Page 6.48, Goal 6.4, Strategy F, Delete Action 5.
- Page 6.49, Goal 6.4, Strategy G, Amend Action 2 to read as follows: “Work with UConn Dining Services to include more local food.” Amend explanatory text to replace reference to “central warehouse” with “production kitchens.”
- Page 6.50, Goal 6.5, Strategy A, Action 1: Replace “Streamline” with “Revise” at beginning of action statement.
- Page 6.50, Goal 6.5, Strategy A, Action 2: Delete “Streamline” at beginning of explanatory text and capitalize “development.”
- Page 6.51, Goal 6.5, Strategy B, Action 1: Replace “Housing for Seasonal Workers” with “Farm Worker Housing”

Chapter 7

- Page 7.18, Delete Section A, Employer Assisted Ownership Programs and renumber other sections accordingly.
- Page 7.21, Amend bullet on Neighborhood Design to read as follows: “Neighborhood design. The physical layout and orientation of the buildings (site plan) include a sense of community. (In Mansfield, sites should also be designed in accordance with the Sustainability Principles identified in Chapter 1, particularly with regard to preservation of natural systems and resources.)”
- Page 7.23, Goal 7.1, Strategy A, Action 1 - change reference to Goal 7.4, Strategy B to Goal 7.4, Strategy A, Action 1.
- Page 7.24, Goal 7.1, Strategy A, delete existing Action 5 statement and explanatory text and replace with new action: “Support work force housing programs for income-eligible residents.”
- Page 7.25, Goal 7.2, Strategy A, Action 1: amend WHO to add Town Council and delete Commission on Aging.

- Page 7.25, Goal 7.2, Strategy B, Action 1: change WHEN to Medium Term
- Page 7.25, Goal 7.3, Strategy B, add new Action 3 as follows:
“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.”
WHO: Planning, PZC
WHEN: Ongoing
RESOURCES: Staff Time
- Page 7.28, Goal 7.3, Strategy C, Amend Action 2 to read: “Continue to encourage UConn to house an average of 70% of undergraduates in on-campus housing over each five-year period.”
 Explanatory text would remain the same.
The matrix provided an option of leaving the existing action statement or changing to the above; however, the Commission did not specifically discuss this item at the June 29th meeting. A determination needs to be made as to whether to change the language or retain the current action statement.
- Page 7.29, Goal 7.3, Strategy C, add new action 7 as follows:
“Encourage the development of additional student housing at the UConn Depot Campus. See Goal 6.3, Strategy B, Action 1 for other recommendations regarding Depot Campus redevelopment.”
WHO: Planning and Zoning Commission
WHEN: Short Term
RESOURCES: Staff time, Volunteer Time
- Page 7.29, Goal 7.3, Delete Strategy D and all actions related to creation of an Employer Assisted Housing Program at UConn.
(Note: The matrix contained a typo identifying this as Goal 2.4, Strategy D instead of Goal 7.3)

Changes to December 2014 Draft of Mansfield Tomorrow POCD

Based on Matrix Recommended Actions

Chapter 8

- Page 8.1, Correct list of topics in sidebar so it matches the numbered topics in the chapter.
- Page 8.7, in Common Themes, ADD a new Theme: “Protection of our groundwater and surface-water supplies, including stratified-drift aquifers.”
- Page 8.7, Amend second sentence of first bullet to read: “As depicted on Map 8.3, Future Land Use, these designations account for over 89% of Mansfield’s land area.”
- Page 8.10, Plant trees in mixed-use and compact development areas, ADD the following sentence to the end of the paragraph: “Trees, preferably native species, should be chosen for suitability to these tasks.”
- Page 8.13, **CONSIDER** changing Rural Commercial from a Rural Character Conservation Area to a Smart Growth Development Area. **This is a policy issue for the Commission. If the change is made, corrections would also need to be made to: correct the acreage/percentage of land designated in the Rural Character Conservation Area category; remove the photo from page 8.16 and add to page 8.24; and move pages 8.22 and 8.23 to follow page 8.24.**
- Page, 8.14, Map 8.3 Future Land Use:
 - CHANGE the Conservation/recreation land designation to “Conservation/Recreation/Managed Resource Areas”
 - ADD the following footnote to Conservation/recreation land: “This designation shows the status of this land use as of 2014 and is subject to change as new properties are acquired or protected.”
 - ADD the following footnote for all designations: “Future land conservation/recreation projects can occur in any category. Such projects will be reflected in the map as part of periodic updates to the Plan.”
 - CHANGE Merrow Meadow Park and River Park to Conservation/Recreation.
 - CHANGE Atwood property to Conservation/Recreation.
 - CHANGE northern frontage of Route 44 to Institutional to encompass white house and prison; should extend to Route 32
 - CHANGE designations in Horsebarn Hill area to include Institutional areas shown on 2006 POCD Planned Development Areas map
 - CHANGE designations on former Farmer Brown and X-Lot properties to Institutional classification since they have been acquired by UConn **(This change was not specifically identified in the matrix; however, the letter from UConn requested that the plan be updated to be consistent with UConn’s master plan. The master plan anticipates the development of these properties with academic buildings.)**
 - IDENTIFY all the major “villages”... (Perkins Corner, Mansfield Depot, Conantville, Atwoodville, Storrs, Mansfield Center, etc.), provided this does not affect legibility. If the village names cannot be added in a legible fashion, add the following note: “See Map 4.2 for locations of historic villages.”
 - CHANGE designation of properties in Eagleville area to Village Center to recognize commercial character of properties in the area
 - CONSIDER making the following changes to the map **(these are requests that were made during the public hearing process and are policy issues for the Commission’s consideration)**
 - **CORRECTING DESIGNATIONS IN THE STORRS CENTER AREA**
See Map attachments to this document. The first page of the map set shows

the 2006 POCD land use designations; the second page shows current zoning designations, and the third page identifies some corrections and potential changes based on comments from the Commission at the June 29, 2015 meeting and correspondence received from Kay Holt after that meeting.

- CHANGING designation of Mansfield Apartments from Compact Residential to Mixed-Use Center
See suggested additional focus area language on page 15 of this document
- CHANGING the Mixed Use Center Area located east of Route 195 and north of Riverview Road to Rural/Residential/Agriculture/Forestry
As an alternative, add language to the focus area map on page 8.30 to limit uses to office and residential to provide a transition to the adjacent neighborhood.
- CHANGING the Compact Residential area in the vicinity of Hunting Lodge Road, Northwood, and Meadowood Roads to Rural Residential/Agricultural/Forestry.
Some requests were limited to the former Ponde Place property, others were more expansive. In addition or as an alternative to map changes, the Commission could add detail and language to the focus area map on Page 8.26 to identify appropriate types and scale of development as well as specific factors that should be considered as part of any rezoning/special permit request.
- REDUCING the size of the Four Corners Mixed Use Center area
- CREATING a new designation of University Planned Community that could be applied to the Depot Campus, Mansfield Apartments, and Northwood Apartment areas.
If a new designation is created, a description, design characteristics, use types, related goals and focus area maps should be prepared for that designation. Items to be addressed in the new language should include scale and massing of buildings as a transition to neighborhoods, landscape buffers, and appropriate uses

As an alternative to creating a new designation, Focus Area Maps could be prepared for the above listed areas under their current designations that include descriptions of appropriate types and scales of development. See suggestions for Mansfield Apartments site on page 15 of 21 of this document.

- CONSIDER changing King Hill Road Mixed Use Center area to Rural Commercial
As an alternative, add Focus Area map with language identifying the need to limit uses and development capacity unless constraints such as parking and topography can be adequately addressed as part of a redevelopment proposal.
- Page 8.16, Flood zone photo caption, CHANGE to remove the word “river”
 - Page 8.17, Change the Name of the Conservation/Recreation Section to Conservation/Recreation/Managed Resource Areas and change description of the Conservation/Recreation designation to read as follows: “Land that is currently held by a public entity or land trust as a preserve, park or conservation land, including private farm and forest lands protected by easements. Land in this category is not necessarily permanently protected by easement or deed restriction.

This category includes lands owned by the State and University of Connecticut that are actively managed as agricultural and forest lands as well as ECSU’s recreation fields.”

- Page 8.17, Design Characteristics, CHANGE first paragraph to read as follows: “These areas are characterized by open, forested, or otherwise undeveloped land. Unless prohibited by an easement or deed restriction, buildings, structures and site improvements are limited to those needed to support agricultural and recreational activities.”
- Page 8.19, Design Objectives, ADD a new bullet: “Where applicable, promote and actively pursue land conservation to preserve rural character and natural resources.”

- Page 8.19, Change second paragraph of Rural/Residential/Agricultural/Forestry to read as follows: “Included in this designation are outlying UConn properties primarily used for agriculture such as Spring Manor Farm, the Agronomy Farm and properties in Spring Hill.”
- Page 8.21, Change second paragraph of Village Center description to read as follows: “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.”
- Page 8.25, Add the following language to the beginning of the description of the Compact Residential designation: “The Compact Residential Designation as depicted on Map 8.3 indicates that higher density residential development may be appropriate in these areas based on existing or potential access to public water and sewer infrastructure and proximity to areas of activity such as the UConn campus and commercial centers. Any request for rezoning or development approvals to allow a higher density of development in areas designated Compact Residential needs to adequately address the following issues in accordance with the Sustainability Principles outlined in Chapter 1 of this Plan:
 - Minimizing and mitigating impacts to natural systems and resources;
 - Minimizing and mitigating impacts to the surrounding neighborhoods, including scale and massing of buildings, buffers, and impacts to community quality of life such as litter, noise, trespass and nuisance behavior;
 - Demonstrating the ability of the roadway network to accommodate additional traffic that would be generated by the development and providing alternative means of transportation to reduce traffic impacts on surrounding neighborhoods;
 - Identifying improvements to the surrounding transportation network to address capacity issues if the current system is not capable of supporting additional traffic in a manner that is appropriate to the context of the neighborhood;
 - Identifying techniques that will be used to promote resource conservation and reuse (energy, water, stormwater, waste, etc.) and minimize impacts from climate change (preservation of tree cover, natural infiltration of stormwater, etc.);
 - Identifying practices that will be used to enhance connectivity, both for natural and developed areas;
 - Clustering of development to preserve open space; and
 - Identifying other sustainable design and green building practices as may be appropriate to the site and development. The Storrs Center Sustainability Design Guidelines provide a resource that could be used to identify additional practices.”
- Page 8.30, Mixed Use Center Focus Area: Change title to “Route 195/Riverview Road” and amend text to read: “This area is intended for a lower intensity mixture of office and residential uses and pattern of development to provide an appropriate transition to the adjacent residential neighborhood.”
- Page 8.30: Add new Mixed-Use Center Focus Area for Mansfield Apartments Site with the following text: “This area serves as a transition from the heart of downtown Storrs to adjacent rural neighborhoods. As such, the scale and massing of buildings should be lower than the four to five stories that characterize the bulk of Storrs Center. Uses should also reflect that transition to a lower scale and intensity; as such, a multi-purpose arena is not considered to be an appropriate use for this site. Any redevelopment of the site should address the following design principles to protect Moss Sanctuary from impacts of development:
 - Maintaining and promoting clear public access to the Moss Sanctuary from Route 275;
 - Managing stormwater runoff through use of Low Impact Development (LID) practices to reduce impacts of runoff on Moss Sanctuary;
 - Treating Moss Sanctuary as another primary frontage for building design purposes (in addition to roadway frontages) in a manner compatible with the Sanctuary’s entrance and environment; and
 - Prohibiting commercial and service uses such as loading and waste disposal from fronting onto the Moss Sanctuary.”

- Page 8.32, Change third paragraph of Institutional description to read as follows: “This classification does not include the undeveloped portions of UConn’s East Campus (or Agricultural Campus.)
- Page 8.38, Table 8.1, Tree Canopy, 1) CHANGE first bullet to: “Establish tree protection regulations that limit tree removal and begin a replanting program.” 2) CHANGE last bullet to read: “Providing an environment that fosters healthy trees, including the selection of native species.”
- Page 8.38, Table 8.1, Food Production, Change “Permit the raising of small livestock” to Permit the raising of animals”
- Page 8.42, Goal 8.1, Measures of Effectiveness- Add a fourth bullet: “Number of businesses in Mixed-Use Centers”
- Page 8.42, Goal 8.1, Strategy A, Add new Action 3 and renumber successive actions: “Consider how proposed changes in zoning designations and significant development projects requiring Special Permit approval are consistent with the Sustainability Principles identified in Chapter 1 of this Plan.”
WHO: PZC, Planning
WHEN: Ongoing
RESOURCES: Staff Time, Volunteer Time
- Page 8.43, Goal 8.1, Strategy C, Add new Action 3 and renumber existing actions as needed: “Work with UConn to strengthen collaboration in guiding development of key University properties that intersect with the Town. Locations include, but are not limited to: South Campus, Mansfield Apartments, Four Corners, Mansfield Depot, King Hill Road, and Northwood Apartments.”
WHO: PZC, Planning
WHEN: Ongoing
RESOURCES: Staff Time, Volunteer Time
- Page 8.44, Goal 8.1, Strategy D, Action 3, Add “Town Council” to WHO
- P. 8.44, Goal 8.1, Strategy D, Add New Action 3 and renumber successive actions: “Encourage UConn to locate the proposed multi-purpose arena in an area other than the Mansfield Apartments site to reduce impacts to nearby neighborhoods. Potential alternative sites that should be considered include next to the existing Freitas Arena, Hillside Road, Bolton Road near the Fine Arts building, Depot Campus and North Campus.”
WHO: PZC, Town Council
WHEN: Ongoing
RESOURCES: Staff Time, Volunteer Time
- Page 8.44, Goal 8.1, Strategy D, Add new Action 4 and renumber successive actions: “Discourage the construction of the Bolton Road/Route 275 connector. This roadway has the potential to significantly impact adjacent single-family homes on Eastwood Road. If the need for roadway is established as part of a comprehensive traffic analysis, the design should include a significant buffer between the roadway and adjacent houses. Consideration should also be given to limiting access to the road to minimize noise and air pollution impacts.”
WHO: PZC, Town Council
WHEN: Ongoing
RESOURCES: Staff Time, Volunteer Time
- Page 8.44, Goal 8.1, Strategy D, Add new Action 5 and renumber successive actions: “Encourage UConn to limit laboratories to those with a Biosafety Level rating of 1, 2 and 3.”
WHO: PZC, Town Council
WHEN: Ongoing
RESOURCES: Staff Time, Volunteer Time
- Page 8.48, Goal 8.2, Strategy B, Action 8 - Add Agriculture Committee to WHO

Chapter 9

- Page 9.5, Amend second bullet under Roadway Improvements to read as follows: “A new roadway connection between Route 275 and Bolton Road has been included in UConn’s 20-year

campus master plan. This roadway could significantly impact abutting single-family homeowners; as such, the Town requested during consideration of the master plan that this roadway connection be eliminated. If it is constructed, it should be designed to be located as far as possible from the abutting homes and include a significant landscape buffer. Consideration should also be given to limiting use of the roadway.

- Page 9.7, Add the following bullet after the second bullet at the top of the page: “Coordination of signals is one approach that could help mitigate traffic impacts on major arterials. One area that could benefit from this practice is Route 195 from North Eagleville Road to South Eagleville Road.”
- Page 9.8, Add the following sentence to the end of the paragraph on pavement condition: “In the interim the miles of roadway resurfaced each year should be increased.”
- Page 9.8, Amend the third sentence of the paragraph on Traffic Calming to read as follows: “To qualify for consideration, the road must have Average Daily Traffic (ADT) between 400 and 3,000 vehicles; speeds of at least 15 mph over the 85% percentile speed limit of the road; be used for cut-through and not local traffic; not be used as a major bus or truck route and be capable of providing access for emergency vehicles after implementation of traffic calming measures.”
- Page 9.8 Add the following sentence to the end of the first paragraph under C) Bicycle and Pedestrian Network: “In addition to walkways and bikeways, Mansfield has an extensive trail system that is an integral component of the active transportation network; future expansions of this network should consider how to improve linkages between trails, walkways and bikeways.”
- Page 9.9, Amend the paragraph below the box with priority walkway/bikeway projects to DELETE the last sentence regarding postponing future designation of scenic roads and ADD the following sentence: “The bicycle and pedestrian master plan should also include criteria for expanding the Town’s designated bike route system as needs dictate.”
- Page 9.11, Map 9.2, Amend map to add the following bicycle routes: 1) All of the Storrs Center roadways, including *Dog Lane to the Greek Center; Charles Smith Way; Wilbur Cross Way; Bolton Road Extension; and Royce Circle*; 2) *Eastwood Road and the East Leg of Hillside Circle (connecting to the UConn campus)*; 3) *Westwood Road and the West Leg of Hillside Circle (connecting to the UConn campus)*. 3) *Bassetts Bridge Road*; 4) *Browns Road from 195 to Mansfield City Road*; 5) *Clover Mill Road (South loop from 195 and to Spring Hill Road)*; 5) *Dodd Road* ; 6) *Mulberry Road*. 7) *Wormwood Hill Road from 89 to Mulberry*.
- Page 9.12, Amend the first sentence under bus service to read as follows: “Public transportation opportunities are limited and located in the more urbanized areas of Storrs and southern Mansfield as there is insufficient density to support traditional public transportation in other parts of the town.”
- Page 9.12, ADD the following sentence to the end of the paragraph regarding the Windham Regional Transit District: “As is the case for many public transit agencies, availability of funding presents challenges that may impact future operations and levels of service.”
- Page 9.12, ADD the following sentence to the end of the paragraph on On-Demand Transit: “The Mansfield Senior Center also has a volunteer driver program to assist older residents in getting to medical appointments and other essential services.”
- Page 9.15, In the second paragraph under Potable Water, ADD the following sentence after the sentence starting “ There are two major . . .”: “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.”
- Page 9.18, Add the following sentence to the paragraph on Water Conservation and Reuse after the sentence beginning “With the transition from. . .”: “The 2014 Agreement between the Town and Connecticut Water Company includes several best management practices designed to

promote water conservation including encouraging customers to reduce water usage during non-emergency phases of the CWC Emergency Contingency Plan, CWC support for efforts to employ water conservation practices such as water flow reducers and aerators, shutoff valves, leak detection systems, water reuse and reclamation and other practices.”

- Page 9.19, Section B) Wastewater Pollution Control: Correct the year the Facilities Plan Report was published (1985, not 1991) and add the following sentence to the end of the paragraph. “The 1985 Facilities Plan also included a sewer collection system for the Four Corners area as an alternative.”
- Page 9.20 - Amend the first sentence of the second paragraph to read: “In 2008, the Town completed a Wastewater Facilities Plan for the Four Corners area to address groundwater contamination concerns that had existed since the 1960s, including contamination caused by failing septic systems and leaks from gasoline stations.”
- Page 9.20, Amend the last sentence of the last paragraph to read: “This facility can process up to 1MGPD for uses that do not require potable water, such as landscape irrigation, cooling the turbines in the cogeneration power plant, and flushing toilets, thereby reducing the use of potable water for these functions. Use of reclaimed water will be expanded through implementation in future construction projects.
- Page 9.20, Amend the second paragraph to add the following sentence after the sentence starting with “Sewage generated. . .”: “The Town established the Four Corners Sewer Advisory Committee in 2008 to assist in moving the sewer project forward; in 2009 the committee was changed to the Four Corners Sewer and Water Advisory Committee to include provision of water service in the Four Corners area.”
- Page 9.25, Amend last bullet in "Reuse of Materials" box to read as follows: “The following products can be brought to the Transfer Station for recycling: single-stream recyclables such as cans, bottles, plastic containers, mixed paper and cardboard, scrap metal, electronics, paint, fluorescent bulbs, nickel-cadmium batteries, lead acid batteries, refrigerant-bearing appliances, plastic bags, vegetable oil, mattresses, styrofoam peanuts, and PCB-containing ballasts ~~and containers.~~”
- Page 9.25, 4. Resource Efficiency, Solid Waste and Recycling, Change first sentence of first paragraph to read: “Mansfield has been using a 'pay as you throw' model for trash collection to encourage recycling and composting since 1991.”
- Page 9.25, 4. Resource Efficiency, Solid Waste and Recycling, Change second sentence of first paragraph to read: “Residents have the option of sign up for curbside collection service of trash and recyclables through a Town-contracted hauler or transporting their trash, recycling and bulky waste to the Town’s transfer station.”
- Page 9.25, 4. Resource Efficiency, Solid Waste and Recycling. Change the first sentence of the second paragraph to read: “The number of single-family households using the trash service offered by the Town has steadily increased from just over 1,800 households in 2000 to over 2,300 in 2014; multi-family households using the service remained steady until 2012 when the number of multi-family units began increasing with the Storrs Center development.”
- Page 9.26, Change paragraph on recycling to read as follows: “As the number of residential trash and recycling accounts continues to rise, the average pounds of recyclables per household has decreased over the 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). In FY2013, approximately 33% of all residential waste was recycled. However, the recycling rate for single-family collections was 37% whereas the recycling rate for multi-family residences was 13%. The transfer station recycling rate has remained steady at 48%.”
- Page 9.27, Amend paragraph on Hazardous Waste Disposal to read as follows: “Mansfield accepts 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 facility in Willington, which is open fourteen times per year.”

- Page 9.30, Goal 9.1, Strategy A, Add new Action 5 as follows and renumber remaining actions: “Consider installation of roundabouts in place of traffic signals at major intersections that require upgrades. Examples of potential locations include the intersections of Route 275 and Separatist Road; Routes 195 and 275; Route 195 and North Eagleville Road; and North Eagleville Road and Hunting Lodge Road.”
WHO: DPW, Traffic Authority, Transportation Advisory Committee
WHEN: Ongoing
RESOURCES: Staff Time, CIP, Grants
- Page 9.34, Goal 9.2, Strategy A, Amend Actions 1, 2 and 3 to add the Four Corners Sewer and Water Advisory Committee to WHO.
- Page 9.31, Goal 9.1, Strategy B, Amend Action 4 to add the following bullets after the bullet starting with “Strategies to allow . . . “:
 - Connections to and expansions of the network of local and regional trails (see Goal 3.3, Strategy B for more information)
 - Use of sharrows
- Page 9.32, Goal 9.1, Strategy C, Add new Action 4 as follows: “Coordinate closely with UConn and regional transit systems on transportation for high capacity events.”
WHO: Traffic Authority, Resident Trooper, Emergency Management
WHEN: Ongoing
RESOURCES: Staff Time, Operating Budget
- Page 9.32, Goal 9.1 Strategy C, Action 1, Change last sentence of explanatory text to read: “Encourage neighboring communities and off-campus student housing owners/ developers to provide alternate transportation to UConn.”
- Page 9.33, Goal 9.1, Strategy D, Consider deleting Action 3 related to supporting efforts to improve the Windham Regional Airport. **This is a policy issue for the Commission’s consideration.**
- Page 9.34, Goal 9.2, Strategy A, Action 1, Add the following sentence to the end of the explanatory text “See Goal 4.2, Strategy A for more details.”
- Page 9.35, Goal 9.2, Strategy A, Amend Action 4 to read as follows: “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 9.36, Goal 9.2, Strategy C, Actions 1 and 2, Add “Town Council” to WHO
- Page 9.37, Goal 9.3, Strategy A, Actions 1, 2 and 4: Add “Town Council” to WHO
- Page 9.37, Goal 9.3, Strategy A, Action 1, Amend explanatory text to read as follows: “Examples include a municipal fleet no-idle policy, encouraging employees to carpool to reduce vehicle miles travelled by combining errands and by carpooling to meetings/events; and adopting a purchasing protocol that uses product energy consumption as a criteria to determine if the product should be purchased.”
- Page 9.37 Goal 9.3 Strategy A, Action 2 - At the end of the explanatory text paragraph add the following sentence “Strive for zero net energy buildings for renovation and new construction of municipal and school buildings.”
- Page 9.38, Goal 9.3, Strategy A, Amend Action 6 to read as follows: “Maximize energy efficiency in town schools and buildings through development and implementation of a municipal energy action plan.” Amend explanatory text to add the following sentence: “The plan should contain baseline data on current and past energy usage and identify targets for reduction.”
- Page 9.38, Goal 9.3, Strategy A, Action 7, Change explanatory text 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.”
- Page 9.38, Goal 9.3, Strategy A, Action 7, Remove “Town Council,” “Mansfield Board of Education” and “Region 19” from WHO

- Page 9.40, Goal 9.4, Measures of Effectiveness, Add a new bullet: "Reduction in municipal waste tonnage."
- Page 9.42, Goal 9.5, Strategy B, Add new Action 3: "Strengthen open space dedication requirements for new developments and redevelopment to encourage the creation of networks of public space for recreation, habitat connectivity, water quality, and active transportation. The character and nature of spaces to be created will depend on the context of the development area. For example, the Town Square at Storrs Center represents a potential model for how to incorporate public open space in the more urbanized areas of town. See Goal 3.4, Strategy B, Actions 2 and 3 for related actions."
 WHO: PZC
 WHEN: Short Term
 RESOURCES: Staff Time, Community Challenge Grant
- Page 9.44, Goal 9.5, Strategy C, Action 1, **Consider** deleting bullets related to aesthetics of renewable energy systems such as: "Maximum angles of roof mounted solar panel and solar thermal collector systems based on visibility from the street," "Allowable locations for pole mounted solar panels," and "Height and setbacks for wind turbines" **This is a policy issue for the Commission to consider.**
- Page 9.44, Goal 9.5, Strategy C, Action 1, Add the following bullet: "Impact of solar, geothermal, wind and hydropower systems on existing farmland, particularly areas with prime agricultural soils."
- Page 9.44, Goal 9.5, Strategy C, **Consider** deleting Action 3. **This is a policy issue for the Commission to consider. The suggestion was made as a way to encourage more energy efficient construction techniques as some practices such as green roofs can be more costly than standard construction.**

Chapter 10

- Page 10.2, Amend the first paragraph to read as follows:
 "This Plan updates and combines the PZC's Plan of Conservation and Development and the Town Council's 2008 Strategic Vision into a single, unified document. With this Plan, Town leaders in these two elected bodies, as well as the Town's other citizen commissions and committees and Town staff, will all be working together to achieve the community's vision for Mansfield as described in Chapter 1. This vision emphasizes a desire to preserve the rural character and lifestyle that characterizes the majority of town while accommodating growth in compact, designated areas. Achieving this vision will require partnerships with residents, UConn, other institutions and the business community.
- Page 10.2, Add the following sentence to the end of the third paragraph: "For example, a formal policy could be developed requiring consideration of how proposed changes to Town policies and regulations would impact the ability to achieve the community's vision as described in the first chapter of this Plan."
- Page 10.12, Goal 10.1, Strategy A, Amend WHO for Actions 3 and 4 to add Planning Office
- Page 10.14, Goal 10.2, Add the following sentence underneath the goal statement: "Decision makers should consider the impact of proposed policy and regulatory changes on the town's rural character and lifestyle prior to adoption and implementation."
- Page 10.14, Goal 10.2, Strategy A, Amend Action 4 to read "Work with CRCOG and other state/regional organizations to implement natural hazard mitigation, transportation and planning initiatives identified in the Plan."
- Page 10.19, Goal 10.4, Strategy A, Amend 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.”

- Page 10.20, Goal 10.4, Strategy B – Add new Action 3 as follows:
“Work with UConn to develop collaborative approaches to implementing the sustainability goals outlined in the Mansfield Tomorrow Plan of Conservation and Development and the UConn Campus Master Plan. *The Mansfield Downtown Partnership is an example of an existing model that should be considered.*”
WHO: Town Manager, Sustainability Committee
WHEN: Short Term
RESOURCES: Staff Time, Volunteer Time
- Page 10.21, Goal 10.5, Strategy A, Amend Action 4 to read as follows: “Require community engagement plans for significant Town projects.” and add Boards of Education to WHO.
- Page 10.22, Goal 10.5, Strategy A, Amend Action 6 to remove Town Council, PZC and UConn from WHO and replace with Town/University Relations Committee.
- Page 10.24, Goal 10.6, Strategy B, Amend Action 1 to add Town Council to WHO.

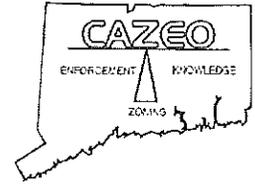
Appendices

Appendix D

- Add the language and graphics related to Natural Resources Protection Zoning on pages 4.15 and 4.16 to the beginning of Appendix D.
- Amend the last paragraph on the first page of Appendix D to add the following statement: “The illustrations demonstrate examples of how housing can be clustered; they are not intended to be used as examples of site planning/layout for an entire parcel, particularly with regard to location of development in relation to natural and cultural resources.”



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: Request for site/building modifications, Kirby Veterinary Hospital
266 Stafford Rd., PZC file # 1300

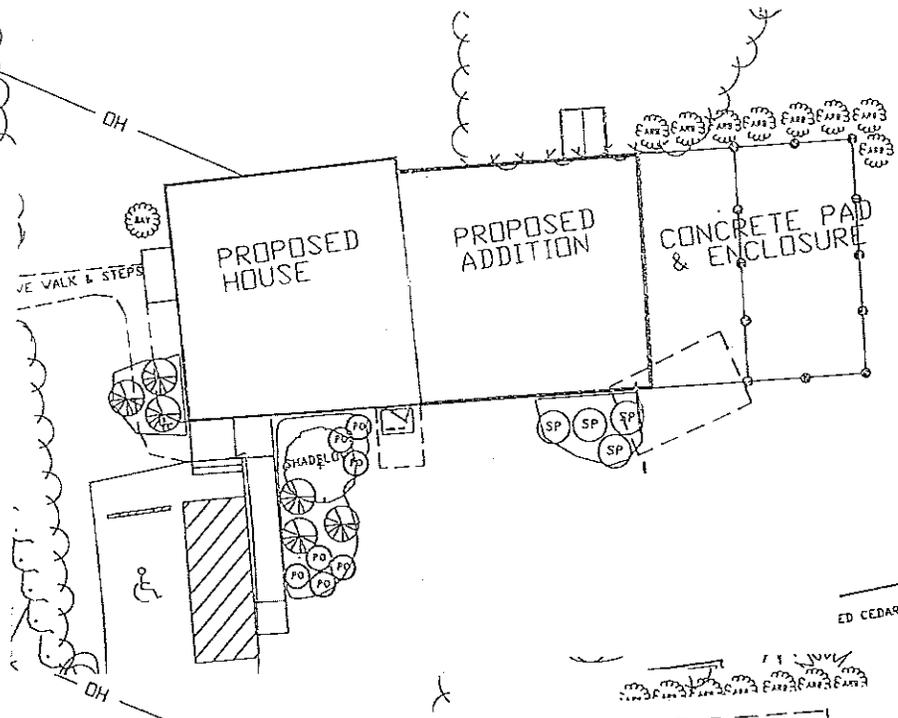
I have received a *Request for Site/Building Modifications* from Wendy Ernst, owner of the Kirby Veterinary Hospital. The proposal calls for an approximately 15' x 34' addition to the north side of the existing building, which was authorized under a 6/6/11 special permit. The PZC approval authorized a building footprint of 2,160 sq. ft. At the time of construction in 2011/12, only 1,470 sq. ft. was built. The owner desires to add some additional space to the building and after a couple years of operation, finds that a revised floor plan will work more efficiently to meet the increased need for space. The proposed addition will fall outside of the footprint of the PZC-approved plan.

The proposed addition of approximately 510 sq. ft. will still provide a total footprint that is less than the PZC-approved plan. There is over 200 feet to the adjacent property on the north side (about 400 feet to the residence on that lot). Because the addition is set back about 15 feet from the front façade of the existing building, it will be substantially unseen by northbound traffic on Stafford Road. Due to the existing tree line along the frontage of the property, southbound traffic will not see the proposed addition until they are almost directly in front. The applicant is proposing to continue the landscape material installed at the existing front façade, along the 'front' façade of the addition facing the road.

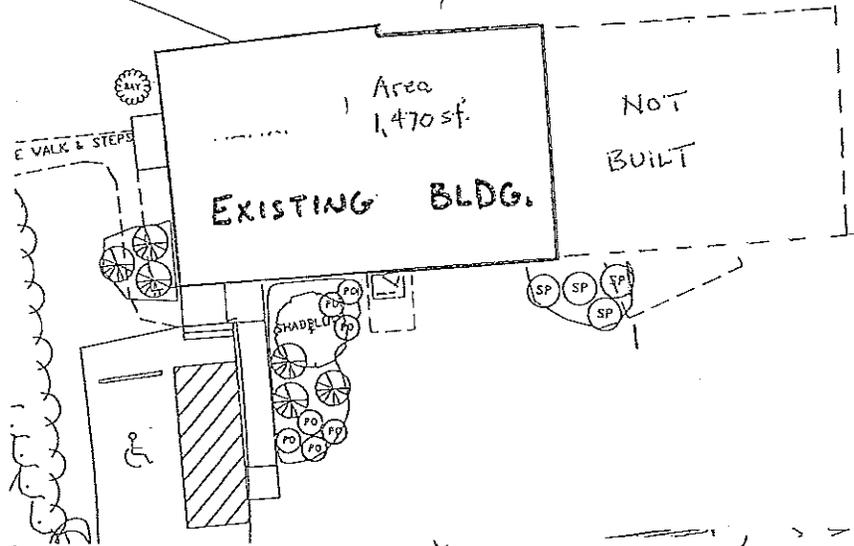
The modifications also includes a small structural addition on the south side of the building to address a Building Code issue. The existing access to the basement is through a bulkhead. Building Code is requiring an enclosed, compliant stairway through a standard door. This addition will be approximately 84 sq. ft. in area. All proposed structural additions will be finished in the same material as approved by the special permit. There are no changes being proposed to the driveway and parking areas.

I believe the proposed modification remains in the scope of the PZC's 2011 special permit approval and can be approved as a modification. I recommend that the PZC approve the 6/15/15 modification request of Wendy Ernst, for an addition to the Kirby Veterinary hospital at 266 Stafford Road, as shown on submitted plans dated 6/7/15 and a 6/15/15 Statement of Use, because the proposed additions are in substantial compliance with the PZC's 6/6/11 special permit approval.

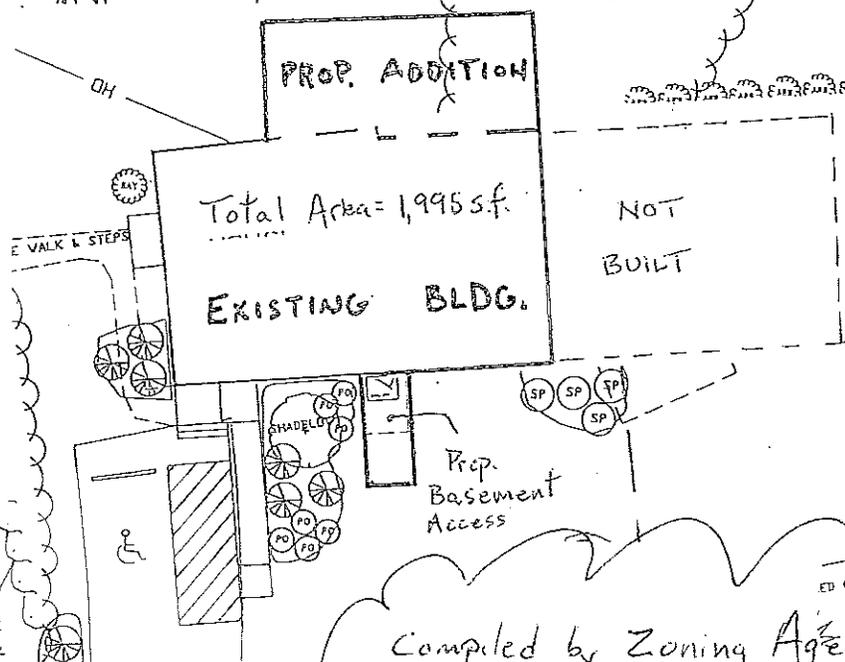
6/6/11
PZC-Approved Plan
2,160 sq. ft.



Extent of Built
Construction
1,470 sq. ft.



Proposed Modifications
6/15/15
2,079 sq. ft.



Compiled by Zoning Agent
7-16-15

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

APPLICANT/OWNER SECTION

1. Owner(s) D.W. Investments llc Telephone 860 268 1240
(please PRINT)
Address 148 Plains Rd Town Coventry Zip 06238

2. Applicant(s) Kirby Veterinary Hospital Telephone 860 268 1240
(please PRINT)
Address 266 Stafford Rd Town Mansfield Center Zip 06250

3. Site Location 266 Stafford Rd Mansfield Center 06250

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

Site Plan as originally approved.

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

2011 ALO & A2.0
2015 ALO & A2.0

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: -

- * Please see attached written summary of proposal
- ① 15' x 19' (285 sq ft) addition + 7' x 6' 10" vestibule on north side of building
- ② Enclosure of existing 11' 6" x 20' covered concrete area
- ③ Approx 15' x 14' covered cement pad in area of vestibule
- ④ Redesign of existing bulkhead to a man door for building code required egress

7. Wendy Stovm date 6/15/15
Applicant's signature

Received 6.19.15 (over)

* 50 fee

PAGE
BREAK

Request for Site/Building Modifications

PZC file #1300

Kirby Veterinary Hospital; D.W. Investments, LLC; Wendy C. Ernst, DVM

June 2015

The original plan that we had submitted to and approved by the PZC was substantially larger than what we ultimately submitted for approval to the building department. The shape and layout of the plans is consistent but the overall square footage was decreased. At the time from zoning approval to building approval we also scaled back the covered concrete area as well as the fenced area compared to what Zoning had approved. At the time I did present the diminished plans to the zoning department.

I will begin with a very brief summary of the originally approved addition and summary of the actual addition that was submitted to the Building department, followed with our current proposal to modify the approved plans.

Summary of the original addition that was approved by the PZC and Zoning department (See attached site plan and landscape plan as originally submitted and approved):
A 29' x 29' (842 sq feet) addition to the east/rear side of the existing building. There was also an adjacent 12' x 29' (348 sq feet) covered concrete pad and an additional 15' x 29' fenced area included in the approved plan.

Summary of the actual construction plan that was submitted to the building department (As detailed on the attached building plans 2011 A1.0 and A2.0):

A 20' x 18' (360 sq feet) addition to the east/rear side of the existing building. This had an adjacent 11'6" x 20' covered concrete pad and an additional 12' x 20' fenced area.

Current proposal- We are proposing a small addition with the details as follows (See building plans labeled- 2015 A1.0 and A2.0):

A 15' x 19' (285 sq feet) addition and entry vestibule of 7' x 6' 10" (46.8 sq feet) on the left/north side of the building. Additionally we would like to close in the existing 11'6" x 20' covered concrete area. The total newly enclosed area would be approximately 562 square feet. Which combined with the previous addition brings us to a similar size as was originally approved. The closing in of the existing covered concrete is the same as what was originally approved.

The 285 sq foot addition with 47 sq foot vestibule is proposed for the north/left side of the building rather than as originally approved on the east/rear side. The internal flow of the hospital will be much improved by this change and I propose that the footprint of the building will be more compact/contained than if we had continued with the originally approved direction.

The external building lighting current consists of a single 'on building' light on the north/left side of the building as well as ceiling lighting on the covered concrete area. This would remain exactly the same with the same single external building light on the north/left side of the building and the same ceiling lighting on the covered concrete area.

The proposed 285 square foot addition on the north/left side of the building comes out the same distances as the existing chain link fence currently sits. We will lose a small area of the fenced area to accommodate the proposed addition.

Currently the east/front of the building has shrubs- evergreens and bayberry that were approved as part of our original landscape plan. We propose to add bayberry on the proposed east side of the addition (the side of the addition facing the road) to match the existing landscaping. The existing AC condenser and the electrical service currently sits on the north/rear front corner of the building, so the shrubs will be situated so as not to interfere with those.

The north/left side of the building (the direction of the proposed addition) is adjacent to wooded area that extends to the north boundary of our property. This side of the building is not visible from the road or adjacent property.

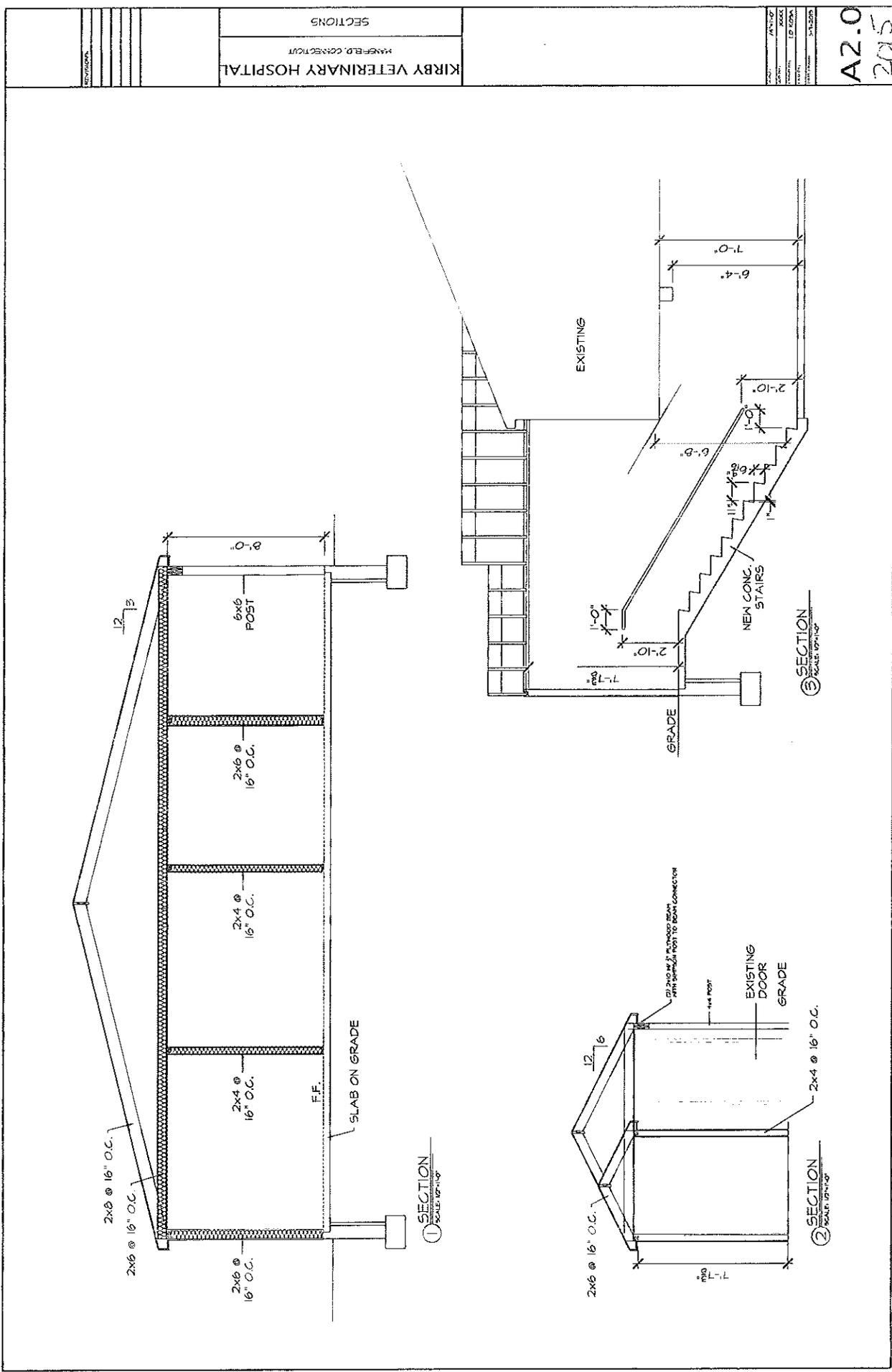
As the proposed addition will affect basement egress (per existing building code) we would be required by the building department to address this issue. There is an existing bulkhead with stairs; however, building code does not allow this to be considered egress. We propose to redesign the existing bulkhead stairs and replace it with a man-door. This would not be used for general, public or routine access but rather to satisfy building code required basement egress. This proposal is done solely to comply with required building code and not by our choice (if we could appeal the building code on this item we would choose to do so but are under the impression it is not an item that can be appealed). Therefore we are submitting a proposed redesign of the existing bulkhead (shown in 2015 A2.0 section 2 and section 3).

In closing I believe that the proposed addition and alterations are in line with the size and scope of the plan that was originally approved by the PZC and Zoning Department. The overall plan is in the spirit of the original plan and remains slightly more moderate than the originally approved plan. I also propose that the minor changes to the building footprint will ultimately be more aesthetic and have a more condensed overall appearance than the original plan. I would be happy to supply further information if I have left anything unclear and also to entertain a visit to the existing building to show how it all looks "on site".

Thank you for your consideration,

Wendy C. Ernst, DVM

Proposed building modification 2015 A2.0



A2.0
2015

6/7/15

KIRBY VETERINARY HOSPITAL
WATERBURY, CONNECTICUT
SECTIONS

NO.	DATE	BY
1	10/1/14	LD/KDA
2	10/1/14	LD/KDA
3	10/1/14	LD/KDA
4	10/1/14	LD/KDA
5	10/1/14	LD/KDA
6	10/1/14	LD/KDA
7	10/1/14	LD/KDA
8	10/1/14	LD/KDA
9	10/1/14	LD/KDA
10	10/1/14	LD/KDA
11	10/1/14	LD/KDA
12	10/1/14	LD/KDA
13	10/1/14	LD/KDA
14	10/1/14	LD/KDA
15	10/1/14	LD/KDA
16	10/1/14	LD/KDA
17	10/1/14	LD/KDA
18	10/1/14	LD/KDA
19	10/1/14	LD/KDA
20	10/1/14	LD/KDA
21	10/1/14	LD/KDA
22	10/1/14	LD/KDA
23	10/1/14	LD/KDA
24	10/1/14	LD/KDA
25	10/1/14	LD/KDA
26	10/1/14	LD/KDA
27	10/1/14	LD/KDA
28	10/1/14	LD/KDA
29	10/1/14	LD/KDA
30	10/1/14	LD/KDA



Department of Planning and Development

Date: July 16, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director *LMP*
Subject: Mansfield Community Center (File 1173)
Request for Site Modification-Mansfield Community Playground
10 South Eagleville Road

On April 6, 2015, the Commission approved a modification to the Mansfield Community Center site plan to allow construction of the Mansfield Community Playground (See attached memo). The Director of Parks and Recreation has submitted an application to modify the approved site plan to shift the playground site to the northwest and change the vehicular access to the southern (Route 275) side of the playground. This revised layout will result in less site disturbance than the original, including a reduction in the number of trees that need to be removed; the elimination of a retaining wall along the eastern edge of the playground and avoidance of ledge that was in the area of the original playground site.

Site Location

The revised layout shifts the playground further to the interior of the site, over 150 feet from the southern property line along South Eagleville Road. The playground site is approximately 110 feet from the western edge of the property abutting UConn; the edge of grading will be approximately 70 feet from the property line. The site has shifted closer to the building and is now located approximately 215 feet from a wetland on the adjacent UConn property; as such, no license is needed from the Inland Wetlands Agency.

It is estimated that 1,350 cubic yards of material will be excavated for the playground, driveway and parking area as compared to 1,500 cubic yards that would have been excavated for the original site layout. Some of that material will be reused on site. The revised location also eliminates the need to remove remnants of an old stone wall.

The new location is closer to an area that had been originally identified as a potential expansion of the Community Center building; however, there are no specific expansion plans for the building at this time. Any future expansion of the building would require additional site plan approval.

Parking and Traffic Circulation

The proposed parking area is the same size and design as shown on the original plans; however, it has been flipped to be located on the south side of the playground. Given the new location, the parking area will now be accessed from the parking lot located parallel to South Eagleville Road. To further improve

handicap accessibility, the existing parking lot would be restriped to include 1 handicap accessible space at the end closest to the playground. A new accessible walkway would be constructed from the parking lot to the playground to discourage patrons from walking in the driveway; the walkway would also be connected into the existing walkway that circles the building.

Given the limited size of the parking area, the driveway will have signs at the beginning indicating that parking is limited to handicap accessible only. Security lighting consistent with existing parking lot lighting will be installed along the driveway. The conditions contained in the Assistant Town Engineer's April 2, 2015 memo and Fire Marshal's March 31, 2015 memo remain relevant and should be addressed in final construction plans.

Drainage

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

Summary/Recommendation

The proposed modifications to the approved plans result in less site disturbance and improve accessibility for patrons by relocating the access to the parking lot located parallel to Storrs Road.

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

_____ MOVES, _____ seconds that the PZC Chairman and Zoning Agent be authorized to approve the July 13, 2015 modification request for construction of a community playground on the Mansfield Community Center property, and related site work as described and depicted on submitted plans provided the following modifications are made to final construction plans prior to issuance of a Zoning Permit:

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

direct traffic to and from the site. Additional parking may be needed off-site during construction to accommodate volunteer parking while ensuring adequate parking is available for Town Hall and the Community Center.

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

APPLICANT/OWNER SECTION

1. Owner(s) TOWN OF MANSFIELD Telephone 860-429-3015
(please PRINT)
Address 4 SOUTH EARLEVILLE RD Town MANSFIELD-STILLS Zip 06261

2. Applicant(s) CURT VINCENTE Telephone 860-429-3015 x 609
(please PRINT)
Address 10 SOUTH EARLEVILLE RD Town MANSFIELD-STILLS Zip 06261

3. Site Location MANSFIELD COMMUNITY CENTER

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

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

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

7. Curt Vincente date 7-13-15
Applicant's signature

Town of Mansfield

MANSFIELD COMMUNITY PLAYGROUND PROJECT

Request for Site Modification

Item 6.

At the PZC's April 6, 2015 meeting, a request for site plan modification was approved for the Mansfield Community Playground project. Attached is information related to that original request. Although the project scope remains essentially the same, changes to the final location of the playground are requested due to: 1) the desire to minimize the number of trees needed to be removed from the site to accommodate the playground; 2) the desire to eliminate the need for a retaining wall on the east side of the playground pad; and 3) the need to avoid ledge in or around the original playground pad location.

A summary of this project for this site is as follows:

The Town of Mansfield proposes to construct a Community Playground on the site of the Mansfield Community Center within the property boundary of town land. The area to be disturbed more than 200' from a nearby flagged wetland on University of Connecticut land, which is west of the project area. The playground will be approximately 9,000 square feet in size and its surface will be made of 2"-5" thick poured-in-place permeable recycled rubber safety surface. The base surface will be 4"-6" of crushed stone compacted to specifications.

A new access drive will be constructed for handicapped access to the entrance of the playground. The drive will be 22' wide and constructed of bituminous pavement. The drive will connect to the southern Community Center parking lot, which is adjacent to South Eagleville Road. A 5' wide sidewalk will connect to the westerly end of the parking lot and will also be constructed of bituminous pavement. It will connect to the new sidewalk which is connecting to an existing sidewalk on the south side of the Community Center building. These connecting sidewalks will meet all ADA slope standards. Both new sidewalks will connect on their western end to a 5" wide concrete sidewalk which will be constructed immediately in front of the new handicapped parking spaces. This concrete walk will connect directly to the entrance of the playground. In addition, two overflow handicapped parking spots will be added to the end of the existing parking lot closest to the playground entrance.

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

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

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

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



Department of Planning and Development

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

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

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

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

Site Location

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

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

Parking and Traffic Circulation

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

Drainage

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

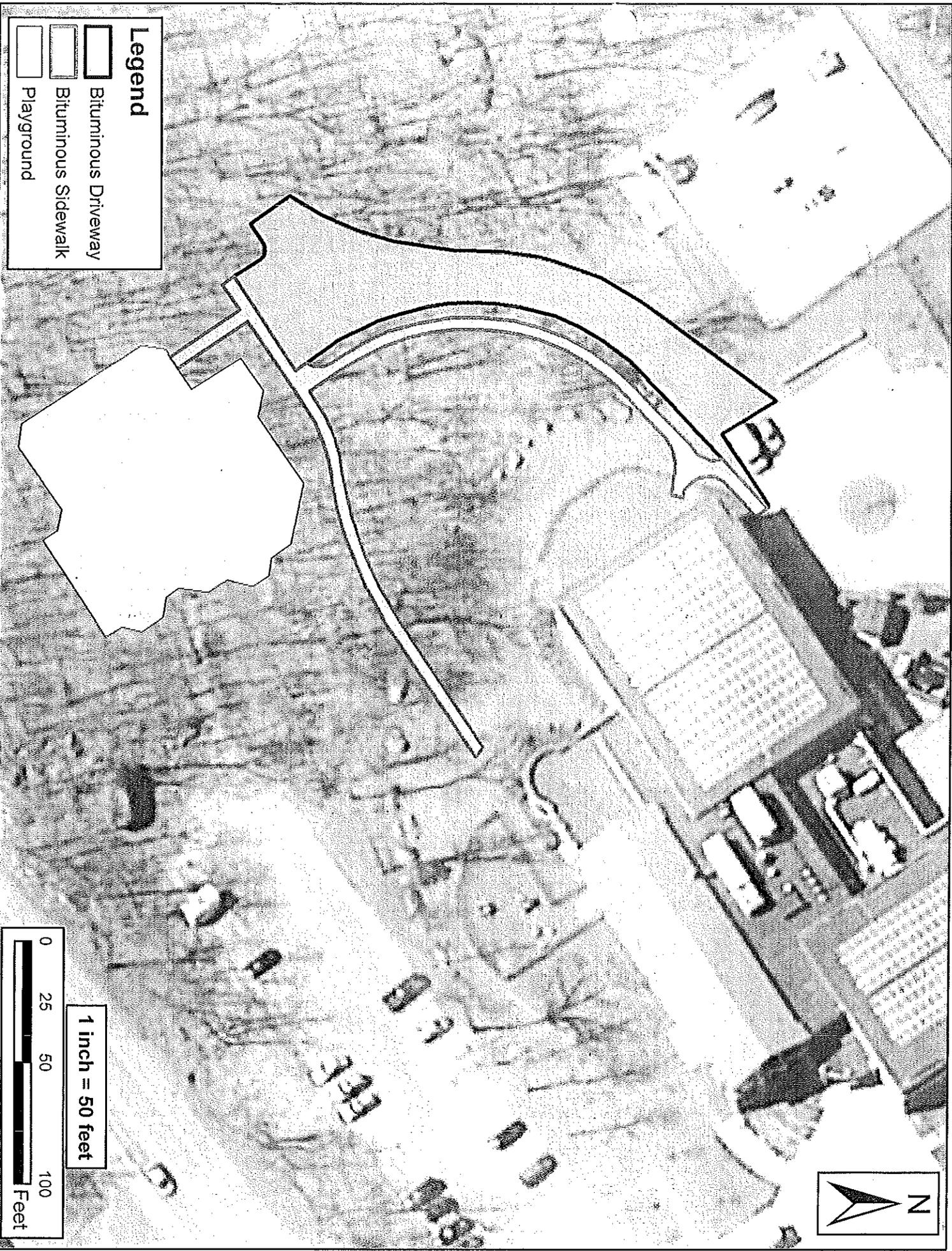
Summary/Recommendation

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

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

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

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



Legend

Bituminous Driveway

Bituminous Sidewalk

Playground



1 inch = 50 feet



TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS



Engineering Division

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

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

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

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



Town of Mansfield Mansfield Fire Department



To: Planning and Zoning Commission

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

CC: Linda Painter, Director of Planning

Date: March 31, 2015

Re: Mansfield Community Playground

PZC #1173

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

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



Department of Planning and Development

Date: July 15, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director
Subject: Design Review Panel
Appointment of Members and Current Vacancies

The Planning and Zoning Commission has an appointed five-member Design Review Panel to assist staff with review of Site Plan, Special Permit and large subdivision applications. Members serve two year terms (beginning August 1st of odd numbered years) and are selected based on backgrounds in landscape architecture, engineering, historic preservation, architecture/design, business/construction or a related field. The Committee meets as needed at the request of the Director of Planning and Development to review significant projects. Meetings are typically held on weekday mornings and last approximately 1 hour. Current members include:

- Rudy Favretti (Historic Preservation)
- Peter Miniutti (Landscape Architecture)
- Jeffrey Allen Brown (Architecture)
- John Lenard (Engineering)

The two year term for the current members of the Design Review Panel will expire August 1, 2015; all of the above listed members are interested in continuing to serve on the Committee for another two years. Robert Gillard (Business/Construction) was the fifth member of the committee; he is no longer interested in serving as he has moved out of state.

Accordingly, it is recommended that the PZC reappoint, for two year terms ending August 1, 2017, Rudy Favretti, Jeffrey Allen Brown, John Lenard and Peter Miniutti, as members of the Mansfield Design Review Panel.

If you know someone with a business/construction background who might be interested in becoming a member of the Design Review Panel, please have them forward a letter of interest and a professional resume to the Mansfield Planning Office at 4 South Eagleville Road, Storrs, CT 06268 or via email at planzonedept@mansfieldct.org.

PAGE
BREAK



Department of Planning and Development

Date: July 15, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director *LMP*
Subject: Upcoming Meeting Schedule

Due to the indication that several members and staff will be absent at the August 17, 2015 meeting of the Planning and Zoning Commission, the following motion has been prepared if members deem it appropriate. That the Planning & Zoning Commission cancel the August 17, 2015 meeting.

PAGE
BREAK