

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Monday, August 3, 2015 ▪ 7:10 PM

Or upon completion of Inland Wetlands Agency Meeting

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

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. July 20, 2015 Regular Meeting
4. **Zoning Agent's Report**
5. **Old Business**
 - a. **Request for Site Modification, OMS Development LLC, 1659 Storrs Road, PZC File #1319**
Tabled at the request of the applicant
 - b. **Request for Site Modification, Storrs Friends Meeting, 57 Hunting Lodge Road, PZC File #1110**
Memo from Director of Planning and Development
 - c. **Mansfield Tomorrow: Plan of Conservation and Development (Dec 2014 Public Hearing Draft)**
Memo from Director of Planning and Development
 - d. **Design Review Panel Vacancy**
Memo from Director of Planning and Development
 - e. **Other**
6. **New Business**
 - a. **Interpretation of Article 8, Section B.6.a, Lot Area Exceptions**
Memo from Director of Planning and Development
 - b. **Special Permit Application, Chucks Steak House, 1498 Stafford Road, PZC File#303-2**
 - c. **Zoning Map Amendment, A. Gioscia, 1708 Stafford Road, PZC File #1335**
 - d. **Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336**
 - 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
9. **Communications and Bills**
 - a. 8/12/15 ZBA Legal Notice
 - b. CFPZA Summer 2015
 - c. CT Water July 2015
 - d. Other
10. **Adjournment**

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)

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday July 20, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, G. Lewis, P. Plante (left at 9:04), K. Rawn, B. Ryan, V. Ward (left at 8:20)
Members absent: R. Hall, B. Pociask
Alternates present: K. Holt
Alternates absent: P. Aho, S. Westa
Staff present: Linda Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:18 p.m. and appointed Alternate Holt to act.

Approval of Minutes:

- a. June 29, 2015 Special Meeting
Ward MOVED, Holt seconded, to approve the 6-29-15 minutes as presented. MOTION PASSED. Plante and Lewis disqualified themselves.
- b. July 6, 2015 Regular Meeting
Chandy MOVED, Holt seconded, to approve the 7-6-15 minutes as presented. MOTION PASSED. Plante disqualified himself.
- c. July 15, 2015 Field Trip Meeting
Holt MOVED, Ward seconded, to approve the 7-15-15 minutes as presented. MOTION PASSED with Goodwin, Holt, Rawn and Ward in favor and all others disqualified.

Zoning Agent's Report:

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

Old Business:

- a. **Subdivision Referral, Browns Road and Coventry Road, Willard J. Stearns & Sons, Inc., PZC File#1335**
Ward disqualified herself. The Director of Planning and Development noted her 7-16-16 memo. Members expressed concern about the wetland crossing to access one lot, but no other concerns were offered. Members spoke in favor of the conservation easements along Coventry Road and the viewshed across Browns Road to the remaining farmland. The applicant's representatives will work with staff to prepare and submit an application and revised plans based on this feedback.
- b. **Request for Site Modification, OMS Development LLC, 1659 Storrs Road, PZC File #1319**
Item was tabled at the request of the applicant.
- c. **Request for Site Modification, Storrs Friends Meeting, 57 Hunting Lodge Road, PZC File #1024**
Item was tabled pending an IWA decision.
- d. **Mansfield Tomorrow: Plan of Conservation and Development (Dec 2014 Public Hearing Draft)**
Item postponed until all other business is completed.

New Business:

- a. **Building Modification Request, Kirby Veterinary, 266 Stafford Road, PZC File #1300**
Holt MOVED, Ward seconded, that the PZC approve the 6/15/15 modification request of Wendy Ernst, DMV, 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. MOTION PASSED UNANIMOUSLY.

b. Site Plan Modification-Community Playground

Chandy MOVED, Plante seconded, 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. MOTION PASSED UNANIMOUSLY.

c. Design Review Panel Appointment of Members and Current Vacancies

Holt MOVED, Ryan seconded, 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. MOTION PASSED UNANIMOUSLY.

d. Upcoming Meeting Schedule

Ward MOVED, Ryan seconded, that the Planning and Zoning Commission cancel the August 17, 2015, regular meeting. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow:

The Director of Planning and Development stated that she will have the Zoning draft by August 14th and she anticipates forwarding it to the Commission the following week.

Reports from Officers and Committees:

The Chairman noted that since we began televising meetings, the Planning Office has received some emails from the public commenting on matters which are the subject of a Public Hearing. Some of these comments have been made after the close of the recent Public Hearing. She suggested that the staff draft a general response explaining that although comments are appreciated, once a Public Hearing is closed, the Commission cannot consider any further information and, in fact, will not see the comments. If someone is interested in a particular project they must see that their comments are received by the Planning Office prior to the close of a Public Hearing.

The Director of Planning and Development noted that a PZC Subcommittee on Infrastructure meeting will be scheduled in order to set another site visit.

Communications and Bills:

Noted.

Old Business Continued:

Old Business Continued:

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

Ward left at 8:20 p.m. Plante left at 9:04 p.m.

Members discussed the comments received through the public hearing process on Chapters 8, 9, 10 and the appendices of 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. 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.

Chapter 9

- Page 5 of 17 – Comment from Conservation Commission and Page 15 of 17 – Comment from Quentin Kessel – Delete the statement on pages 9.9 regarding postponement of scenic designation of roads. Painter noted that all references to postponing designation of scenic roads due to concerns with bicycle/pedestrian conflicts would be deleted from the plan based on the Commission discussion on June 29, 2015.
- Page 13 of 17 – Comment from Sustainability Committee – Amend Goal 9.5, Strategy C, Action 1 to add clarification that aesthetics should be a consideration in regulations for renewable energy installations but not the overriding consideration.
- Page 17 of 17 – Comment from Alison Hilding-Delete Goal 9.5, Strategy C, Action 3.

Chapter 10

There were no changes to the staff recommended actions for comments on this Chapter.

Appendices

There were no changes to the staff recommended actions for comments on this Chapter.

Chapter 8 (Text Changes)

- Page 9 of 18 – Comment from Vicki Wetherell regarding Rural Conservation designation – Members concurred that the Rural Conservation designation should remain in the category of Rural Character Conservation as it is intended more for infill development, not for areas in which the Town is trying to direct growth.

Chapter 8 (Changes to Map 8.3, Future Land Use Map)

To assist in review of potential map changes, Painter directed members to the list of potential changes identified on pages 13-14 of the document titled *Changes to December 2014 Draft of Mansfield Tomorrow POCD* that was distributed in the meeting packet. Painter also distributed map information (current zoning, 2006 POCD designation, proposed designation with notes on possible changes) for the following areas for discussion: Storrs Center, Eagleville, Route 195/Riverview Road, Depot Campus, and Southern Mansfield.

- Eagleville – Add Village Center designation to properties that are currently zoned Neighborhood Business 1 (NB-1) and to the fire station and church properties located at the southwest corner of Routes 32 and 275.
- Storrs Center Area
 - *Mixed Use Center Designation.* Make the following changes to the boundaries of the Mixed Use Center designation:
 - Shift northern boundary on east side of Route 195 to the south to include northern edge of Storrs Center and Daily Campus building; UConn residence halls and Bishop Center designation to be changed to Institutional
 - Change Courtyard Condominiums from Mixed Use Center to Compact Residential

- Add Focus Map for portion of Mixed Use Center on the east side of Route 195 between Hanks Hill Road and Charles Smith Way with notes indicating that this area should transition to a lower scale and density.
- Change properties located on the east side of Route 195 between Hanks Hill Road and the Liberty Bank plaza to Rural Residential/Agriculture/Forestry. As a result of this change and the following change which recommends changing the area from the Liberty Bank Plaza south to Flaherty Road from Mixed Use Center to Rural Commercial, the focus map on the top of page 8.29 be deleted.
- Change the area from Liberty Bank plaza to the southern intersection of Flaherty Road to Rural Commercial.
- *Compact Residential Designation.* Make the following changes to the Compact Residential designation:
 - Change Farrell Fields to Institutional
 - Leave Mansfield Apartments as Compact Residential but add a focus map identifying preferred design principles including lower scale and massing than the heart of downtown; protection of and access to Moss Sanctuary; location of service areas; and noting that this is not considered to be an appropriate location for a multi-purpose arena.
- University-owned properties – Members discussed how best to illustrate university owned properties and clearly note the lack of jurisdiction that the Town has over these properties. It was suggested that university owned properties be identified on the Future land use map with some type of overlay graphic such as hatchmarks and that a separate map showing university owned properties be added to Chapter 8.
- Route 195/Riverview Road Area –Make the following changes to Map 8.3 and the focus area map on page 8.30
 - Change designation of properties on the east side of Riverview Road to Compact Residential (flood zone still overlays)
 - Clarify text associated with focus area map on page 8.30 that uses in the Mixed Use Center area located on the east side of Route 195 north of Riverview Road should be limited to small scale office and residential uses to provide a transition to the adjacent residential neighborhood.
- Southern Mansfield/Route 6 Area – Make the following changes to Map 8.3 and associated text on Page 8.31:
 - Change Route 6 ROW from Mixed Use Center to Institutional
 - Change properties on south side of Route 6 ROW, west of Ash Street from Mixed Use Center to Compact Residential
 - Change Foster Drive from Rural Residential/Agriculture/Forestry to Compact Residential (remainder of Colonial Townhouse site)
 - Change text on design characteristics of Mixed Use Centers to eliminate reference to inclusion of Route 6 right-of-way in the MUC area.
- Depot Campus – Leave Depot Campus as Institutional and add focus map identifying this as an area for a University Planned Community in accordance with the sustainable village concept outlined in the UConn master plan. Include note that Depot Campus would be an appropriate site for a new multi-purpose arena due to its location near the intersection of two major state roads.

The only remaining areas to discuss with regard to Future Land Use designations and plan comments are the Hunting Lodge Road area west of campus and the Four Corners area. These will be discussed at the August 3, 2015 meeting.

Adjournment:

The Chair declared the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Vera S. Ward, Secretary



Department of Planning and Development

Date: July 29, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director
Subject: Storrs Friends Meeting (File 1110)
Request for Site Modification
57 Hunting Lodge Road

We have received a 6/28/15 application from the Storrs Friends Meeting for modifications to their property located at 57 Hunting Lodge Road. The PZC last reviewed this site in 1996 for a building addition and parking lot improvements. There is a companion application currently before the IWA (file W1554) and the PZC should not take any action on this application until the Wetlands Agency has acted.

The Zoning Agent reviewed the 7/1/15 plan prior to departing on vacation; his analysis is included in this memo. The applicant submitted revised plans dated 7/22/2015 in response to comments from the Assistant Town Engineer; the revisions were minor and do not impact the Zoning Agent's overall analysis. Most of the changes addressed technical engineering and storm water retention issues. The applicant also submitted a letter dated July 27, 2015 proposing a change to the boundary of the gravel/paved parking areas in the northern parking lot. The Assistant Town Engineer has reviewed the revised plans and found that all of his initial comments have been addressed. From a site planning standpoint, the most significant changes were:

- Elimination of "Alternative 1" which called for the potential expansion of the paved portion of the northern lot by 10 feet. The revised plan expands the boundary of the paved area to include the entire depth of the parking spaces; this change was made at the recommendation of staff. This paving expansion is now shown as part of the proposed improvements instead of an "alternative."
- Elimination of "Alternative 2" which called for the use of pavers for the handicap accessible parking spaces. The handicap spaces will be paved to meet code requirements.
- Relocation of a light pole that conflicted with the location of the proposed handicap spaces

Background and Description of Modifications

The subject property is located within an R-90 zone. At the time of the 1996 Commission review, the property was designated as R-40. The application seeks to reconstruct and/or reorganize the two existing parking areas on the site and construct drainage structures to handle storm water and roof-top runoff. The 'lower' parking area (located on the south side of the existing building) is

currently a paved area sized for eight approved parking spaces. Surface water is handled through a leak-off opening in the curbing to the Eagleville Brook. Some of the roof-top drainage is also directed onto the paved parking lot and sheets over the surface to the leak-off. The current proposal reconstructs the lower lot and pulls it back about 15 feet from the brook. The new lot would accommodate ten vehicles and will be graded to drain towards a new bioretention area. This grass and landscaped bioretention area contains a raised, drainage structure to release water through what I see on the plan as a 6" pipe to the brook. The plan shows a proposed siltation barrier between this work and the wetlands.

These changes will allow stormwater to infiltrate the ground naturally, thereby filtering out contaminants before entering Eagleville Brook. Eagleville Brook is an impaired water body and a 2007 study identified the amount of impervious cover as the primary source of water quality issues. Projects to disconnect impervious cover and improve stormwater infiltration have been implemented previously on the UConn campus; this will be the first off-campus project.

The "upper" lot (located on the north side of the building) is a combination of paved and gravel areas currently accommodating seven parking spaces, including two handicapped spaces. A 1996 Variance approval permits five of the parking spaces to be located within the required 50-foot, rear yard setback. The proposed parking plan reconfigures the existing spaces to allow for nine parking stalls including two relocated handicapped spaces. This plan shows that there will still be five spaces within the rear yard. Three of the 1996 spaces became nonconforming when the property was designated as R-90 and the front yard setback changed from 50 ft. to 60 ft. Only one of the proposed spaces will remain nonconforming. The applicant has requested that the gravel area be retained for overflow tandem parking during occasional events.

Summary and Recommendation

As described above, the proposed alterations to the parking configuration and storm water system will improve both on-site circulation and natural storm water infiltration. If the Commission concurs, the following motion would be in order:

_____ MOVES, _____ seconds to approve the June 28, 2015 Site Plan Modification application (PZC File #1110) of the Storrs Friends Meeting for property located at 57 Hunting Lodge Road as described in application materials, as shown on plans dated May 4, 2015 revised through July 22, 2015 and as described in a July 27, 2015 letter from Brenda Shaw subject to the following conditions:

1. The expansion of paved parking depicted on the letter dated July 27, 2015 shall be expanded to include the entire depth of the parking spaces.
2. Any phasing of improvements shall be subject to review and approval of the Zoning Agent and Town Engineer to ensure that adequate storm water control features are installed at the time of various parking improvements.
3. All conditions of the Inland Wetlands Agency shall be met.

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

APPLICANT/OWNER SECTION

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

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

3. Site Location 57 Hunting Lodge Road

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

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

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

Currently this site has two parking areas which do not have any storm water controls. This Application proposes to install two handicap parking spaces, additional paved parking, re-surfacing the existing gravel parking and the installation of a infiltration basin contain to the runoff generated in the northerly parking area, along with repairing and reconfiguring the southerly parking area, while installing a storm water bioretention basin to address the runoff from this proposed use. (The larger area of asphalt shown as "Project Alternative #1 in a box near the upper left corner of the map refers to a possible extension of asphalt into an area already approved for paving by Planning and Zoning and the Wetlands Agency as shown in map referred to in item 4 above.)

7. Joy Pawell, Assistant Clerk, SPH date 6/28/15
Applicant's signature

referred to in item 4 above.)

(over)

Fee Paid \$250.00 ck # 3147



Department of Planning and Development

Date: July 30, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director
Subject: Mansfield Tomorrow Draft Plan of Conservation and Development
Recommended Changes based on PZC Discussions (June 29, 2015 – July 20, 2015)

Since the closure of the public hearing on June 1, 2015, the Commission has discussed the comments received on the Mansfield Tomorrow Draft Plan of Conservation and Development at meetings on June 15th, June 29th, and July 20, 2015. Based on the discussion at the last meeting, there are comments with regard to proposed future land use designation in following areas (Hunting Lodge Road/North Eagleville/King Hill Road and Four Corners) that need to be discussed at the August 3, 2015 meeting:

- Hunting Lodge Road/North Eagleville Road – Requests to change the designation on the property known as Pond Place and other parcels in the area from Compact Residential to Rural Residential/Agriculture/Forestry. See page 14 of 18 of the Chapter 8 comment matrix for more information (date on bottom left corner-June 24, 2015)
- Four Corners – Request to reduce the size of the Mixed Use Center at Four Corners. See page 15 of 18 of the Chapter 8 comment matrix for more information.
- King Hill Road – Request to change the properties between North Eagleville Road and King Hill Road from Mixed Use Center to Rural Commercial. See page 16 of 18 of the Chapter 8 comment matrix for more information.

Staff will provide handouts at the meeting of the areas to be discussed that show current zoning, the 2006 POCD future land use designations, and the proposed designations with suggestions as to possible changes that could be made based on comments received and prior Commission discussion.

Proposed Changes to Draft Plan

Based on the Commission's discussion at previous meetings, staff has prepared the following list of changes to the draft plan. This list includes suggested language for all recommended text changes based on the Commission's discussion and identifies needed changes to maps. It is organized by Chapter and page number for reference purposes.

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
- *Note: The PZC requested that language referring to potential conflicts between scenic roads and pedestrian/bicycle circulation/improvements be removed. Several changes are identified to Chapters 4 and 9 as part of this document; however, staff is still searching the document to make sure any other language to that effect is also removed. Those changes should be included in any approval motion.*

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
- 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.
- 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 studentsOver 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)

Chapter 8

- Page 8.1, CORRECT list of topics in sidebar so it matches the numbered topics in the chapter.

- Page 8.6 Add New Section -
Institutional Growth

Both UConn and ECSU have recently adopted campus master plans. As ECSU only owns one property in Mansfield which is used for recreational purposes, impacts of their expansion on Mansfield will be limited. UConn, however, has a much larger land portfolio as depicted in Figure 8.2. As part of the Next Generation Connecticut initiative, UConn is planning to grow significantly over the next ten years; approximately \$1.5 billion in infrastructure improvements, renovations and new construction are planned as part of this initiative in addition to projected increases in faculty and student enrollment. The 2015 Campus Master Plan depicted in Figure 8.3 identifies the potential for an additional 2.8 million square feet of academic, residential, recreation, athletic and cultural facilities over the next ten years. Additionally, the plan calls for the development of a “Sustainable Village” at the Depot Campus. To accommodate this growth, the master plan places a heavy emphasis on sustainability and growing within the current developed areas of campus instead of spreading outward. In addition to on-campus growth, it is anticipated that there will be additional demand for off-campus housing and services if UConn’s enrollment grows to include an additional 5,000 undergraduate students.

It is important to note that the Town does not have planning or zoning jurisdiction over state agencies; as such, the land use designations shown on Map 8.3 are only advisory in nature and are not binding on the universities. However, given UConn’s extensive land holdings and the potential for impact on surrounding neighborhoods as the universities change and expand, identifying the preferred land use and character for university-owned lands was identified as an important tool for communicating Town goals and concerns to both UConn and ECSU .

- Insert new Figure 8.2 showing UConn properties in Mansfield
- Insert new Figure 8.3 with Master Plan showing total build-out.
- 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 8.14, Map 8.3 Future Land Use:
 - CHANGE the Conservation/recreation land designation to “Conservation/Recreation/Managed Resource Areas”
 - ADD the following footnotes to Conservation/Recreation/Managed Resource 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.”
- “If the actual conservation restriction does not apply to the entire property on which it is shown, the Commission shall determine the most appropriate land use designation based on the surrounding context.”⁴
- 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 the Eagleville Fire Station, St. Joseph’s church and properties in Eagleville area currently zoned NB-1 to Village Center to recognize commercial character of properties in the area
- ADD OVERLAY IDENTIFYING UNIVERSITY OWNED PROPERTIES
- CHANGES to Storrs Center Area
 - *Mixed Use Center Designation.* MAKE the following changes to the boundaries of the Mixed Use Center designation:
 - Shift northern boundary on east side of Route 195 to the south to include northern edge of Storrs Center and Daily Campus building; UConn residence halls and Bishop Center designation to be changed to Institutional
 - CHANGE Courtyard Condominiums from Mixed Use Center to Compact Residential
 - CHANGE properties located on the east side of Route 195 between Hanks Hill Road and the Liberty Bank plaza to Rural Residential/Agriculture/Forestry.

- CHANGE the area from Liberty Bank plaza to the southern intersection of Flaherty Road to Rural Commercial.
- *Compact Residential Designation.* MAKE the following changes to the Compact Residential designation:
 - CHANGE Farrell Fields to Institutional
- CHANGE designation of properties on the east side of Riverview Road to Compact Residential (flood zone still overlays)
- CHANGES to Southern Mansfield/Route 6 Area - MAKE the following changes to Map 8.3 and associated text on Page 8.31:
 - CHANGE Route 6 ROW from Mixed Use Center to Institutional
 - CHANGE properties on south side of Route 6 ROW, west of Ash Street from Mixed Use Center to Compact Residential
 - CHANGE Foster Drive from Rural Residential/Agriculture/Forestry to Compact Residential (remainder of Colonial Townhouse site)
- 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 8.26, ADD a focus map for Mansfield Apartments site with the following language:

“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 service uses such as loading and waste disposal from fronting onto the Moss Sanctuary.”
- Page 8.29, ADD focus are map for the Mixed Use Center designation between Charles Smith Way and Hanks Hill Road with the following note: “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."

- Page 8.29, DELETE focus area map for Hanks Hill/Flaherty Road as the Mixed Use Center designation for this area has changed and the focus map is no longer needed.
- 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 small scale office and residential uses to provide an appropriate transition to the adjacent residential neighborhood."
- Page 8.31, AMEND second paragraph under East Brook Mall (Route 195/Route 6) Area to DELETE the first sentence starting with "The Route 6 and Pleasant Valley areas . . ."
- Page 8.32, ADD the following sentence to the end of the first paragraph describing Institutional uses: "The recommendations with regard to use and character of UConn and ECSU campus development is advisory in nature as the Town does not have planning or zoning jurisdiction over state agencies."
- 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 8.33, AMEND the second sentence on the Depot Campus as follows: "The UConn Master Plan calls for development of a sustainable village at the Depot Campus; such redevelopment could include a mix of uses, including residential, office, commercial, research & development/light industry and recreation. Given its location at the intersection of two state roadways, the Depot Campus is also seen as a potential location for a new multi-purpose arena."
Note: This language has been prepared in lieu of the focus map originally suggested.
- New Page 8.34, CHANGE text on design characteristics of Mixed Use Centers to eliminate reference to inclusion of Route 6 right-of-way in the MUC area.
- 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 out of the district.”
- 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 curb side 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, DELETE Action 2 regarding postponement of scenic road consideration.
- 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 (Should be Strategy D), Action 1, ADD the following sentence after the last bullet: “While aesthetics may be a consideration in developing standards for renewable energy systems, it should not be the overriding consideration.”

- 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, DELETE Action 3.

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 regional 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.”



Department of Planning and Development

Date: July 28, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director *LM*
Subject: Design Review Panel
Application for Current Vacancy

On July 13, 2015, staff sent out letters to all of the construction-related businesses in Mansfield to solicit applicants for the vacant position on the Design Review Panel. To date, we have received the attached letter of interest and resume from Ted Wrabel of Woodland Building and Renovations LLC. If the Commission is interested in interviewing him for the position, we will invite him to a future meeting of the Commission.

July 24, 2015

Ted Wrubel
Woodland Building & Renovations LLC
500 Woodland Road Storrs, CT 06268
860.424.0401

Linda Painter, Director of Planning and Development
4 South Eagleville Road
Storrs, CT 06268

RE: Design Review Panel Vacancy

Linda,

Thank you for sending me the notification of the vacancy within the Design Review Panel.

Having lived in Mansfield for the past 16 years and owner of a small construction company, I would like to be considered for filling that vacancy.

Regards,



Ted Wrubel
Woodland Building & Renovations LLC

Ted Wrubel

500 Woodland Road

Storrs, CT 06268

Education E.O. Smith High School Class of '85

State of Connecticut Department of Public Safety Pre-Licensure Training Course 2010

Licenses/Registrations

Licensed State of Connecticut Building Inspector

Registered State of Connecticut New Home Construction Contractor

Registered State of Connecticut Home Improvement Contractor

Experience

Owner- Woodland Building & Renovations LLC.

Started in 1/2010, the types of projects I take on range from kitchen and bath renovations; additions and new home construction; and commercial renovations. In all projects I am invested from the beginning through completion. Starting at the design stage, I work with the client to create a plan that matches the desired outcome of the project to their budget. At the onset of each project, I am then responsible for hiring the appropriate subcontractors, choosing the proper supplies, and managing the project so it runs smoothly and seamlessly while achieving the highest level of quality and cleanliness possible. Away from the projects and behind the scenes I use Microsoft Word to prepare estimates and contracts; and use Quick Books Pro for accounting and billing

Owner/Partner Complete Renovations LLC

This was a construction company that I formed with a business partner in 10/1995 and was dissolved 1/2010. This was a building and renovation company that was involved in many commercial, institutional, and residential projects where we were responsible for site work, concrete work, framing, siding, roofing, sheetrock, taping, painting, trim and cabinet work. In addition to managing 2-3 employees on average, I oversaw the all of the subcontractors that we would hire including electricians, plumbers HVAC technicians etc.

Affiliations

Northeast Connecticut Building Officials Association

Connecticut Building Officials Association



Department of Planning and Development

Date: July 28, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director 
Subject: Interpretation of Zoning Regulations
Article 8, Section B.6.a – Lot Area Exceptions

Article 8, Section B.6 of the Zoning Regulations identifies exceptions to the lot area requirements contained in the Schedule of Dimensional Requirements. Section B.6.a states the following:

“Minimum lot area requirements for new lots:

To help ensure that all new residential lots have adequate land for a house, accessory structures, driveway, well, septic system and reserve area and accessory uses without inappropriate encroachment on natural resources and manmade resources such as stone walls and other historic structures, all residential lots created after the effective date of this regulation that are not served by a public sewer system, shall contain a contiguous area of at least 40,000 square feet in size (20,000 square feet in R-20 zones) that does not include visible ledge, existing slopes exceeding fifteen percent, drainage easements, conservation easements or other easements that will limit or restrict onsite uses or any watercourses, water bodies or inland wetland soils as depicted on the Mansfield Inland Wetland & Watercourses Map and as may be modified by on site inspection and testing. Said 40,000 square foot area (20,000 square feet in R-20) zones must be defined with all portions of the defined area having a minimum depth or width of 75 feet, and this area must be suitable for the uses noted above. As deemed necessary by the Zoning Agent and/or the Commission, onsite testing by the property owner or his agents may be necessary to determine compliance with this requirement. All new subdivision lots shall have a designated development area envelope that meets the area and dimensional provisions of this section.”

As part of the subdivision design process for the property at the corner of Browns and Coventry Roads, the applicant was encouraged to cluster the homes as close as possible to reduce impacts and create a sense of neighborhood. In meeting with the applicant to discuss the recommendations, the question came up as to whether a common driveway easement could be located in the minimum required lot area. In staff's review, the proposed minimum lot area is intended to provide for adequate areas for site improvements such as driveways. While use of that area within a common driveway easement would be restricted, it would be restricted to driveway use that is needed for the subject lot as well as other lots served by the driveway. As such, allowing common driveway easements to count within the minimum 40,000 square foot area is consistent with the intent of the provision.

Summary and Recommendation

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

_____ MOVES, _____ seconds to find that the prohibition on including easement areas within the minimum required lot area as described in Article 8, Section 6.a does not include common driveway easements.

RECEIPT OF APPLICATION FOR A SPECIAL PERMIT:

_____, move and _____ seconds to receive the

Special Permit Application (File #303-2)

submitted by Chuck's Steak House- Gal Associates, LLC

for an outdoor dining patio

on property located at 1498 Stafford Road

as shown on plans dated 7/15/15

as shown and described in application submissions, and to refer said application to staff and committees, for review and comments and to set a Public Hearing for 9/8/15.

PAGE
BREAK

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

Mansfield Planning and Zoning Commission

File # 303-2
Date July 27, 2015

1. Name of development (where applicable) Chuck's Steak House

2. Proposed use of the property is addition of an outdoor dining patio
in accordance with Sec.(s) D.3.b of Article ~~VII (Permitted Use provisions)~~ of the Zoning
Regulations 9 (nonconforming use)

3. Address/location of subject property 1498 Stafford Road, Storrs, CT
Assessor's Map 7 Block 11 Lot(s) 4 Vol. 539 Page 78

4. Zone of subject property RAR90 Acreage of subject property 3.6 ac

5. Acreage of adjacent land in same ownership (if any) n/a

6. APPLICANT GAL Associates, LLC  attorney
(please PRINT) Signature for applicant
Street Address c/o Dorian R. Famiglietti, Telephone 860-812-1765
Town Kahan, Kerensky & Capossela, LLP Zip Code _____
22 Professional Park Rd. Storrs, CT 06268
Interest in property: Owner Optionee _____ Lessee _____ Other _____
(If "Other", please explain) _____

7. OWNER OF RECORD: GAL Associates, LLC  attorney
(please PRINT) Signature for owner
(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address 2199 Silas Dean Highway Telephone 860-529-7407
Town Rocky Hill, CT Zip Code 06067

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

Name Dorian R. Famiglietti, Attorney Telephone 860-812-1765
Address Kahan, Kerensky & Capossela, LLP 22 Professional Park Rd. Storrs, CT 06268 Zip Code _____
Involvement (legal, engineering, surveying, etc.) Legal

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

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

- Application fee in the amount of \$ 360.00
- Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.
- Site plan (6 copies) as per Article V, Section B.3.d
- Site plan checklist including any waiver requests
- Sanitation report as per Article V, Section B.3.e
- Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).

 As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section I.

 As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section I. The State Department of Public Health's on line form (www.dph.state.ct.us/BRS/Water/Source_Protection/PA0653.htm) shall be used with a copy of the submittal delivered to the Planning Office.

 Other information (see Article V, Section B.3.g). Please list items submitted (if any):

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

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

MAP CHECKLIST
FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File # 303-2
 Date 7-27-15

Name of Development Chuck's Steak House - proposed outdoor dining patio

Applicant GAL Associates, LLC

This checklist is designed to assist applicants as well as the PZC and staff. It is not intended as a substitute for, nor does it contain all of, the information and requirements in the Zoning Regulations and other applicable Town Ordinances and requirements. It is important to note that the Zoning Regulations allow the PZC to waive certain site plan requirements for minor applications where the information is not needed to determine compliance with the Regulations. It is recommended that the Mansfield Director of Planning be contacted if an applicant intends to seek a waiver of certain site plan requirements or if any questions arise. Any requested waivers must be identified on this checklist.

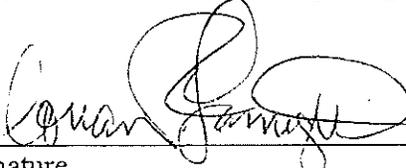
Unless waived by the Planning & Zoning Commission, submitted site plans shall include the following information (for more complete and specific descriptions of site plan requirements, see Article V, Section A.3.d of the Zoning Regulations):

	Included	Not Included	Waiver Requested* (see p. 3)
1. Title block: Applicant and owner's name, scale, date & all revision dates	<u>X</u>	_____	_____
2. Original signature/seal of surveyor, landscape architect and/or engineer responsible. Unless waived, survey to be to A-2 standards	_____	_____	<u>X(as to architectural plans)</u>
3. Location map at 1"=1,000' scale (see Art. V. Sec. A.3.d.4 for more details)	_____	<u>X</u>	<u>X</u>
4. Property lines, sq. footage, setback lines, N. arrow, zone(s)	_____	<u>X</u>	<u>X</u>
5. Edges of adjacent street, utility poles & underground lines, stone walls, fences, roadside features	_____	<u>X</u>	<u>X</u>
6. Names/addresses of abutting property owners, including those across street (for Special Permit property owners, within 500 ft. of site)	<u>X</u>	_____	_____
7. Existing & proposed buildings, structures, signs, floor plans, buildings on adjacent land that may be affected	<u>X</u>	_____	_____
8. Existing & proposed contours, quantity of material to be added or removed	_____	<u>X</u>	<u>X</u> (con't.)

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

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

Dorian R. Famiglietti, Attorney for Applicant
(PRINT) Name of individual completing this form


Signature

7/27/15
Date

Explanation of Waiver Requests

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

Due to the limited scope of this proposal, much of the information required per the regulations does not appear to be necessary for the Commission to review the proposed patio addition with respect to the applicable approval criteria. The Applicant has consulted with the Zoning Enforcement Officer regarding the submission requirements and has been advised that the location of the patio may be shown simply by sketching it onto a prior Improvement Location Plan, as has been done and submitted with the application. The architectural plans should suffice to depict the details of the proposed patio addition for the Commission's review. Additional information regarding lighting will be provided prior to the public hearing.

PAGE
BREAK

STATEMENT OF USE

Application: Special Permit Application – Chuck’s Steak House patio addition
Applicant: GAL Associates, LLC
Property: 1498 Stafford Road, Storrs, CT
Date: July 27, 2015

The Applicant proposes to construct an outdoor dining patio at Chuck’s Steak House, at the above referenced property. Plans depicting the location of the patio and the design of the patio are submitted with this application. The patio will be approximately 900 square feet and will provide seating for a maximum of fifty (50) people. Food and beverage service on the patio will be provided during normal business hours, which are as follows: until 11:00 pm on Sundays – Tuesdays; until 12:00 am on Wednesdays and Thursdays; until 1:00 am on Fridays and Saturdays. The Applicant anticipates that the patio will be in use between April and November, weather permitting.

When the patio is in use, the Applicant will close 50 interior seats from the loft dining area. As such, there will be no change in the maximum capacity of the restaurant and, therefore, no change in the existing traffic to and from the restaurant, no increase in parking needs, and no additional burden on the septic system servicing the restaurant. The attached letter from The Water Planet Company, dated July 17, 2015, confirms that the existing septic system has capacity to service the outdoor patio addition.

The patio has been located in the front of the existing building, thereby permitting the building to be used as an effective sound and visual barrier from the residential condominiums to the north of the restaurant. The Applicant has provided an Acoustical Engineering Study (see attached) to demonstrate that sound associated with use of the patio will comply with all applicable noise regulations and will not have a negative impact on the nearby residential properties. The applicant’s Acoustical Engineer will be present at the public hearing on this Application to review his report and answer any questions.

Placement of the patio in the front of the existing restaurant building will result in the loss of 3 parking spaces. However, enough parking spaces will remain to meet the needs of the restaurant and satisfy the minimum parking requirements of the Zoning Regulations.

Per the attached letter from Anthony V. Giordano, P.E., dated July 21, 2015, drainage from the additional impervious surface associated with the patio can be adequately accommodated by the existing drainage system on the Property.



July 17, 2015

Michel Gallagher
GAL Associates LLC
2199 Silas Deane Highway
Rocky Hill, CT 06067

111 Huntington Street
New London • Connecticut 06320
Office: 860.444.0866 • Fax: 860.444.0896
www.thewaterplanetcompany.com

RE: Chuck's Margarita Grill – Mansfield, CT
Dear Mr. Gallagher:

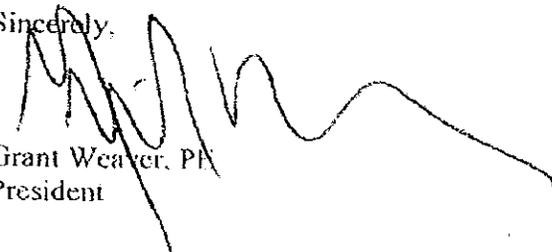
I am writing to confirm that the existing on-site wastewater treatment facility and leaching filed have sufficient capacity to treat and dispose the wastewater flow associated with the outdoor dining addition. There are two reasons: (1) surplus capacity exists and (2) the "expansion" is little more than a relocation of seating from indoors to outdoors.

As to capacity, the treatment facility is sized to treat 4,000 gallons per day. It currently receives an average of 3,000 gallons per day, providing a 1,000 GPD (33%) surplus. Further, the system is equipped with an equalization tank to hold and store peak flows.

As to the impact of the outdoor seating on flows, because the restaurant is located near the University of Connecticut, the majority of the high flow days are associated with university activities (when the weather is not generally amenable to outdoor seating) such as basketball and graduation. Further, the outdoor seating is being developed as a substitute for – not addition to – indoor seating. For every outdoor seat an indoor seat will be removed and the area converted to other use.

Please share this letter as appropriate and invite concerned parties to contact me with questions or comments.

Sincerely,



Grant Weaver, PE
President



Brooks Acoustics Corporation

30 Lafayette Square Vernon, Connecticut 06066 860-896-1081

Mr. Michel Gallagher
Chuck's Steak House & Margarita Grill
1498 Stafford Rd
Storrs, Connecticut 06268

9 July 2015
PJ2015-1157-L01

Subject: Acoustical engineering study –Outdoor patio

Dear Mr. Gallagher:

As requested, Brooks Acoustics Corporation (BAC) has conducted an acoustical engineering study to evaluate the potential sound emissions from a proposed outdoor patio at Chuck's Steak House & Margarita Grill Mexican Cantina in Storrs, CT, and any impact that those sounds may have on the surrounding neighborhood. The proposed facility is described in an application from Chuck's. Also, a sound management program was developed to promote a quiet environment near the facility. This program will minimize any impact of the facility on the surrounding neighborhood.

An ambient background sound survey was conducted at three (3) locations for this study. One survey test position was on the north property line at the nearest residential neighbor. Another test position was at the location of the proposed outdoor patio. The third test position was in the southeast corner of the parking lot. This survey was performed in conformance with the Regulations of the Connecticut Department of Energy and Environmental Protection (CT DEEP), and with accepted standard test methods. The baseline background ambient sound level, L90 that is the level which is exceeded 90 percent of the time, was 49 dBA at the residential property line.

The sound levels due to the proposed outdoor patio operation were estimated by acoustical engineering analysis at the neighbor residence location. The acoustical engineering estimates were based on the projected sound level generated by restaurant patrons. The analysis also included the beneficial effects of the distance from the neighbors, and the sound control design features which are included in the proposed facility.

The acoustical engineering analysis indicates that the maximum expected sound level at the nearest neighbor residence location is 35 dBA.

Significantly, this estimated sound level is well below the limit for allowable sound emissions mandated by the Regulations of the Connecticut Department of Energy and Environmental Protection (CT DEEP).

In addition, the estimated sound level from the patio is also below the measured existing background sound level at the property line, due primarily to road traffic. Further, the proposed use is consistent with the long time existing use of the property.

Based on this analysis, it is the opinion of BAC that with a reasonable degree of engineering certainty the proposed facility will have little or no impact on nearby residences.

Sound Level Standards

The limit for allowable sound emissions is mandated by the Regulations of Connecticut State Agencies, RCSA Section 22a-69-3.5. The Regulations apply a limit of 55 dBA, during daytime hours (7 am to 10 pm) and 45 dBA during nighttime hours (10 pm to 7 am) for sound emissions from a commercial land use to a residential land use.

Further, the Regulations in Section RCSA Section 22a-69-3.7 provide a permanent allowance for existing sound sources, as follows:

"Existing noise sources constructed between the effective date of these Regulations and January 1, 1960 shall be provided a permanent five (5) dBA maximum noise level allowance over levels otherwise herein required regardless of subsequent changes in ownership or facility utilization processes at the location of the existing noise source."

Chuck's Steak House has been in operation at the current site since 1974. The regulations were put into effect in 1978. Therefore, if the existing source allowance is applied to Chuck's, then the allowable sound level limits would be 60 dBA during daytime hours and 50 dBA during nighttime hours, at residential locations.

For the purposes of the analysis in this report, it will be assumed that the sound level limits are 60 dBA during the day and 50 dBA at night.

Facility sound management program

A facility sound management program was developed. This program has several major elements, which are designed to reduce the potential for impact on the surrounding neighborhood. These sound control elements are:

1. Site placement of the outdoor patio which takes advantage of the large distances to the nearby neighbors.
 2. Use of the restaurant building to provide a sound barrier between the patio and the residential neighbors.
 3. Small size of the outdoor patio, which limits the number of patrons which may be accommodated.
1. The proposed outdoor patio at the restaurant will be situated to take advantage of the site plan, such as to minimize sound emissions which can leave the property. The nearest residential property line is about 120 feet to the north from the patio. This will reduce sound emissions off of the site. Other residential neighbors are significantly further away, reducing the sound level at those properties even more.

2. The proposed outdoor patio will be located on the south side of the building, while the residences are on the north side. Due to the relatively small size of the patio, compared to the larger building, the building itself will provide a large shield to the residences on the north side. Therefore, residences will be shielded from the proposed patio, both visually and acoustically.
3. The small size of the patio will limit the number of tables and, therefore, the number of patrons which may occupy the patio at any given time. The occupancy limit is 50 patrons.

Sound survey test procedure

An ambient background sound survey test was conducted at the Chuck's facility site on the evening of Saturday, 30 May 2015, and into the early morning of Sunday May 31. The surrounding area includes industrial, commercial and residential uses. The survey test was conducted by Bennett Brooks of BAC. Field measurements of sound levels were performed in accordance with the requirements of Connecticut regulations, and with accepted standard methods of environmental sound measurement.

The ambient background survey test positions were selected at locations around the proposed facility site which fairly represent the background sound with respect to neighbor residences. **Position 1** was located at the property line adjacent to the nearest residence. **Position 2** was located at the location of the proposed outdoor patio. **Position 3** was located in the southeast corner of the parking lot.

The microphone height at the each position was 5.3 feet.

An aerial photo of the proposed facility site is shown in Figure 1. Photographs of the test site are given in Figure 2.

The background sound test was conducted on Saturday, 30 May to Sunday 31 May 2015, between 11 pm and 1:30 am, which covered the typical hours for the restaurant operation on a Saturday night.

The temperature at 11:46 pm was 67 degrees F, with about 87 percent relative humidity. The wind was pout of the east at 0 to 3 mph. The sky condition was clear.

The temperature at 12:28 am was 67 degrees F, with about 88 percent relative humidity. The wind was pout of the east at 0 to 3 mph. The sky condition was clear.

The field acoustic measurement system was digital precision (Type 1) integrating logging sound level analyzer (CEL). The acoustic measurement system was calibrated by a third party laboratory with equipment directly traceable to the U.S. National Institute for Standards and Technology (NIST).

The instrument was also field calibrated both before and after the test. The nominal accuracy for the measurement system is ± 1.5 dB. A listing of the test equipment used in this survey is given in Table 1.

During these tests, the CEL instrument continuously recorded the sound level every second and computed the baseline ambient level, L90, per CT DEEP regulations. Also, the instrument stored a variety of statistical and spectral acoustic parameters for the test period, updating those values every second.

The acoustics measurement test protocol for the instrument system was set to ANSI standard A-weighting for frequency and slow time weighting. The test period was 1 minute in duration. The internal clock of the CEL was synchronized with the NIST atomic clock to within a tolerance of 1 second.

During the test survey, observation logs and notes were written identifying test procedures and also significant sound generating events.

Data analysis

In this analysis, the measured sound levels were A-weighted. Sound level measurements which apply A-weighting are designated by the symbol "dBA". Applying A-weighting to the measurement simulates the average human hearing sensitivity for a wide range of sounds, specifically, greater sensitivity to high frequency sounds (whoosh, whine), and lesser sensitivity to low frequency sounds (thump, rumble). Therefore, this weighting is stipulated for virtually all government and industrial regulations.

Spectral analysis – 1/3 Octave Bands

Included in this report are spectral sound data for the property line location. These data are the result of a spectral analysis of the measured sound. In this analysis, the measured sound of the test record is divided into bands, known as 1/3 octave bands, which range from low frequency (bass) to high frequency (treble) sounds. The sound levels associated with each of these frequency bands can be shown on a chart ranging from low pitch on the left to high pitch on the right, similar to the arrangement of a piano keyboard.

Test results

Ambient background sound test

The results of the ambient background sound test survey are given in Table 2, attached. As noted in Table 2, the measured baseline background sound level (L90) at the nearest residential property line (Position 1) was 49 dBA. This sound level was due primarily to area road traffic and nearby mechanical equipment (fan).

The measured time history plot for the test record at Position 1 (property line location) is shown in Graph TH2015-0530-003 CEL, attached. The measured L90 baseline spectral data for the test record at Position 1 are shown in graphical form in Graph GR2015-0530-003 CEL, attached.

The measured time history plot for the test record at Position 2 (proposed patio location) is shown in Graph TH2015-0531-001 CEL, attached. The measured L90 baseline spectral data for the test record at Position 2 are shown in graphical form in Graph GR2015-0531-001 CEL, attached.

The measured time history plot for the test record at Position 3 (parking lot SE corner location) is shown in Graph TH2015-0531-002 CEL, attached. The measured L90 baseline spectral data for the test record at Position 3 are shown in graphical form in Graph GR2015-0531-002 CEL, attached.

Estimates of facility sound levels at nearest residence

Acoustical engineering calculations were made to estimate the sound levels at the nearest residence due to equipment operations at the proposed outdoor patio. The source sound levels used for this analysis are based on measurements made by BAC and standard voice data.

The worst case condition for the proposed facility was evaluated for potential impact; 50 peak male voices all speaking simultaneously. This condition is not likely to occur, with fewer people on the patio and speaking at any one time a more likely condition.

The source sound level data are taken from the ASTM Standard E1130-08, which specifies the peak sound levels of a normal effort male voice. The peak sound level for a normal male voice at a distance of 3 feet is 70 dBA. These data are used to estimate the sound levels which will be emitted from the proposed site to the nearest residence.

The source sound and location data were used as input to a computer modeling procedure which calculated the propagation of that sound through the atmosphere to the receptor position. The sound propagation calculation procedure accounts for the effects of distance to the property line, in accordance with International Standard on the attenuation of sound during propagation outdoors, ISO 9613-1.

The location and site layout of the proposed facility was taken from the outdoor patio sketch, attached. The neighbor residence was also identified using the Google earth aerial view software, please see Figure 1.

The receiver location evaluated was the residence to the north of the existing restaurant building and the proposed outdoor patio.

The calculation details are shown in Table 3 and Figure 3. The results are summarized below and also in Table 4, attached:

<u>Source/receiver condition</u>	<u>Sound level</u>
Nearest residence property line to north (~120 feet) 50 persons speaking simultaneously on patio	34.5 dBA

A sound level of 35 dBA is equivalent to that of a very quiet whisper. The sound levels to residences further away from the proposed patio are expected to be even less, due to the greater distances involved.

Note that the calculated sound level at the nearby residence property line are below the measured ambient background levels in the area. Also, the existing ground plantings between the patio and the residential property line will provide some additional sound shielding to the residences.

Comparison with sound level standards

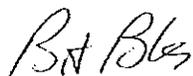
The CT DEEP regulations mandate that the commercial use to residential use sound level may not exceed 50 dBA during nighttime hours (10 pm to 7 am) for this facility. It is noted that the measured ambient background level was 49 dBA.

The calculated worst case facility sound level at the nearest residence of 35 dBA is well below the allowable limit of 50 dBA.

Therefore, the proposed facility is expected to be in compliance with the requirements of the State of Connecticut DEEP regulations.

Please contact me if you have any questions concerning these findings.

Very truly yours,
BROOKS ACOUSTICS CORPORATION



Bennett M. Brooks, PE, FASA, INCE
President

Attachments



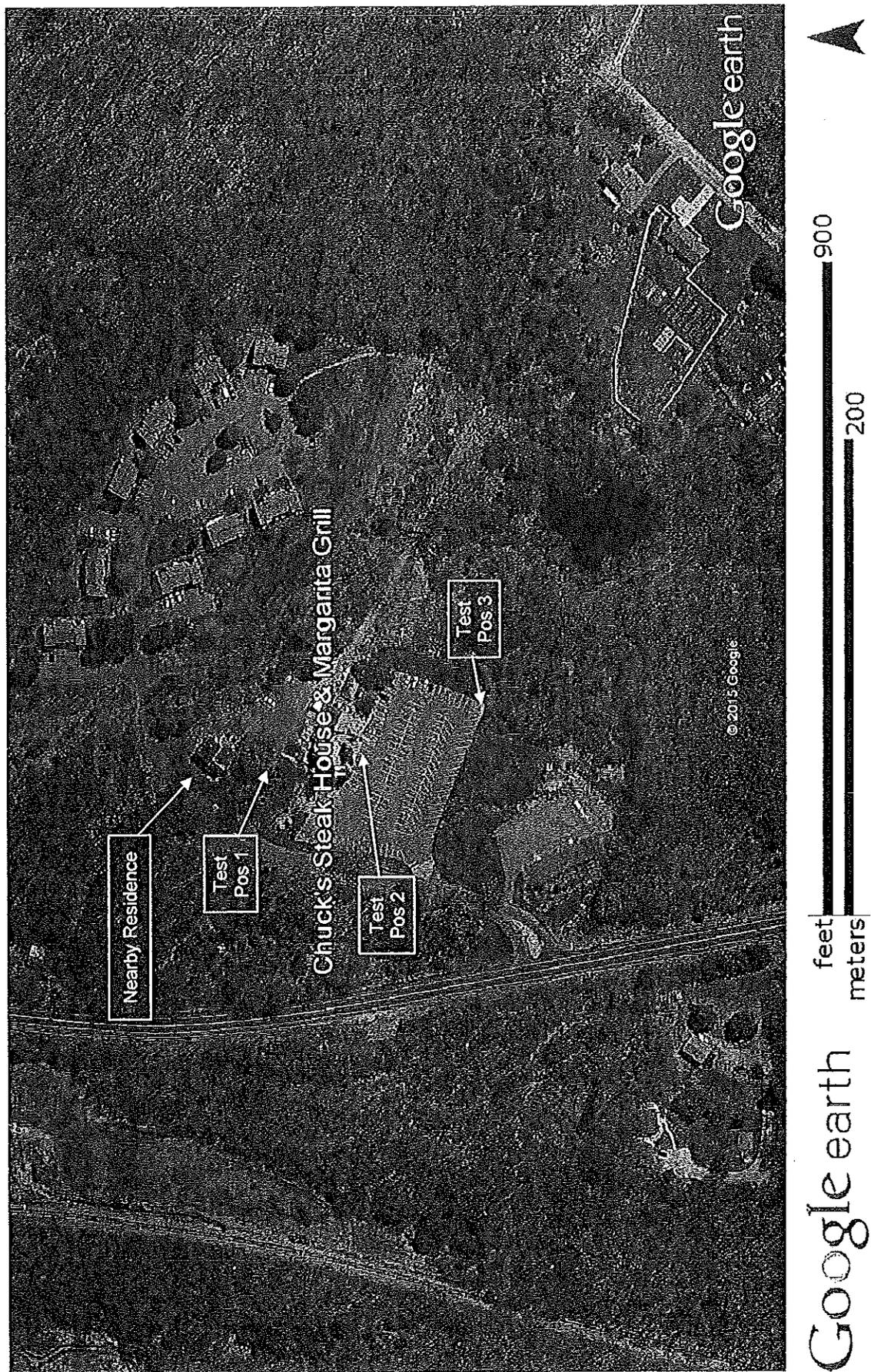


Figure 1. Aerial photograph of Chuck's Steak facility site and nearby residences.

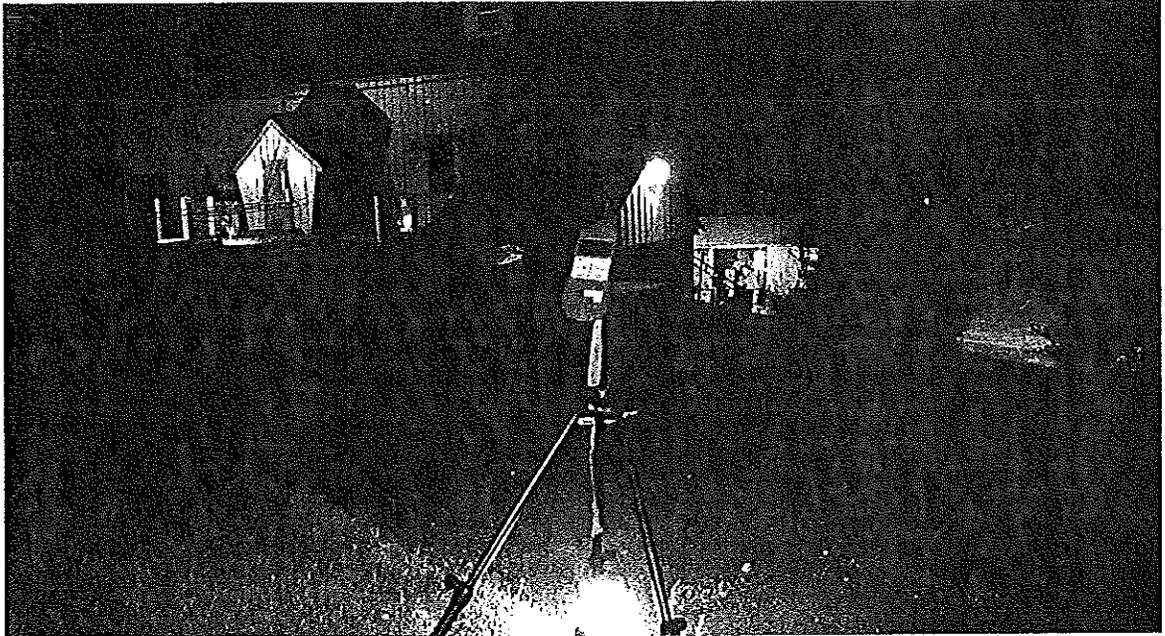


Figure 2, a. Test Position 1. Nearby neighbor residence property line. Viewing southeast toward Chuck's.

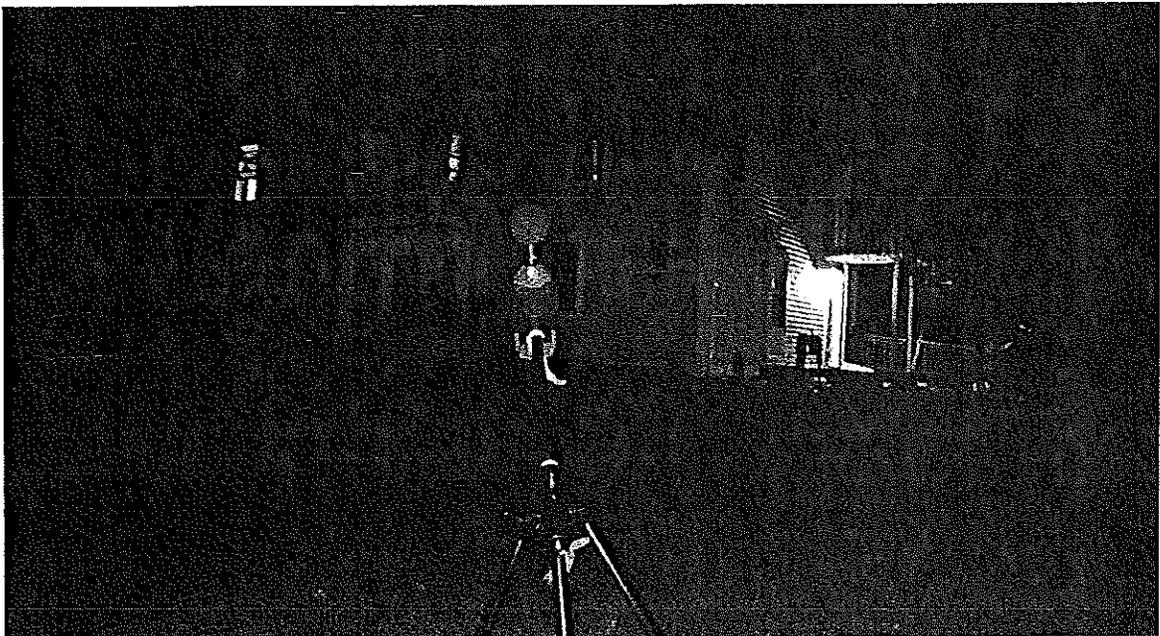


Figure 2, b. Test Position 1. Nearby neighbor residence property line. Viewing north toward residence.



Figure 2, c. Test Position 2. Location of proposed outdoor patio. Viewing north toward Chuck's.



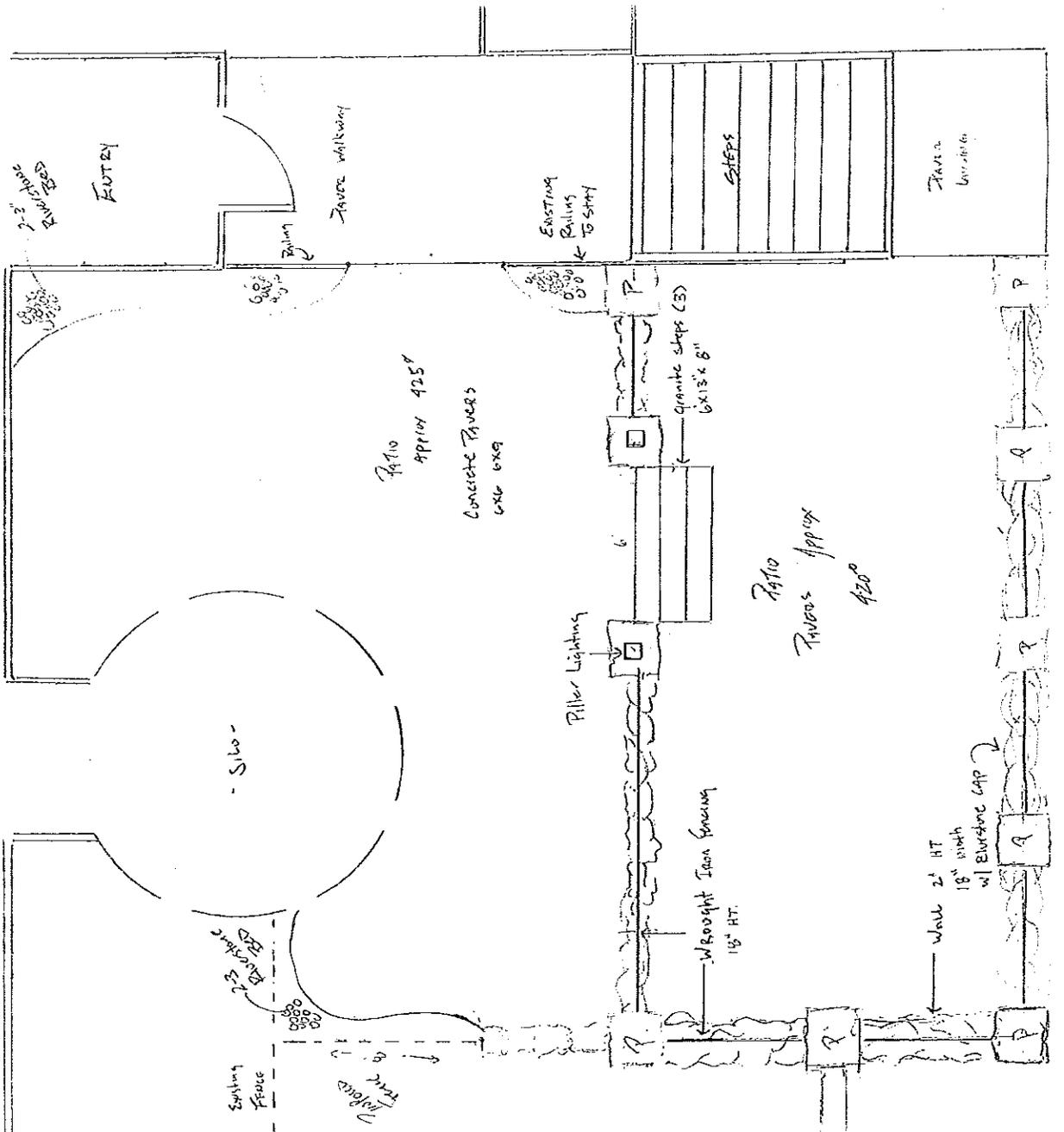
Figure 2, d. Test Position 2. Location of proposed outdoor patio. Viewing south.



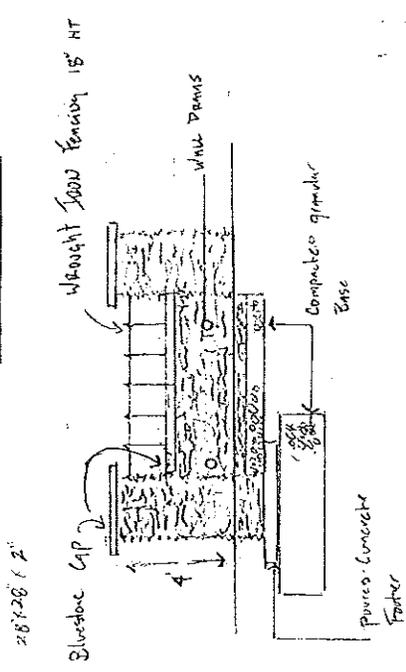
Figure 2, e. Test Position 3. Southeast corner of parking lot. Viewing northwest toward Chuck's.



Figure 2, f. Test Position 3. Southeast corner of parking lot. Viewing southeast.



Approx 900 sq ft Ratio Area
 60' L/F WALL
 10 Pillars 2x2x4'
 Bluestone capping



Scale:
 □ = 1'
 1/4" = 1'

28' x 28' x 2"
 Existing Wood The Wall
 Parking

Chuck's Steak House & Margarita Grill
Sound Study
Storrs, CT

Table 1

ACOUSTIC INSTRUMENTATION SYSTEMS

30 - 31 May 2015

Data Acquisition Equipment

1. CEL Instruments - Digital Sound Level Analyzer - Model 593.C1R/2M,
S/N 2/0481348
- Microphone - 1/2 Inch Model CEL-250, S/N 1284
- Microphone Preamplifier - Model CEL-525, S/N 0868831
2. Norsonic Instruments - Acoustical Calibrator - Model 1251, S/N 32064
3. Garmin Ltd - GPS receiver – Model GPSmap 76C, S/N 74001799
4. Extech Instruments - Mini Thermo-Anemometer – Model 45158, S/N 13260

Laboratory Playback and Analysis Equipment

1. CEL Instruments - CEL Soundtrack dB2 v3.0, Sound Analyzer Software
2. Dell - Computer workstation with USB interfaces
3. Microsoft - Excel 2003/2007 Spreadsheet Programs

Chuck's Steak House & Margarita Grill
 Sound Study
 Storrs, CT

Table 2Summary -- Measured Ambient Sound Data

30 - 31 May 2015

Measured Sound Levels
 A-weighted SPL in dB (re: 20 µPa)

Pos	Location	Time	Measured Background Sound Level baseline L90 dBA	Observation Comments	Location Coordinates
1	Residential property line Condominium	11:40 PM	49.0	Cars on Route 32, airplanes, crickets, fans & eqt	41° 49.276' N 72° 18.562' W
2	Proposed patio location front of bldg 30 ft from silo	12:25 AM	44.0	Cars & truck on Route 32, airplane, crickets	41° 49.250' N 72° 18.556' W
3	Southeast parking lot corner	12:46 AM	46.0	Cars & truck on Route 32, voices, crickets & fan	41° 49.224' N 72° 18.541' W

Weather observations:
 11:46 PM 67 deg F, RH 87%, sky clear, wind east ~0 to 3 mph
 12:28 AM 67 deg F, RH 88%, sky clear, wind east ~0 to 3 mph

Chuck's Steak House & Margarita Grill
 Sound Study
 Storrs, CT

Table 3
 PJ2015-1157-L01

Table 3
Speech projection to N property line

NORMAL VOICE

Male speech peak Lp

per ASTM E1130-08
 @ 3 ft dist

1/3 Octave Band freq	A-wt Unweighted	A-wt data	Adjust for 50 voices A-wt data	Barrier attenuation to property line over Bldg	Distance attenuation to property line 120 ft	Total A-wt data
200	-10.9	49.1	66.1	20.0	32.0	14.0
250	-8.6	55.4	72.4	20.0	32.0	20.3
315	-6.6	56.4	73.4	20.0	32.0	21.3
400	-4.8	60.2	77.2	20.0	32.0	25.1
500	-3.2	62.8	79.8	20.0	32.0	27.7
630	-1.9	62.1	79.1	20.0	32.0	27.0
800	-0.8	57.2	74.2	20.0	32.0	22.1
1000	0	58	75.0	20.0	32.0	22.9
1250	0.6	59.6	76.6	20.0	32.0	24.5
1600	1	57	74.0	20.0	32.0	21.9
2000	1.2	53.2	70.2	20.0	32.0	18.1
2500	1.3	54.3	71.3	20.0	32.0	19.2
3150	1.2	54.2	71.2	20.0	32.0	19.1
4000	1	51	68.0	20.0	32.0	15.9
5000	0.5	46.5	63.5	20.0	32.0	11.4

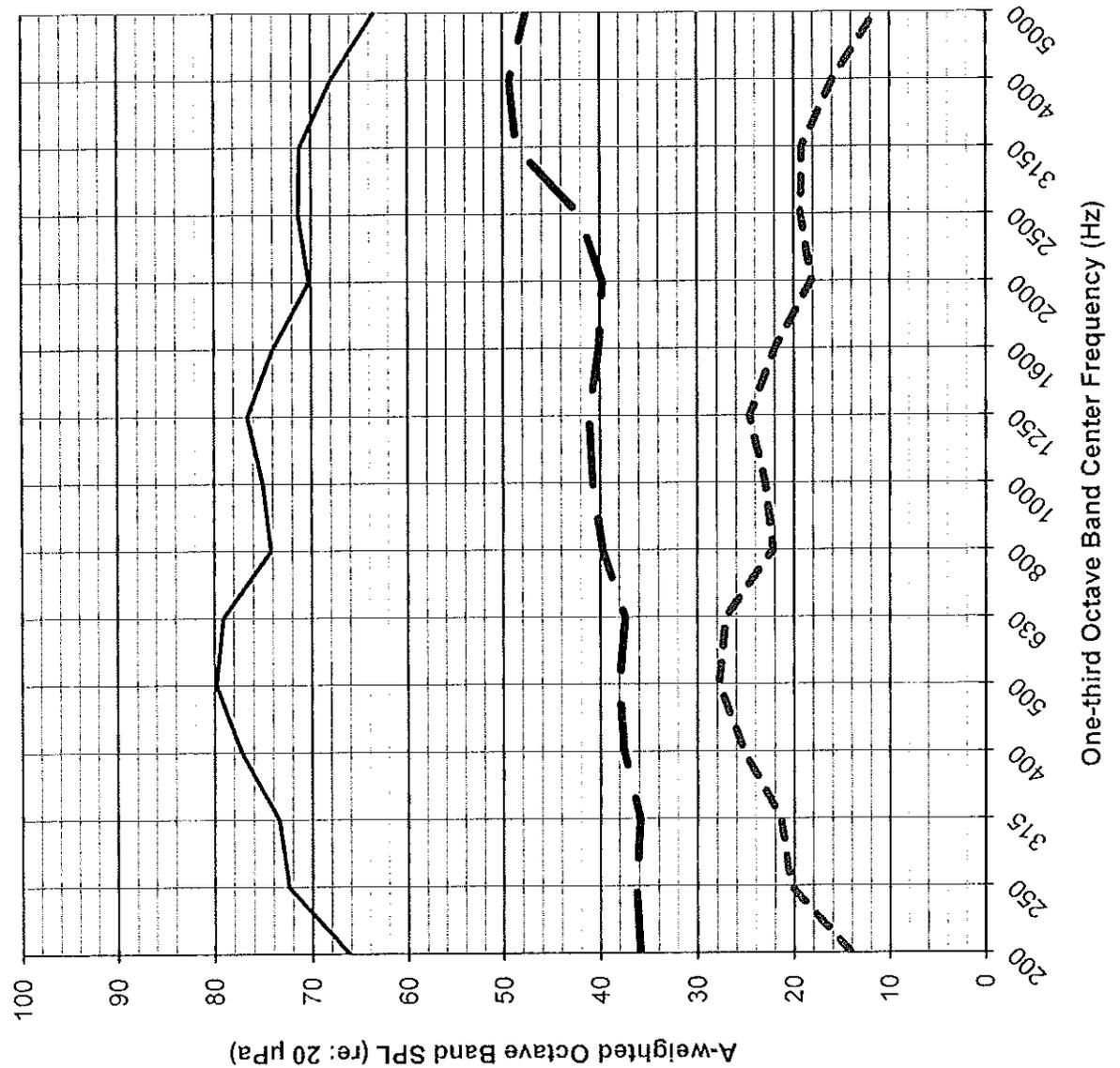
total **72.6 dB**

69.5 dBA **86.5 dBA**

34.5 dBA

Speech Sound Projection - Chuck's Steak House & Margarita Grill

Projected from proposed outdoor patio to N property line



Sound Levels @ source and receiver locations

- 50 simultaneous voices on deck edge peak male -- 87 dBA
- Measured ambient background sound Normal activity no voices L90 = 49 dBA
- - - 50 simultaneous voices at property line peak male -- 35 dBA

Chuck's Steak House & Margarita Grill
 Sound Study
 Storrs, CT

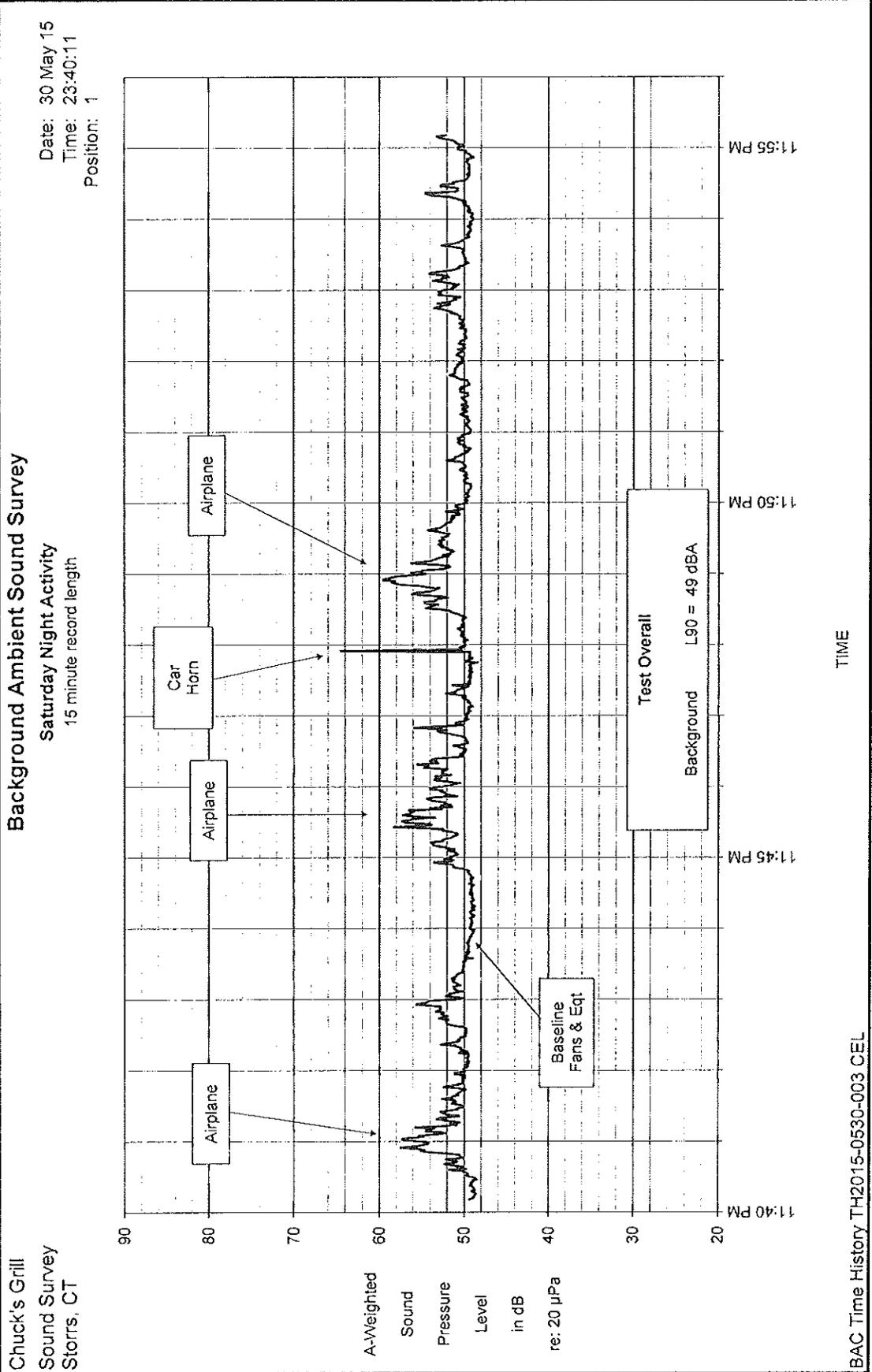
Table 4

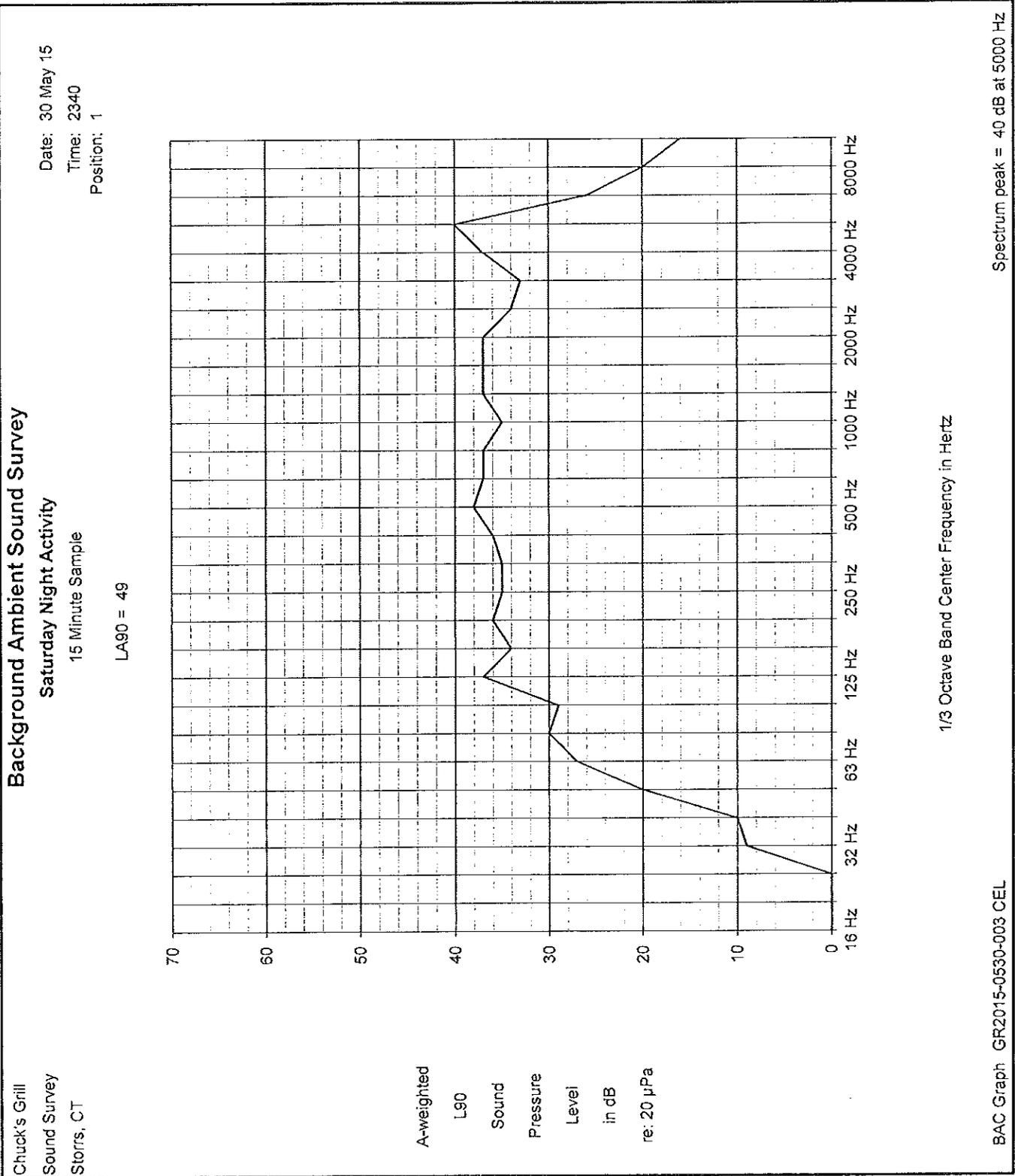
Projected Deck Occupant Sound Data - Compared to Regulatory Limits

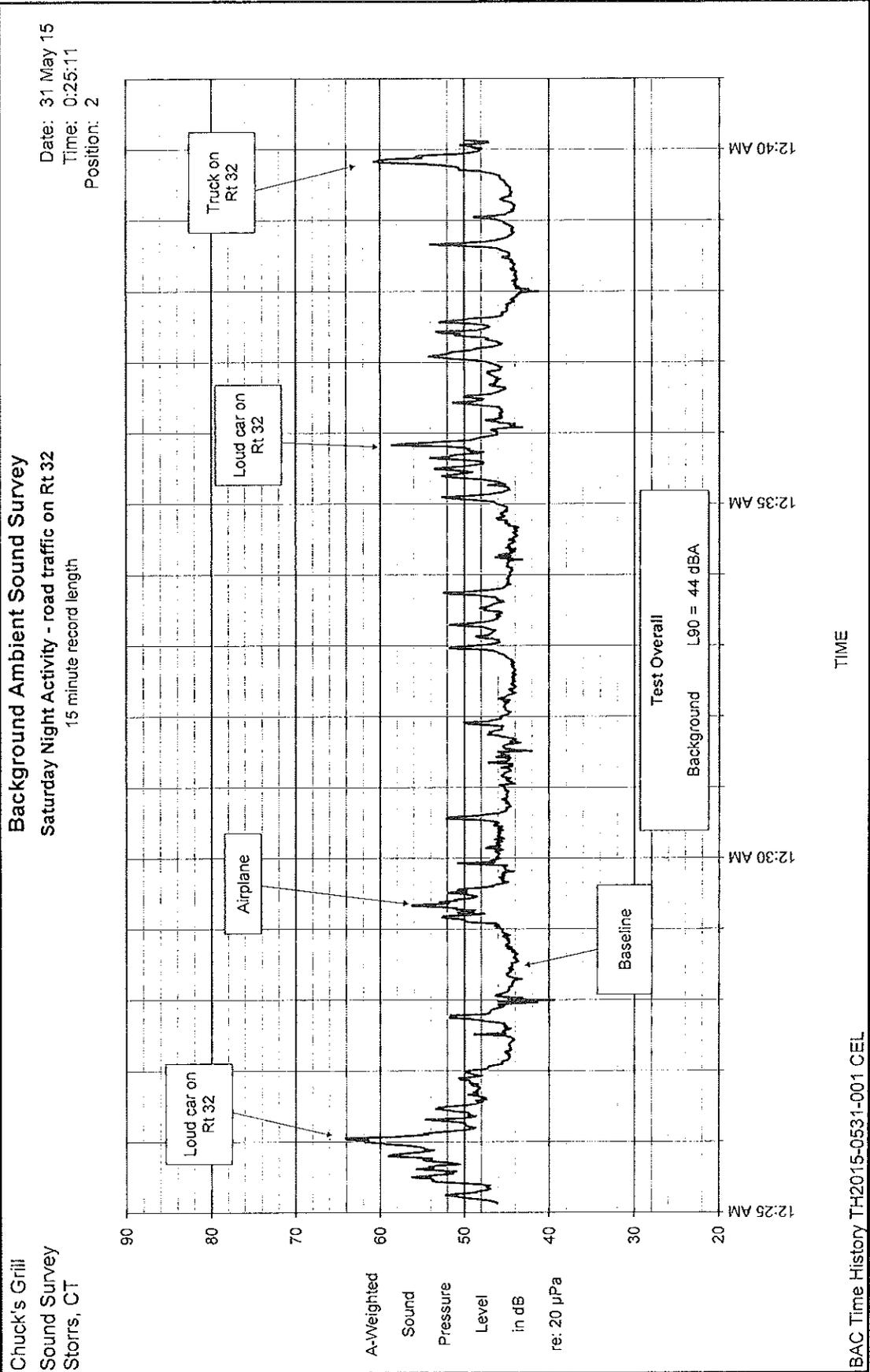
Projected from proposed patio site to North property line
 Patio fully occupied - 50 patrons

Calculated Sound Levels
 SPL in dB (re: 20 µPa)

Pos	Location	CT DEEP Allowable Sound Level dBA	Calculated Sound Level dBA	Comments
1	Residential property line	50	34.5	Compliant - Well below allowable limit







Background Ambient Sound Survey

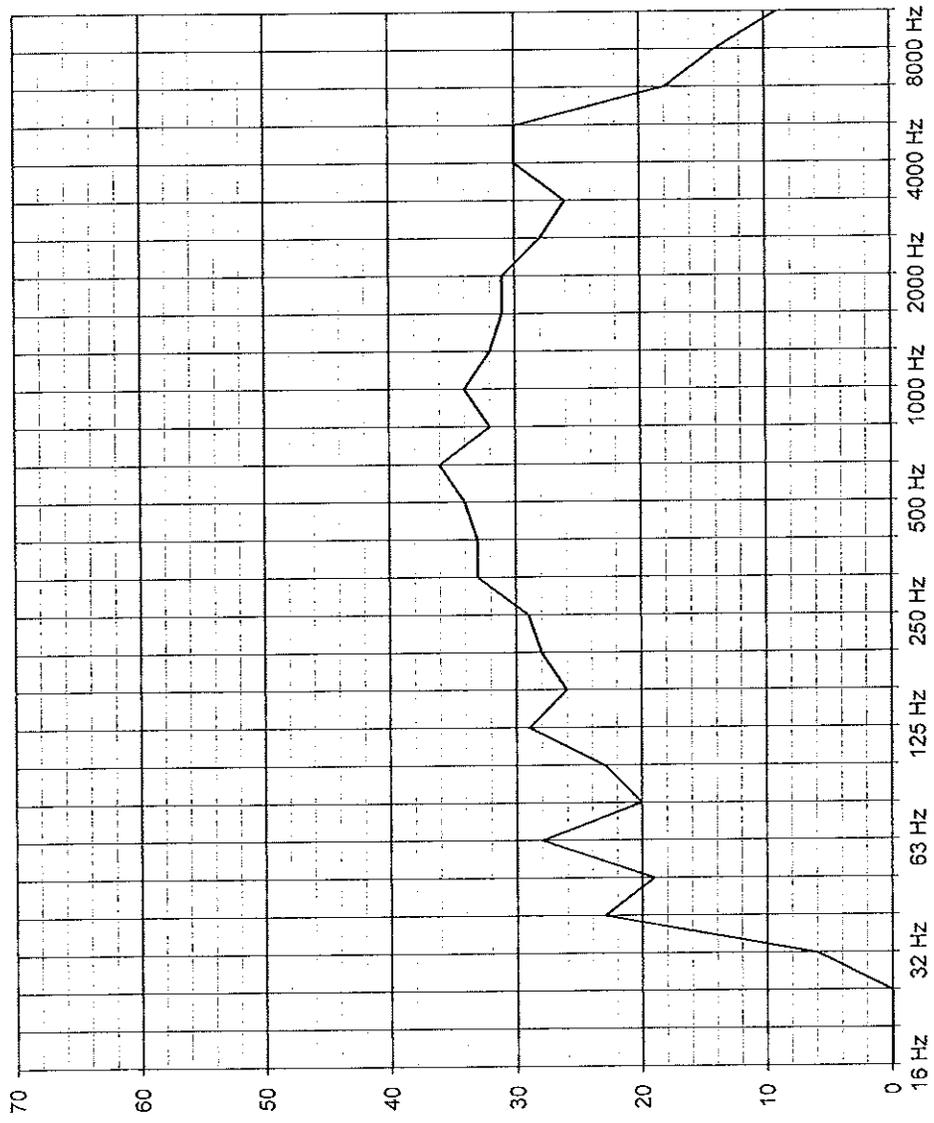
Saturday Night Activity

15 Minute Sample

LA90 = 44

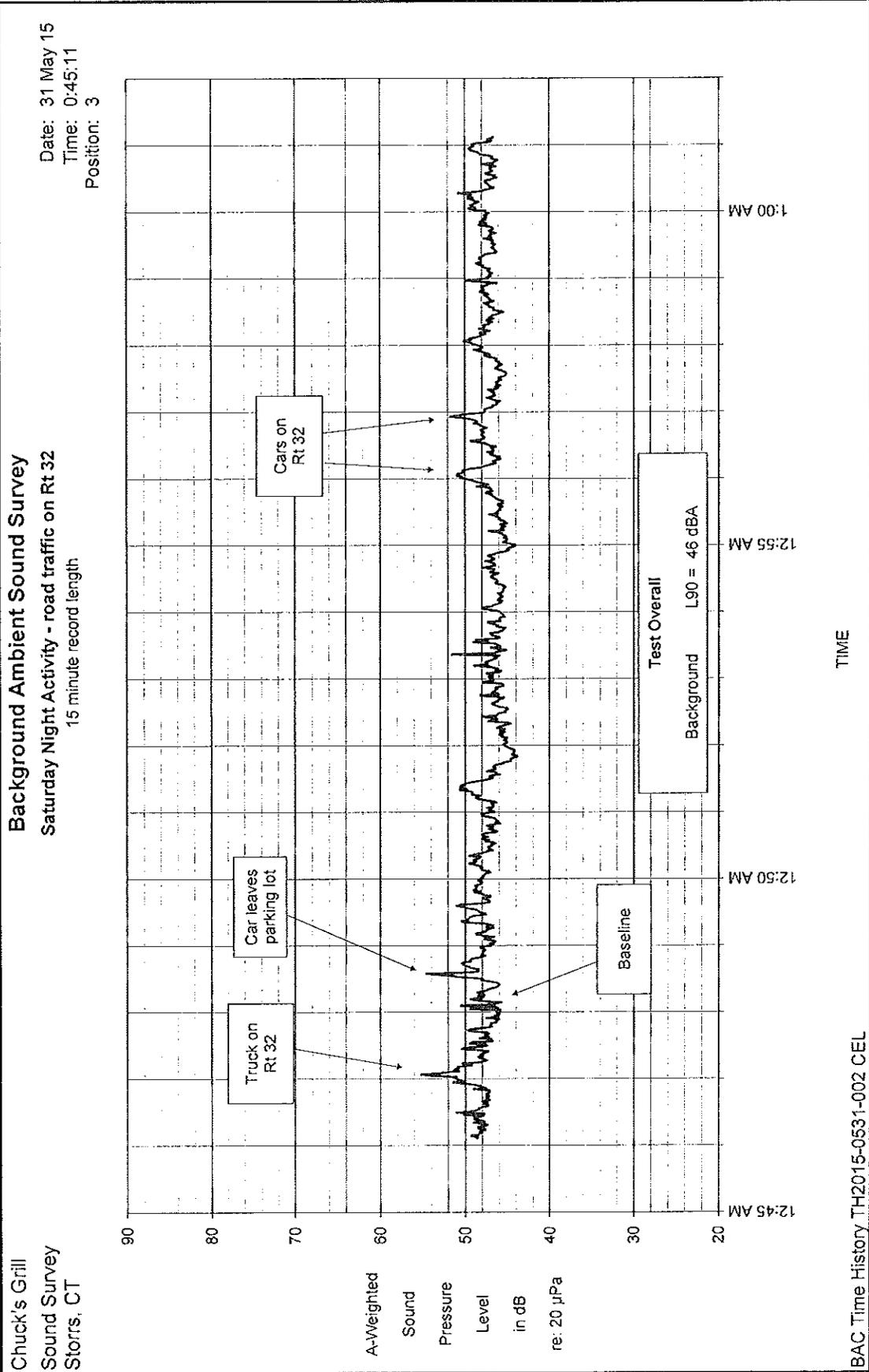
Date: 31 May 15
Time: 0025
Position: 2

Chuck's Grill
Sound Survey
Storrs, CT



A-weighted
L90
Sound
Pressure
Level
in dB
re: 20 µPa

1/3 Octave Band Center Frequency in Hertz



Chuck's Grill
Sound Survey
Storrs, CT

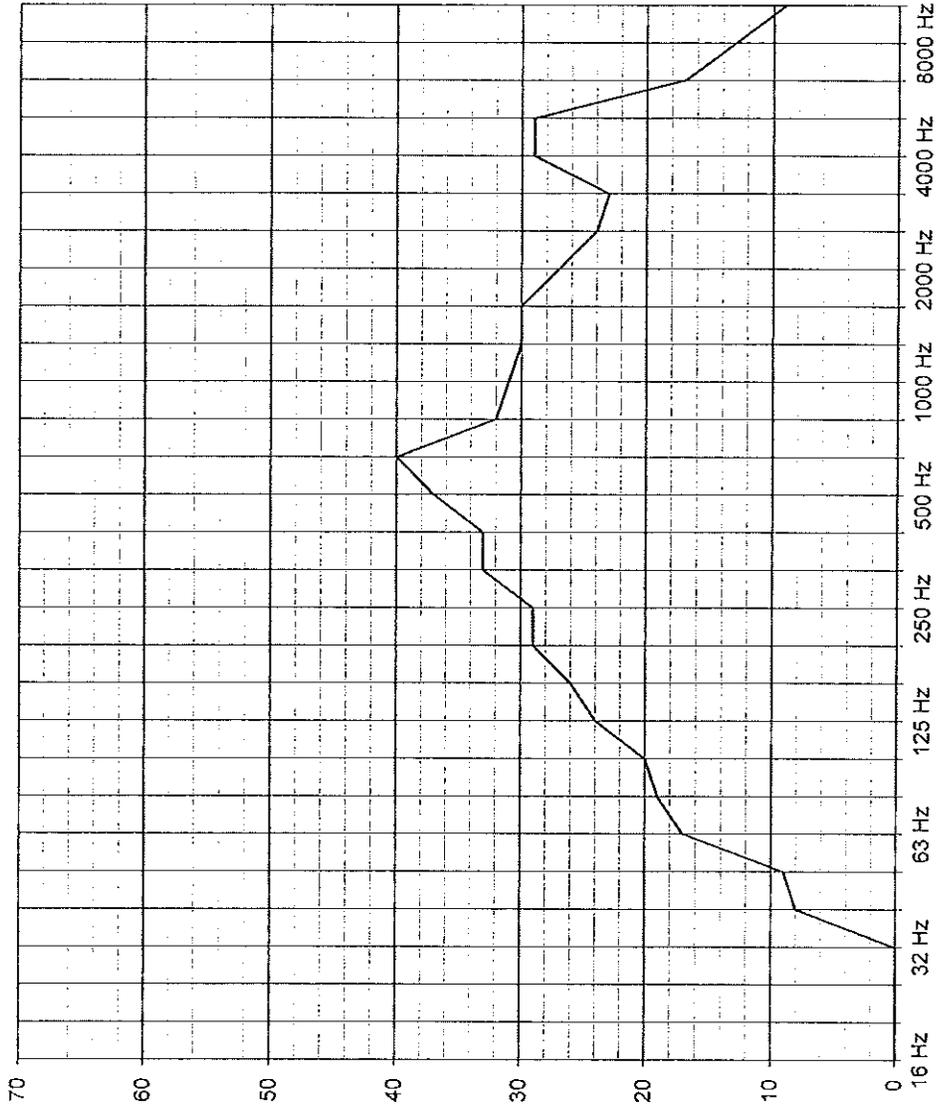
Background Ambient Sound Survey

Saturday Night Activity

15 Minute Sample

LA90 = 46

Date: 31 May '15
Time: 0046
Position: 3



A-weighted
L90
Sound
Pressure
Level
in dB
re: 20 µPa

1/3 Octave Band Center Frequency in Hertz

BARRIER ATTENUATION CALCULATION

Chuck's Steak House & Margarita Grill

Source: Proposed outdoor patio -- Receiver: North property line
 Restaurant building (barn) comprises 43 ft high sound barrier (bldg 40 ft wide)

(* Indicates values to be input in feet -- baseline elevations: source = 455 ft, receiver = 470 ft)

$h_b := 43$ *Height of barrier $d_{sb} := 20$ *Distance from source to barrier
 $h_s := 5$ *Height of source $d_{br} := 60$ *Distance from barrier to receiver
 $h_r := 15$ *Height of Receiver

$c := 344$ Speed of sound (m/s) $n := 0..8$

$f_n := 31.25 \cdot 2^n$ Frequency of peak (Hz)

$\lambda_n := \frac{c}{f_n}$ Wavelength of peak (meters)

$D_{br} := d_{br} \cdot .3048$ $D_{br} = 18.288$

$D_{sb} := d_{sb} \cdot .3048$ $D_{sb} = 6.096$

$H_{sb} := (h_b - h_s) \cdot .3048$ $H_{sb} = 11.582$

$H_{br} := (h_b - h_r) \cdot .3048$ $H_{br} = 8.534$

The path distances specific to the geometry of the installation -- in meters

$R_{sb} := \sqrt{(D_{sb})^2 + (H_{sb})^2}$ $R_{sb} = 13.089$

$R_{br} := \sqrt{(D_{br})^2 + (H_{br})^2}$ $R_{br} = 20.181$

Fresnel Number

$$N_n := \frac{2 \cdot [(R_{sb} + R_{br}) - (D_{sb} + D_{br})]}{\lambda_n}$$

$C := 10$

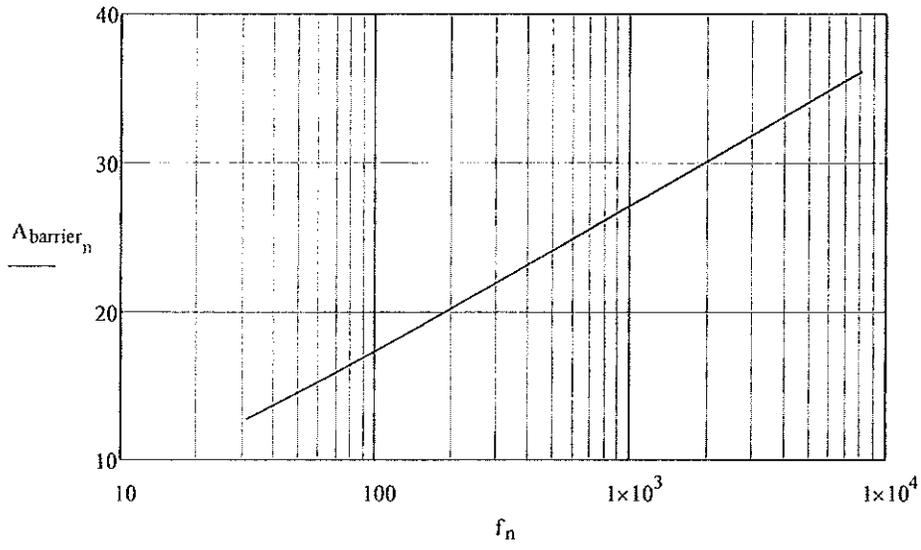
C=10 for receiver over reflecting plane (close to ground)

$$A_{\text{barrier}_n} := 10 \cdot \log \left[3 + C \cdot N_n \cdot \exp \left[\frac{1}{2000} \cdot \sqrt{\frac{R_{sb} \cdot R_{br} \cdot (D_{sb} + D_{br})}{2 \cdot [(R_{sb} + R_{br}) - (D_{sb} + D_{br})]}} \right] \right]$$

Barrier Attenuation

$A_{\text{barrier}} =$	12.8	31.5
	15.4	63
	18.3	125
	21.2	250
	24.1	500
	27.1	1000
	30.1	2000
	33.1	4000
	36.1	8000

Note: Practical limit for barrier attenuation is 20 dB



ANTHONY V. GIORDANO
Consulting Engineer

REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL ~ SOIL MECHANICS & FOUNDATIONS
DESIGN ~ SUPERVISION ~ INVESTIGATIONS ~ REPORTS
CONSTRUCTION MANAGEMENT ~ COST ESTIMATES

OFFICE: 315 MORGAN LANE, WEST HAVEN, CT. 06516 ~ PHONE: 203-933-5444 ~ FAX: 203-934-7477

Date: 7-21-15

- PLANNING & ZONING
- LINDA PAINTER
- 4 SOUTH BAGLEVILLE ROAD
- TOWN OF MANSFIELD, CT. 06268

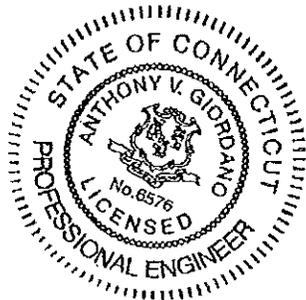
RE: CHUCK'S MARGARITA GRILL
PATIO DRAINAGE
1498 STAFFORD ROAD
STORRS, CT. 06268

DEAR MRS. PAINTER:

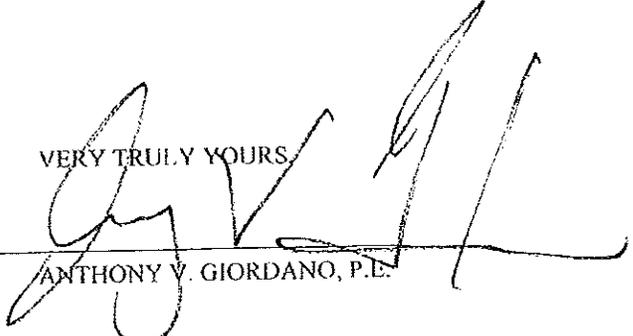
THE DRAINAGE RUNOFF FROM THE ADDITIONAL 900 SQUARE FEET OF THE PROPOSED PATIO DOES NOT EFFECT THE EXISTING DRAINAGE OF THE PROPERTY.

WEEP HOLES WILL BE INSTALLED IN THE FRONT WALL TO ALLOW ANY EXCESSIVE WATER TO FLOW INTO THE PARKING LOT AS THE PAVEMENT AREA RUNOFF FLOWS ALREADY.

IN OFFERING THE ABOVE PLEASE CONTACT THIS OFFICE IF YOU HAVE ANY QUESTIONS OR REQUIRE ADDITIONAL INFORMATION.



VERY TRULY YOURS,


ANTHONY V. GIORDANO, P.E.

RECEIPT OF APPLICATION FOR AMENDMENT TO THE ZONING MAP:

_____, MOVE and _____ seconds, to receive the application
submitted by Anthony Gioscia (PZC File #1335)

to amend the Zoning Map to change the property located at 1708 Stafford Road from RAR-90 to
NB-1

on property owned by the applicant,

as shown on plans dated 7/24/15 and as submitted to the Commission, to refer said application to the staff
for review and comment and to set a Public Hearing for September 21, 2015.

PAGE
BREAK

APPLICATION TO AMEND THE ZONING MAP
(see Article XIII of the Zoning Regulations)

PZC File # 1335
Date 7.27.15

1. The undersigned applicant hereby petitions the Mansfield Planning and Zoning Commission to change the zone classification of the hereinafter-described property

from RAR-90 to NB-1

2. Address/location of subject property 1708 Stafford Rd

Assessor's Map 1 Block 1 Lot(s) 5

3. Acreage of subject property 2.68, acreage of adjacent land in same ownership (if any) NA

4. APPLICANT ANTHONY GIOSCIA *Anthony Gioscia*
(please PRINT) Signature

Street Address 259 Stafford Rd Telephone (860) 7075825
Town SOMERS CT Zip Code 06071

Interest in property: Owner Optionee Lessee Other

(If "Other", please explain) _____

5. OWNER OF RECORD: ANTHONY GIOSCIA *Anthony Gioscia*
(please PRINT) Signature

Street Address 259 Stafford Rd Telephone 860 7075825
Town SOMERS CT Zip Code 06071

Signature *Anthony Gioscia*

OR attached purchase contract _____ OR attached letter consenting to this application _____

6. AGENTS (if any) who may be directly contacted regarding this application: NA

Name _____ Telephone _____

Address _____ Zip Code _____

Involvement (legal, engineering, surveying, etc.) _____

Name _____ Telephone _____

Address _____ Zip Code _____

Involvement (legal, engineering, surveying, etc.) _____

7. The following items must be submitted as part of this application:

_____ application fee \$500

_____ map of subject property (5 copies) prepared by surveyor as per requirements of Article XIII, Section B.4. Map shall include areas within 500 feet of proposed rezoning, existing and proposed zone boundaries, existing streets, rights-of-way, easements, watercourses, wetlands, flood hazard areas, property lines and names and addresses of neighboring property-owners, including those across any street

(over)

8. Items to be submitted as part of this application (continued):

legally-defined boundary description of areas to be rezoned

Statement of Justification addressing approval considerations of Article XIII, Section C, and substantiating the proposal's compatibility with the Mansfield Plan of Development; the reasons for the proposed rezoning (including any circumstances or changed conditions that would justify the revision), and the effect the zone change would have on the health, safety, welfare and property values of neighboring properties and other Mansfield residents

reports and other information supporting the proposed rezoning (see Article XIII, Section B.8). List or explain.

(end of Applicant section)

* * * * *

(for office use only)

date application was received by the PZC _____ fee submitted _____

date of Public Hearing _____ date of PZC action _____

action: approved denied effective date _____

comments:

signed _____
Chairman, Mansfield Planning & Zoning Commission

date _____

Statement of Justification

With this application to amend the zoning map, I am requesting the property located at 1708 Stafford road be amended to allow the property to be utilized as office space. 1708 Stafford rd. is located at the intersection of two highways, RT 32 and RT 195. Across the street is a property containing a gas station, convenience store and Duncan donuts. Diagonally across the street is the town bus yard. This is a very busy intersection, not a location conducive to a residence. The character of this intersection is not residential.

I would like to use the first floor of this property as office space for myself. This would be as an optometric office, relocating a practice that has been located in Mansfield for more than forty years. The second floor would be utilized as rental office space. This would be a very low impact use of the property. The majority of the property would remain heavily wooded. The amount of traffic entering the location would be minimal.

I do not believe this proposed change would in any way negatively effect the health, safety, welfare, or property values of neighboring properties or other Mansfield residents.

PAGE
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RECEIPT OF APPLICATION FOR A SPECIAL PERMIT:

_____, move and _____ seconds to receive the

Special Permit Application (File #1336)

submitted by Anthony Gioscia

for office use

on property located at 1708 Stafford Road

as shown on plans dated 10/16/14

as shown and described in application submissions, and to refer said application to staff and committees, for review and comments and to set a Public Hearing for 9/21/15.

PAGE
BREAK

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

Mansfield Planning and Zoning Commission

File # 1336
Date 7-27-15

1. Name of development (where applicable) rental office space second floor
2. Proposed use of the property is owner occupied office space first floor
in accordance with Sec.(s) R, 2, b of Article VII (Permitted Use provisions) of the Zoning Regulations
3. Address/location of subject property 1708 Stafford Rd
Assessor's Map 1 Block 1 Lot(s) 5 Vol. 766 Page 446
4. Zone of subject property NB-1* Acreage of subject property 2.68
** Rezoning from RAR-90 to NB-1 being requested concurrently.*
5. Acreage of adjacent land in same ownership (if any) NA
6. APPLICANT Anthony Gioia [Signature]
(please PRINT) Signature
Street Address 259 Stafford Rd Telephone 860 7075825
Town Somers CT Zip Code 06071
Interest in property: Owner Optionee _____ Lessee _____ Other _____
(If "Other", please explain) _____

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

8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application: NA
Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____
Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____

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

- Application fee in the amount of \$ _____
- Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.
- Site plan (6 copies) as per Article V, Section B.3.d
- Site plan checklist including any waiver requests
- Sanitation report as per Article V, Section B.3.e
- Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).
- ~~NA~~ As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section 1.
- ~~NA~~ As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section 1. The State Department of Public Health's on line form (www.dph.state.ct.us/BRS/Water/Source_Protection/PA0653.htm) shall be used with a copy of the submittal delivered to the Planning Office.
- _____ Other information (see Article V, Section B.3.g). Please list items submitted (if any):

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

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

MAP CHECKLIST
FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File # 1336
 Date 7-27-15

Name of Development _____

Applicant A. Gioscia

This checklist is designed to assist applicants as well as the PZC and staff. It is not intended as a substitute for, nor does it contain all of, the information and requirements in the Zoning Regulations and other applicable Town Ordinances and requirements. It is important to note that the Zoning Regulations allow the PZC to waive certain site plan requirements for minor applications where the information is not needed to determine compliance with the Regulations. It is recommended that the Mansfield Director of Planning be contacted if an applicant intends to seek a waiver of certain site plan requirements or if any questions arise. Any requested waivers must be identified on this checklist.

Unless waived by the Planning & Zoning Commission, submitted site plans shall include the following information (for more complete and specific descriptions of site plan requirements, see Article V, Section A.3.d of the Zoning Regulations):

	Included	Not Included	Waiver Requested* (see p. 3)
1. Title block: Applicant and owner's- name, scale, date & all revision dates	<u>✓</u>	_____	_____
2. Original signature/seal of surveyor, landscape architect and/or engineer responsible. Unless waived, survey to be to A-2 standards	<u>✓</u>	_____	_____
3. Location map at 1"=1,000' scale (see Art. V. Sec. A.3.d.4 for more details)	<u>✓</u>	_____	_____
4. Property lines, sq. footage, setback lines, N. arrow, zone(s)	<u>✓</u>	_____	_____
5. Edges of adjacent street, utility poles & underground lines, stone walls, fences, roadside features	<u>✓</u>	_____	_____
6. Names/addresses of abutting property owners, including those across street (for Special Permit property owners, within 500 ft. of site)	<u>✓</u>	_____	_____
7. Existing & proposed buildings, structures, signs, floor plans, buildings on adjacent land that may be affected	<u>✓</u>	_____	_____
8. Existing & proposed contours, quantity of material <u>NA</u> to be added or removed	_____	_____	_____

(con't.)

Statement of use

I would like to add a 36' x 24' single story addition onto an existing residential structure, and convert this space to be utilized as office space for myself on the first floor and rental office space of 572 square feet on the second floor. The existing lot consists of 2.68 acres, only the area now utilizes as yard would be disturbed, this is approximately 1/2 acre. The remaining property would remain heavily wooded. The smallest parking lot allowable would be constructed to the side of the proposed addition.

Rte 195

Connecticut

Edge Of Pavement

Connecticut

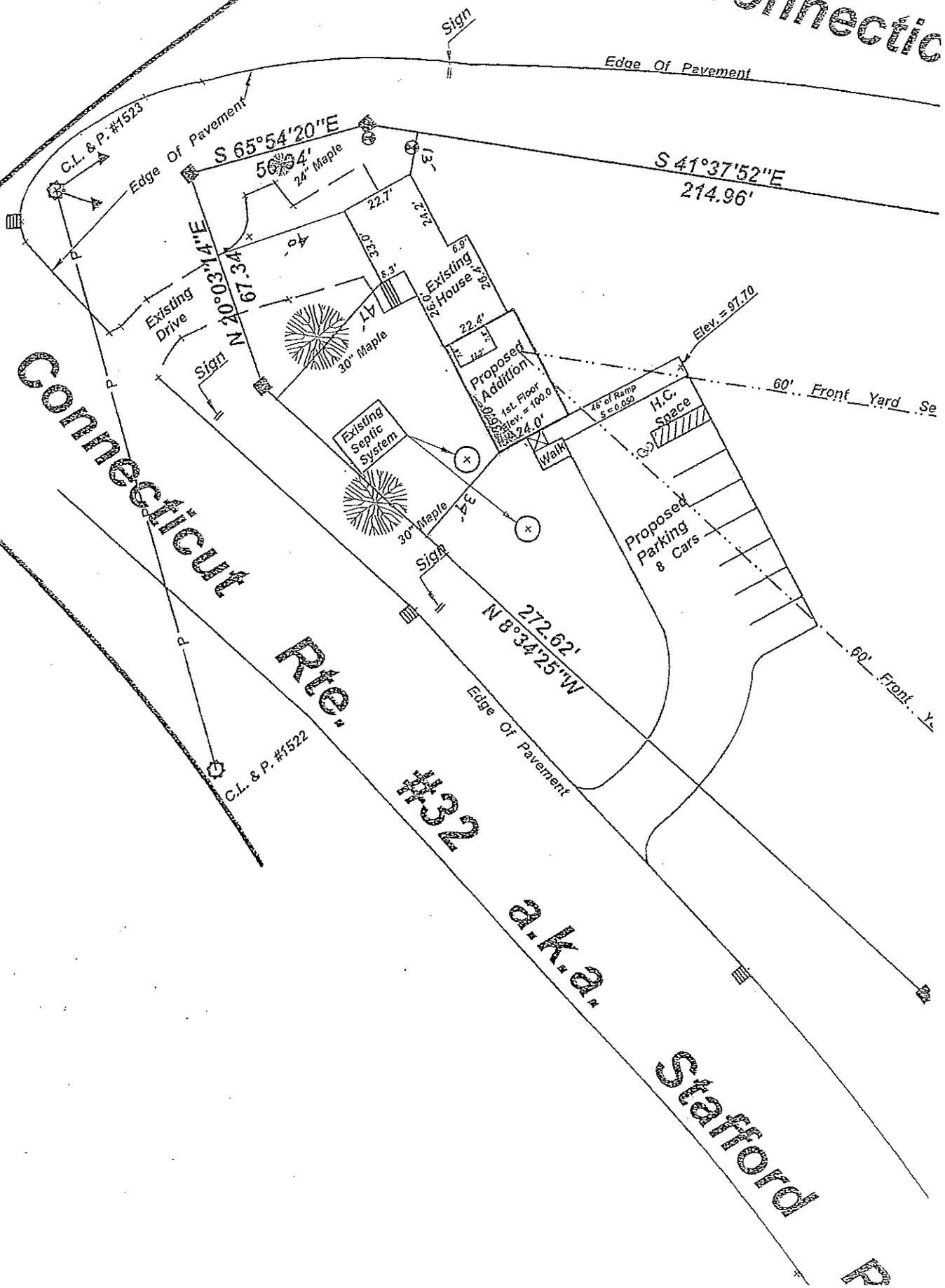
Rte.

#32

a.k.a.

Stafford

P



Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on August 12, 2015 at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Rd, to hear comments on the following application:

7:00 P.M. – Steven Rogers for a Variance of Art VIII, Sec A for a lot line revision that would reduce the setback of a non-conforming structure from 25' to 13' at 93 Old Turnpike Rd.

At this public hearing, interested parties may appear and written communications may be received. No information shall be received after the close of the public hearing. Additional information is available in the Mansfield Town Clerk's Office. Dated July 23, 2015.

Sarah Accorsi
Chairman

PAGE
BREAK

CONNECTICUT FEDERATION OF PLANNING AND ZONING AGENCIES QUARTERLY NEWSLETTER

Summer 2015

Volume XIX, Issue 3

LACK OF DEFINITION DOES NOT MAKE REGULATION VAGUE

A cease and desist order had been issued to a property owner stating that the use of his property as a contractor's yard was a zoning violation. On appeal to the board, the zoning enforcement officer submitted pictures and testimony that showed the property was being used by the property owner as the location for his construction and landscape business. The property owner countered this with evidence that he did not operate his business from the property and that any activity taking place on the property was done either in improving the site for the future use as a business location or in connection with a permitted nursery use. The board dismissed the appeal, thus upholding the cease and desist order.

An appeal to court followed, where the state appellate court upheld the board's decision. It was of no issue that contradicting evidence was presented to the board. The credibility of witnesses and the determination of issues of fact are matters within the province of the administrative board.

The court addressed the issue of whether the zoning regulations were vague because they did not contain a definition of 'contractor's yard.' Whether or not a zoning regulation is vague does not depend on whether each and every term is defined. Instead, the proper test is whether the challenged regulation provides adequate notice as to what activity is prohibited. In this case,

the property owner had been served two cease and desist orders stating that his activities were not permitted. *Ogden v. ZBA, 157 Conn. App. 656 (2015).*

UNIQUENESS OF PROPERTY ALLOWS FOR VARIANCE

An owner of commercial property applied for a variance so that a second floor could be added to the existing building. The claimed hardship was that the existing, one-story building was built with one wall on a property line and two other walls were within setback areas. The owner claimed he could not expand without building within these setback areas. The zoning regulations specifically prohibited the addition of a second floor to a nonconforming building.

The zoning board of appeals granted the variance request in part because, due to the nature of the lot as a corner lot, any second floor expansion would not be possible without the variance. It was noted that most of the neighboring buildings were already two stores in height, thus this expansion would bring this building into character with its neighbors.

The court found this to be a sufficient hardship as it was the unique nature of this lot, together with the imposition of the zoning regulations, which caused the hardship. The fact that the variance went against specific language in the zoning regulations was of no effect. *See E&F Associates LLC v. ZBA, 56 Conn. L. Rptr. 335 (2013).*

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CONNECTICUT FEDERATION OF PLANNING AND ZONING AGENCIES QUARTERLY NEWSLETTER

Summer 2015

Volume XIX, Issue 3

STATE SUPREME COURT DEFINES 'PENDING LITIGATION'

A planning and zoning commission's decision to deny an application to extend a special exception permit was appealed to court, wherein the court sustained the appeal finding that the commission should have approved the extension. No further appeal was taken.

The applicant filed his application again with the commission requesting the extension based upon the court's ruling. At its meeting wherein it was to consider this application, the planning and zoning commission met in executive session to discuss this application as well as existing zoning violations at the property governed by the special exception permit.

The applicant challenged this executive session by filing a complaint with the Freedom of Information Commission. This commission [FOIC] found the executive session violated the Freedom of Information Act as it did not come within any of the exceptions to holding a public meeting, specifically that it was not a meeting to discuss pending litigation.

The FOIC's decision was appealed by the planning and zoning commission, with the appeal finding its way to the State Supreme Court. The Supreme Court ruled that the pending litigation exception to holding a public meeting does not apply where the litigation involved has been concluded by a judgment on the merits nor does it

include the discussion of zoning violations except where actual action is discussed or there is existing litigation related to the discussion. *PZC v. FOIC, 316 Conn. 1 (2015)*.

DONATION BINS ARE PROTECTED SPEECH

A city adopted an ordinance that prohibited the erection or placement of unattended donation bins. When the owner of several of these bins found them to have been removed by the city, litigation followed.

The bins in question were used to collect clothing and shoes to be distributed to the needy in other countries. In striking down the ordinance, the court equated these bins with the same level of constitutional protection given to in-person solicitors. The court explained that "public receptacles are not mere collection points for unwanted items, but are rather silent solicitors and advocates for particular charitable causes." Thus, these bins are given strong constitutional protection equal to political speech. *See Planet Aid v. City of St. Johns, 2015 U.S. App. Lexis 5474 (6th Cir. April 6, 2015)*.

DIGITIZING BILLBOARD EQUALS EXPANSION

The owner of a nonconforming billboard sign sought a zoning permit to allow him to change the existing sign to an electronic sign. The electronic sign would change the advertising image on

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CONNECTICUT FEDERATION OF PLANNING AND ZONING AGENCIES QUARTERLY NEWSLETTER

Summer 2015

Volume XIX, Issue 3

the sign every 6 to 10 seconds. The permit was denied because flashing signs are not permitted and the change of the nonconforming billboard sign to an electronic sign was seen as an expansion of the nonconforming billboard. The zoning board of appeals dismissed the appeal of the permit denial, leading to an appeal to court.

The court affirmed the board's decision that a change to an electronic image that changed frequently could be seen as a flashing sign. It also agreed that such a sign would be an impermissible expansion of the nonconforming billboard as it would be of a different character than the existing sign and thus not be merely 'more of the same'. *Lamar Central Outdoor LLC v. ZBA, 59 Conn. L. Rptr. 907 (2015)*

RELIANCE ON TAX ASSESSOR'S LIST FOR REQUIRED NOTICE

An application for a variance was heard by a zoning board of appeals. The property was located within a homeowner's association where all of the roads were owned by the association. As required by the zoning regulations, notices were mailed to abutting property owners as listed by the town assessor's records. When the variance application was granted, the Association appealed claiming it never received notice by mail even though its roadway abuts the applicant's property.

The court ruled that the fact that the assessor's records did not list the Association as an abutting owner did not

relieve the applicant of his duty to check the land records to insure all necessary property owners were notified. *Arrowhead Point Homeowners Assoc. v. ZBA, 59 Conn. L. Rptr. 909 (2015).*

ANNOUNCEMENTS

Membership Dues

Notices for this year's annual membership dues were mailed March 1, 2015. The Federation is a nonprofit organization which operates solely on the funds provided by its members. So that we can continue to offer the services you enjoy, please pay promptly. The dues for this year remain at \$90.00 with a planned increase for next year.

Workshops

If your land use agency recently had an influx of new members or could use a refresher course in land use law, contact us to arrange for a workshop to be held at your next meeting. At the price of \$180.00 per session for each agency attending, it is an affordable way for your commission or board to keep informed. The price for these workshops includes a booklet for each agency member.

ABOUT THE EDITOR

Steven Byrne is an attorney with an office in Farmington, Connecticut. A principle in the firm of Byrne & Byrne LLC, he maintains a strong focus in the area of land use law and is available for consultation and representation in all land use matters both at the administrative and court levels.

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BOOK ORDER FORM

Name of Agency: _____

Person Making Order: _____

Address: _____

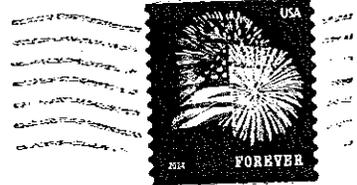
Purchase Order No.: _____

"PLANNING AND ZONING IN CONNECTICUT"	
at \$25.00 each for members	Copies _____ \$ _____
at \$30.00 each for non-members	
"CONNECTICUT ZONING BOARD OF APPEALS"	
at \$20.00 each for members	Copies _____ \$ _____
at \$25.00 each for non-members	
"WORKSHOP BOOKLETS"	
at \$9.00 each for members	
at \$12.00 each for non-members	
Planning & Zoning Commissions	Copies _____ \$ _____
(Newly Combined Edition)	
Zoning Board of Appeals	Copies _____ \$ _____
Inland Wetlands & Watercourses	Copies _____ \$ _____

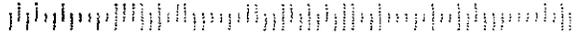
TOTAL DUE: _____

*Please make check payable to:
Connecticut Federation of Planning & Zoning Agencies*

CONNECTICUT FEDERATION OF
PLANNING & ZONING AGENCIES
2B Farmington Commons
790 Farmington Avenue
Farmington CT 06032



Mansfield Planning & Zoning Commission
4 South Eagleville Road
Mansfield, CT 06268



Be Sure Before You Open The Door

Connecticut Water's Customer Protection Program is a first in the industry.

"I love it – I love technology – this is great." Those are the words of a Connecticut Water customer describing the Company's program to protect customers from people posing as water utility workers.

At the heart of the Customer Protection Program is the ability to send an e-mail to customers with a photo of our employee who will be arriving for a scheduled appointment BEFORE they knock on the door! This gives customers peace of mind as they now have certainty the person at their door is a Connecticut Water employee.

Connecticut Water is proud to be leading the industry with this initiative, being the first water utility in Connecticut to offer this, and is seen as a leader among water utilities across the country with this program.

Eric W. Thornburg, Connecticut Water's president and CEO, recalls an incident in December 2013 which was the catalyst for the initiative, when a couple, both senior citizens, in Naugatuck were robbed by men posing as water utility workers. Eric stated, "That incident really troubled us, and we decided we needed to do more to give our customers more information to protect themselves from imposters posing as water company employees." He added, "Our employees fully support this feature because they understand that it helps to enhance our customers' safety and security, and it benefits not just our senior customers, but young people, working parents, and busy families who might fall victim to such scams."

When a Connecticut Water customer calls to schedule an appointment, a customer service representative asks for an e-mail address, which allows us to send an e-mail with a photo of our employee when they are on their way to the appointment.

Connecticut Water will continue to look for innovative ways to protect our customers from imposters.



All Permits in Place for UConn/Mansfield Pipeline

Connecticut Water recently secured the final permit necessary to begin construction of the pipeline from our system in Tolland to Storrs and Mansfield. This will provide a supplemental supply for the University of Connecticut's Storrs campus and serve customers, including projects planned in the Town of Mansfield, consistent with the local plan of conservation and development and the goals of the community.

The extension of Connecticut Water's service area will ensure that there is a long-term public water supplier that can meet the identified needs of the area. Further, it can provide an option for some of the smaller community systems in the area to connect to a public water system to enhance water quality or reliability for residents.

We are working closely with the local community and the University, coordinating the construction plans and communications. Overall, the five-mile long pipeline will be constructed in four segments. Construction began in the Four Corners area of Mansfield (intersection of Route 195 and 44) on July 7. Work in the Four Corners area began first so we could get as much of the construction done in the area closest to the University during the summer months to minimize the impact of the work.

All of Connecticut Water Company's customers benefit as we grow and expand our footprint by extending our systems or through acquisitions of other water systems. As our customer base grows, we have opportunities to spread our fixed costs over a larger customer base, which can help to minimize the impact on rates and reduce future increases.

Construction on the project is expected to take up to 18 months with completion scheduled for the end of 2016. Connecticut Water is launching a project update page on its Web site to keep area residents up to date on lane closures and traffic impacts. You can learn more about the communications efforts on page 1 of this issue or go to www.ctwater.com/projects.



More Than \$6 Million Returned to Our Customers

More than \$6 million has been returned to our customers through a temporary rate reduction over the past year!

The temporary 2-year rate reduction went into effect in April 2014, and since that time an 8.5% credit has been applied to customers' water bills, shown as a separate line item listed as the 'Repair Tax Adjustment' on the water bill.

The temporary reduction is the result of a \$12.4 million refund on federal income taxes paid between 2010 and 2012 stemming from a change in tax rules. Since customers paid the \$12.4 million in taxes through their water rates between 2010 and 2012, Connecticut Water proposed to our regulators a mechanism to return that amount directly to customers. The temporary rate reduction is in effect through April 2016.

The benefits of the tax rule change going forward will reduce the Company's federal income tax expense and offset higher costs elsewhere, such as power and chemicals, property tax, and insurance. Further, the tax change will help us to reduce the size of future rate increases.



2015 Water Infrastructure and Conservation (WICA) Projects Underway

Connecticut Water has another busy pipe replacement program scheduled this year! More than 16 miles of aging or undersized pipe is targeted for replacement through the Water Infrastructure and Conservation Adjustment (WICA) program.

There are several pipe replacement projects underway or planned throughout the state in 2015. Currently we have major projects underway in:

- Naugatuck on Rubber Avenue;
- Farmington on Farmington Avenue (Route 4); and
- Deep River on Main Street (Route 154).

WICA allows water utilities regulated by the Public Utilities Regulatory Authority (PURA) to recover the cost of eligible pipe replacement projects through a surcharge on water bills that can be adjusted every six months. The surcharge is only allowed for completed projects for which customers are already seeing the benefits of improved service reliability and enhanced water quality.

Since 2007, when WICA first became available, Connecticut Water has replaced more than 75 miles of water main with an average age of 75 years. We are already seeing the benefit, in terms of increased reliability and reduced water losses with fewer water main breaks.

We welcome the opportunity to coordinate our WICA pipe replacement projects with local and state officials. No one wants to see a newly paved road torn up for a pipe replacement project.

Contact Dan Lesnieski, our Manager of Infrastructure Rehabilitation, at dlesnieski@ctwater.com or 860-292-2834 to discuss project coordination.

Connecticut Water In the Community

This spring has been busy for Connecticut Water employees as they led events in the community. Some of the highlights: a benefit tag sale and fun day for families in Clinton this June; Company employees led Trails Day hikes in Killingworth and Tolland; and we celebrated 'Duck Day' in Naugatuck. If you have suggestions for a community activity that could benefit from Connecticut Water participation, call Dan Meaney at 860-664-6016 or e-mail dmeaney@ctwater.com.



Meet Craig Patla

Service Delivery and Engineering



Craig Patla and his team of employees in Service Delivery and Engineering have a direct impact on the quality of the water and reliability of service we provide to our customers.

Craig has unique experience that has positioned him well to lead his group of dedicated, skilled employees. He started his career at Connecticut Water 25 years ago in the Engineering department, designing and overseeing water main extensions and water system improvements. Craig has had oversight of the design and construction of numerous projects across the company, including major facilities that will serve our customers' needs for generations to come.

Craig's leadership skills were tapped on a broader scale in 2004 when he took on the day-to-day operation of our Naugatuck and Unionville operations and later our Shoreline operations, based in Clinton. As he developed a strong appreciation for our systems and operations, he advanced to become our Director of Service Delivery; and then was named Vice President of Service Delivery in April 2014.

Craig's success at Connecticut Water stems from his commitment to water quality and service. He states, "As a public water provider, the quality of the tap water we deliver to customers and communities is paramount! There can be no compromises on water quality, as the health and well-being of families depend on it." Craig adds, "Communities depend on our water for public safety and economic development, and we have to build and maintain our systems so the supply is robust and reliable."

Craig also leads our Market Based Services Team, which is responsible for providing services that are not regulated by the Public Utilities Regulatory Authority. These include our Linebacker® Protection Program, as well as other water and wastewater services, such as contract operations and billing to customers and communities.

Craig is a licensed Professional Engineer and lives in Madison with wife, Kate, and their three children.

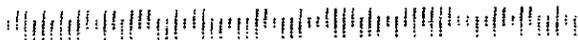
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