

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Monday, September 21, 2015 ▪ 7:00 PM

Or upon completion of Special Inland Wetlands Agency Meeting

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

1. Call to Order

2. Roll Call

3. Approval of Minutes

- a. September 9, 2015 Regular Meeting
- b. September 16, 2015 Field Trip

4. Zoning Agent's Report

5. Public Hearing

7:00 p.m.

Zoning Map Amendment, A. Gioscia, 1708 Stafford Road, PZC File #1335

Memo from Director of Planning and Development

Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336

Memo from Director of Planning and Development

7:15 p.m.

Special Permit Application, Chucks Steak House, 1498 Stafford Road, PZC File#303-2

Memo from Director of Planning and Development

6. Old Business

- a. **Special Permit Application, Chucks Steak House, 1498 Stafford Road, PZC File#303-2**
- b. **Zoning Map Amendment, A. Gioscia, 1708 Stafford Road, PZC File #1335**
- c. **Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336**
- d. **Other**

7. New Business

- a. **Modification Request, Storrs Road Plaza, 131-145 Storrs Road, PZC File#942-2**
Memo from Zoning Agent
- b. **Other**

8. Mansfield Tomorrow | Our Plan ▶ Our Future

- a. Zoning Focus Group Update

9. Reports from Officers and Committees

- a. Chairman's Report
- b. Regional Planning Commission
- c. Regulatory Review Committee
- d. Planning and Development Director's Report
- e. Other

10. Communications and Bills

11. Adjournment

Binu Chandu ▪ JoAnn Goodwin ▪ Roswell Hall III ▪ Gregory Lewis ▪ 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
Tuesday September 8, 2015
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:16 p.m. and appointed Alternates Holt and Westa to act in members absence.

Approval of Minutes:

- a. August 3, 2015 Regular Meeting
Ryan MOVED, Hall seconded, to approve the 08-03-15 minutes as presented. MOTION PASSED with all in favor except Westa who disqualified herself.
- b. August 12, 2015 Field Trip
Holt MOVED, Rawn seconded, to approve the 08-12-15 field trip minutes as present. MOTION PASSED with Holt and Rawn in favor and all others disqualified.

Zoning Agent's Report:

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

Public Hearing:

Special Permit Application, Chucks Steak House, 1498 Stafford Road, PZC File#303-2

Chairman Goodwin opened the Public Hearing at 7:17 p.m. Members present were Goodwin, Chandy, Hall, Rawn, Ryan, Ward and Alternates Holt and Westa both of whom were appointed to act. Linda Painter, Director of Planning and Development read the Legal Notice as it appeared in The Chronicle on 8/25/15 and 9/2/15 and noted the following memos in addition to the applicant's submissions: a memo from Linda Painter, Director of Planning and Development, dated September 2, 2015; memos from Fran Raiola, Deputy Fire Chief/Fire Marshal dated August 26, 2015 and September 2, 2015; a memo from Sherry McGann, Sanitarian II with Eastern Highlands Health District, dated August 31, 2015; an email from Attorney Dorian Famiglietti clarifying seating capacity, number of parking spaces and the patio will not be covered, dated September 1, 2015.

Attorney Dorian Famiglietti, representing the applicant, stated that the Applicant would like to table the hearing and make a full presentation at the next meeting on September 21, 2015. She reported that the Applicant and the adjoining Condominium Association are very close to agreement and two weeks will give them sufficient time to finalize the agreement and prepare new plans.

Two members of the public, who indicated they could not be present at the 09/21/15 meeting, offered comments.

William Cook, Forest Road, would like to see some method of controlling the noise that travels to his neighborhood, suggesting maybe vegetation around the deck would act as a sound buffer.

Rick Simoniello, 202 Forest Road, expressed concern with live music on the deck and the effect it will have on area residents.

At 7:25 p.m. Holt MOVED, Ryan seconded, to continue this public hearing to the 9/21/15 meeting. MOTION PASSED UNANIMOUSLY.

Old Business:

a. Special Permit Application, Chucks Steak House, 1498 Stafford Road, PZC File#303-2

Tabled pending continued public hearing on 9/21/15.

b. Request for Site Modification, OMS Development LLC, 1659 Storrs Road, PZC File #1319

Attorney Samuel Schragger reviewed the changes requested in this modification.

Chandy MOVED, Ryan seconded, that the PZC authorize the Chairman and the Zoning Agent to approve the 8/18/15 site modifications of OMS Development, 1659 Storrs Road, as requested in the application submittals, because the requested modifications will not substantially alter the Commission's 9/16/13 special permit approval. This approval is conditioned upon the following:

1. An agreement satisfactory to the staff and PZC Chairman shall be filed on the land records, which formalizes the applicant's responsibility to construct a sidewalk extending northerly from the Storrs Road driveway to the site's property line;
2. The specific planting material to be used in the landscape island on the south side of the building shall be added to the plans. The plans shall also be revised to depict the required traffic control signs relocated within said island and;
3. The van-accessible handicapped space shall be restriped to the satisfaction of the Zoning Agent.

MOTION PASSED UNANIMOUSLY.

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

Members discussed the September 2, 2015 memo from the Director of Planning and Development with the subject "Text and Map Changes to the Mansfield Tomorrow Plan of Conservation and Development." Members agreed with the proposed revisions and added the following additional revisions to the Future Land Use Map (Map 8.3):

- Remove lot lines from the map.
- Add the following notes to the map and reformat to list notes on a separate page if necessary:
 - *UConn Land*-Add a note that acknowledges the Town's lack of planning and zoning jurisdiction over state property and indicates that the future land use designations shown on the map represent the Town's preference for how the land should be used but are not binding on the state, including university-owned properties.
 - *Depot Campus*-Add a note that acknowledges UConn's plans for development of a sustainable village at the Depot Campus and indicates the site as a potential location for a new multi-purpose arena given its location at the intersection of two state roadways.
- *ECSU Recreation Fields*: Add an "ECSU" label to the parcel to identify it as university property.
- *Northwood Road*: Change the UConn property (Northwood Residence Halls) from Institutional to Compact Residential-Transitional and change the three single-family homes from Compact Residential to Compact Residential-Transitional.
- *Hunting Lodge Road between North Eagleville Road and Separatist Road and Separatist Road between Hunting Lodge Road and Cheney Drive*: Change properties on the east side of the road from Compact Residential to Rural Residential/Agricultural/Forestry with the exception of the Orchard Acres apartment complex property (Cheney Drive) and UConn properties at intersection of Hunting Lodge Road and North Eagleville Road.

- *East Side of Storrs Road south of Route 6:* Change from Rural Residential/Agricultural/Forestry to Mixed Use Center. This change would be consistent with the current Planned Business/Mixed Use designation in the 2006 POCD and with the existing land use of bank/office use.
- *Riverview Road.* Change Riverview Road from Compact Residential to Rural Residential/Agricultural/Forestry and overlay the Flood Zone wherever applicable.
- *Circle Drive/Overlook Drive/Clearview Drive:* Change the designation of properties on Circle Drive, Overlook Drive and Clearview Drive from Compact Residential to Rural Residential/Agricultural/Forestry.

Members also discussed the recommended addition of a new Figure 8.2 as noted in Painter's memo. This figure would be a map to illustrate the extent of UConn land holdings in Mansfield. The map should highlight UConn-owned properties, and may include recommended future land use designations (only for UConn properties) if such graphic depiction would help to highlight preferred land use.

Discussion of the Director of Planning's September 2, 2015 memo concluded and the following motion was put forward:

Chandy MOVED, Holt seconded, to adopt by Resolution, the Mansfield Tomorrow: Plan of Conservation and Development as the updated Plan of Conservation and Development for the Town of Mansfield effective October 8, 2015. This new Plan, which replaces the Town's 2006 Plan of Conservation and Development, was prepared pursuant to the provisions of C.G.S. Sec. 8-23. The adopted Plan includes information on Mansfield's history, demographics, natural and manmade resources, housing and economic conditions, infrastructure, and land use patterns. The Plan also identifies a vision for Mansfield's future and a series of sustainability principles, policy goals, strategies and actions to achieve that vision. The adopted Plan is consistent with the State of Connecticut's 2013-2018 Conservation and Development Policies Plan, the 2014-2024 Regional Plan of Conservation and Development for the Capitol Region Council of Governments and the 2010 Windham Region Land Use Plan.

December 2014 public hearing draft of the Plan was presented at a Public Hearings on May 18, 2015 and June 1, 2015. Based on the comments received as part of those hearings, the Commission identified several revisions to the Plan which are hereby incorporated into this adoption action as specified in the September 2, 2015 memo from the Director of Planning and Development with the subject "Text and Map Changes to the Mansfield Tomorrow Plan of Conservation and Development", as amended at the September 8, 2015 meeting of the Planning and Zoning Commission. These revisions consider the changes requested by the Town Council in their endorsement action of April 27, 2015.

The Commission hereby authorizes its Chair, with staff assistance, to approve final text and mapping incorporating the approved revisions to the "Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)." MOTION PASSED UNANIMOUSLY.

d. Design Review Panel Vacancy

Members spoke with Applicant Ted Wrubel and after a brief discussion about his background, Holt MOVED, Ryan seconded, to appoint Ted Wrubel to the Design Review Panel. MOTION PASSED UNANIMOUSLY.

e. Interpretation of Article 8, Section B.6.a, Lot Area Exception

After discussion, Rawn MOVED, Hall seconded, to find that the prohibition on including easement areas within the minimum required buildable area as described in Article 8, Section 6.a does not include common driveway easements when the common driveway is facilitating a cluster design or being implemented as a way to retain rural character along the main road by limiting curb-cuts. MOTION PASSED UNANIMOUSLY.

- f. **Zoning Map Amendment, A. Gioscia, 1708 Stafford Road, PZC File #1335**
Tabled Pending a 9/21/15 Scheduled Public Hearing.
- g. **Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336**
Tabled Pending a 9/21/15 Scheduled Public Hearing.

New Business:

- a. **Modification of Subdivision BAE/DAE, J. & C. Loukas, 46 Jonathan Lane, PZC File #1113**
Westa MOVED, Holt seconded, that the Planning & Zoning Commission approve the proposed revision to the Development Area Envelope and the Building Area Envelope for Lot 8 of the Wild Rose Estates Subdivision, as described in the 8/25/15 request from J. & C. Loukas, and shown on a plan dated 8/25/15. This revision will not significantly affect neighboring properties, natural or manmade features or the overall character of the subdivision. This action shall be noticed on the land records by the applicants. MOTION PASSED with all in favor except Goodwin who was opposed.
- b. **Request for Extension of Special Permit, United Services, Inc., North Frontage Road, PZC File #1302**
HOLT MOVED, Ryan seconded, that the PZC approve a one-year extension, until September 19, 2016, of the special permit granted to United Services, Inc., for the construction of an office building and associated site development on North Frontage Road. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow:

The Director of Planning and Development stated that the draft Zoning Regulations have been sent to HUD and it has accepted the draft and closed out the grant. This will allow the Commission to take as much time as it deems necessary to review the draft regulations and hold a public hearing. Painter anticipates having draft copies of the Zoning Regulations to the Commission by the next meeting.

Reports from Officers and Committees:

- The Chairman noted a field trip was set for 9/16/15 at 2:00 p.m.
- Susan Westa noted that she will be unable to attend the next CROG meeting.
- The Director of Planning and Development called to the Commission's attention the following items: UConn Stage 2 Water Advisory; UConn MOA distributed tonight; NextGen Fiscal Impact Study is available on line; CLEAR Advanced Training is available; the Route 275 Bridge over the Willimantic River will be closing September 21st; and an invite to the DPH Health Conference focusing on how Planning and Zoning Commissions can help promote healthy communities.

Communications and Bills:

Noted.

Adjournment:

The Chair declared the meeting adjourned at 8:46 p.m.

Respectfully submitted,

Vera S. Ward, Secretary

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
SPECIAL MEETING – FIELD TRIP
September 16, 2015

Members present: JoAnn Goodwin (Item 1), Paul Aho, Katherine Holt, Bonnie Ryan
Conservation: Grant Meitzler (Item 2)
Staff present: Jennifer Kaufman (Item 2), Linda Painter (item 1)

The field trip began at approximately 2:00 p.m.

P1335 & P1336 – A. Gioscia, 1708 Stafford Road – Map Amendment and Special Permit
Members were met on site by property owner Anthony Gioscia. Members observed current conditions, and site characteristics. No decisions were made.

W1556 – T. Wassenberg, Woodland Road and Wildwood Road, 2 lot subdivision
Members observed current conditions, and site characteristics. No decisions were made.

W1557 – C. L. Niarhakos, 101 East Road, 3 lot re- subdivision
This site visit was cancelled, all parties were notified earlier in the day. No site visit took place.

The field trip ended at approximately 3:10 p.m.

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Department of Planning and Development

Date: September 17, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director
Subject: Anthony Gioscia – (File 1335)
Zoning Map Amendment
1708 Stafford Road

Project Overview

Applicant: Anthony Gioscia
Property Location: 1708 Stafford Road
Existing Zoning: RAR-90
Proposed Zoning: NB-1
Property Size: ±2.68 acres
Project Description: The applicant is requesting to change the zoning designation of the subject property from RAR-90 (Rural Agricultural Residence 90) to NB-1 (Neighborhood Business 1).

Overview of Zoning Amendment Process

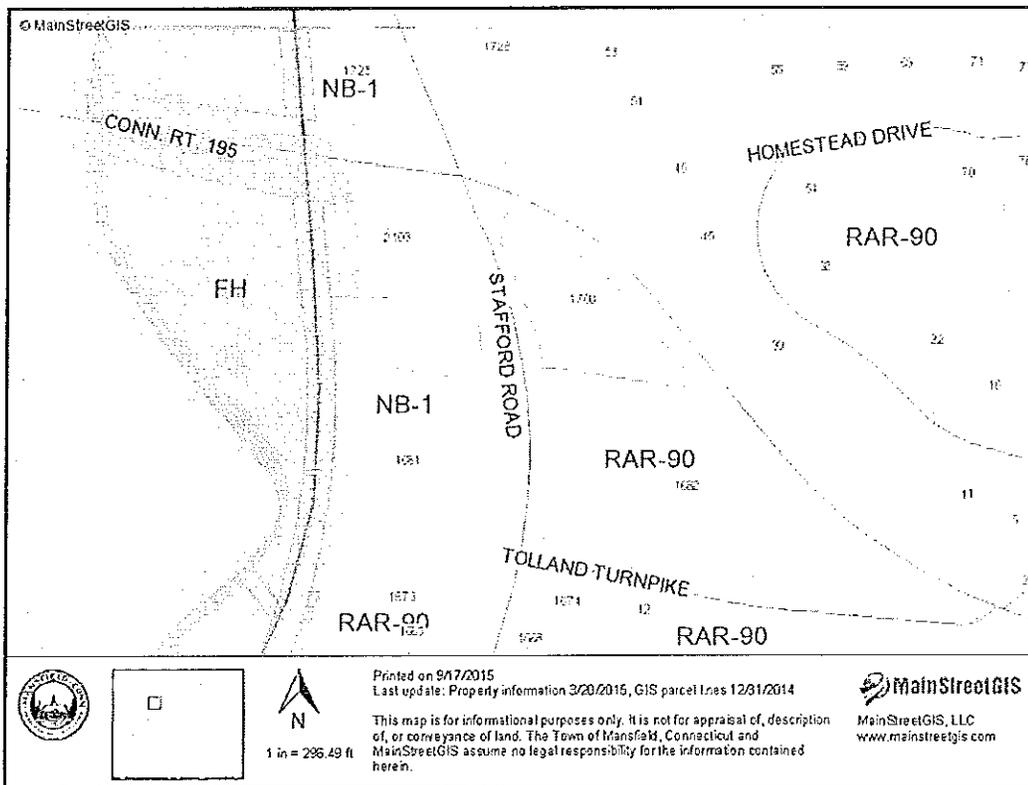
My review comments are based on application submissions, consideration of existing Zoning Regulations, Mansfield's Plan of Conservation and Development, State and Regional land use plans and professional conclusions regarding the merits of the proposed zoning map amendment. My comments must be reviewed with respect to testimony and information presented at the September 21st Public Hearing and any subsequent continuations and the Commission's collective knowledge of the Town's needs and desires. No new information should be received from the applicant or the public after the close of the Public Hearing process. It is important to note that unless extensions are authorized, the public hearing must be closed by October 26, 2015. The Commission must make a decision on this application within 65 days of the close of the Public Hearing. Collective reasons for the Commission's decisions should be clearly documented.

As with any proposed zoning map amendment, the PZC must weigh anticipated public and private benefits versus anticipated public and private costs. The Commission has the legislative discretion to determine what is best for the community as a whole, and the Zoning Regulations and Map can and should be

modified to meet changing circumstances, Plan of Conservation and Development goals, objectives and recommendations or to address a recognized public need. Section 8-2 of the Connecticut General Statutes and Articles I and XIII of the Zoning Regulations provide information on the legislative framework within which PZC decisions must be made. Section 8-3a of the Connecticut General Statutes requires that the Commission making a finding regarding consistency with the Plan of Conservation and Development.

Description of Proposed Amendments

The applicant is proposing to expand the NB-1 zone to include the property located at the southeast corner of the intersection of Storrs Road (Route 195) and Stafford Road (Route 32) from RAR-90 to NB-1. The property is currently developed with a single-family house. As shown on the map below, there is an existing NB-1 zone located on the west side of Stafford Road that includes the Exxon-Mobil gas station and convenience store and vacant property to the south along Stafford Road and the bus garage located on the north side of Storrs Road.



Consistency with the Plan of Conservation and Development

The subject property is designated as low-density residential in the 2006 POCD; however, the future land use designation has been changed to Rural Commercial in the new Mansfield Tomorrow Plan of Conservation and Development, which was adopted by the Commission on September 8, 2015 and will become effective on October 8, 2015. Due to the character of the area and the location of the property at the intersection of two main arterial roads, the Commission changed the designation from residential to commercial.

This application for rezoning was submitted in anticipation of the adoption of the new POCD. After consulting with the Town Attorney, I advised the applicant that while he could submit the application in advance of the adoption of the new POCD, we would not hold the public hearing until after it was adopted. Additionally, if the Commission approves the application, the zone change could not become effective until after the effective date of the POCD to ensure that the zone change is consistent with the POCD.

Consistency with State and Regional Land Use Plans

2013-2018 Conservation and Development Policies for the State of Connecticut

As of the date of this memo, staff had not received formal comments from the Capitol Region Council of Governments regarding consistency with state and regional land use plans. I expect to receive their comments prior to the public hearing on September 21, 2015.

Approval Criteria

Pursuant to Article XIII, Section D, the Commission must determine that the applicant's proposal will promote the public's health, safety, property values and general welfare. As discussed in the applicant's Statement of Justification, the intersection of Stafford and Storrs roads is a very busy location that has commercial uses on two of the four corners. The northeast corner of the intersection, which is also designated as residential, differs from the subject property in that it is comprised of a residential subdivision where houses back up to the two arterial roads. The subject property, however, was developed much earlier and has the house located close to the intersection and facing Stafford Road. As such, the proposed change in zoning is not expected to negatively impact the public health, safety, welfare or property values.

Furthermore, the Commission is required to make the following findings:

1. *The proposal is complete and contains all required information.*

Pursuant to Article XIII, Section B, the applicant submitted an application form with accompanying statements of justification and a map of the lot to be rezoned signed and sealed by a surveyor; this map included properties within 500 feet of the subject property. No easements, wetlands, or watercourses were depicted on the subject map; the applicant should confirm as part of the public hearing that none of these features exist on the subject property. The applicant should also confirm that the improvements shown on the map represent proposed improvements, not the actual development of the property as it is today. Lastly, the application did not include checks for the application fee or required map; however, both were received.

2. *The proposal is consistent with the goals, policies and recommendations contained within the Mansfield Plan of Conservation and Development. This finding shall be stated on the record, pursuant to Section 8-3a of the State Statutes.*

As noted in this report, this application was reviewed for consistency with the newly adopted POCD due to the timing of the application and the change in future land use designation to Rural Commercial. In addition to conformance with the new future land use designation of Rural Commercial, the proposed change helps to implement Goal 6.1: "Mansfield has balanced economic development efforts with sensitivity to preserving the town's unique blend of rural character and college town amenities to create an attractive location for businesses, workers, and residents." Goal 6.1, Strategy B, Action 2 states: "Allow for small-scale commercial businesses and development in

the King Hill Road, Route 32/Route 195, Mansfield Depot and Mansfield Center areas.” Scale of the proposed redevelopment will be reviewed as part of the related special permit application, at which time restrictions on connections to the public water system will also be addressed.

Any approval motion should include an effective date after October 8, 2015 to ensure consistency with the POCD in effect at the time the zoning change becomes effective.

3. *The proposal is consistent with the expression of regulatory intent and purpose contained in the provisions of Article I of these regulations and Section 8-2 of the Connecticut General Statutes, as amended.*

As described in Article I of the Regulations, the zoning regulations have been designed to meet the Town’s statutory responsibilities as outlined in the Connecticut General Statutes, as well as several purpose statements, including the protecting the community’s health, safety and welfare, providing for orderly growth, protecting character and property values, encouraging safe and efficient vehicular and pedestrian circulation, encouraging a variety of housing and economic development opportunities and encouraging appropriate and compatible use of land within the various districts and throughout the town.

Given the character of the area and the type of uses and limitations on scale of development in NB-1 zones, the proposed change is consistent with the purpose of the Zoning Regulations and with Section 8-2 of the Connecticut General Statutes, as amended.

4. *Any proposal to revise the Zoning Map has comprehensively considered: the size and physical characteristics of the subject area; the character and supply of land currently zoned in the subject classification; and the effect of the proposal on existing land uses in the surrounding area.*

As described in this memo, the proposed change would expand an existing NB-1 classification. Due to the character of the intersection, this change is not expected to have any detrimental impacts on properties in the surrounding area. It should also be noted that restrictions on connection to the new public water system will be addressed as part of the special permit review in accordance with the requirements of the DEEP permit for the Connecticut Water Company pipeline extension.

Summary

The proposed Zoning Map amendment presents a policy issue for the Commission’s legislative discretion. Subject to any Public Hearing comments, my review indicates that the following items should be addressed by the applicant prior to the close of the public hearing:

- Confirmation and clarification of map submitted as part of the application as described in this memo
- Submission of a copy of the information sent to neighboring property owners to demonstrate conformance with the requirements of Article 13, Section C of the Zoning Regulations.

Furthermore, any approval motion should include an effective date after October 8, 2015 as this application was reviewed for consistency with the newly adopted Mansfield Tomorrow Plan of Conservation and Development, not the 2006 POCD.

NOTES

- The analysis and recommendations contained in this report are based on the following information submitted by the applicant:
 - Application to Amend the Zoning Map submitted July 27, 2015 and received by the PZC on August 3, 2015, including:
 - Statement of Justification
 - Map of subject property prepared by Stanley W. Szeszowicki, Registered Land Surveyor, dated July 24, 2015
 - Property Legal Description
- Neighborhood Notification Forms are required to be sent to property owners within 500 feet of the subject property at least 10 days in advance of the scheduled public hearing. Pursuant to Article XIII, Section C, the notice must include the Statement of Justification, a map showing the subject zone change area, the date and time of the scheduled public hearing and the fact that the subject plans are on file in the Mansfield Planning Office. Copies of Article XIII, Section D (Approval Considerations) and E (Adoption/Protests) must also be included in the notice. As of the date of this report, staff had received copies of the notification forms and certified mail receipts, however, we had not received copies of the attachments. Pursuant to an email received from the applicant on September 17, 2015, he confirmed that he had sent the required attachments and indicated that he will submit documentation as to the package of information mailed prior to the public hearing.
- The Public Hearing on this item will be opened on September 21, 2015 and must be closed by October 26, 2015 unless a written extension is granted by the applicants.
- Before rendering a decision, the Planning and Zoning Commission must consider other referral reports and public hearing testimony. A decision must be made within 65 days of the close of the Public Hearing unless the applicants grant a written extension.

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Department of Planning and Development

Date: September 17, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director *LMP*
Subject: Anthony Gioscia – (File 1335)
Special Permit-Proposed Office
1708 Stafford Road

Project Overview

Applicant: Anthony Gioscia
Property Location: 1708 Stafford Road
Existing Zoning: RAR-90
Proposed Zoning: NB-1
Property Size: ±2.68 acres
Project Description: The applicant is requesting Special Permit approval to allow an office use in an NB-1 zone (see memo on File 1335 regarding application to change the zoning of the property from RAR-90 to NB-1).

The applicant is in the process of updating the site plan based on comments received from staff, particularly with regard to missing information. An updated site plan/map checklist has also been submitted (see attached) requesting the waiver of specific information. Staff recommends that the public hearing be opened as scheduled and continued/tabled to allow time for staff to review the revised plan upon receipt. However, it would be helpful for the Commission to review the requests to waive submittal of specific information on the site plan and provide an indication of whether such information should be provided after the hearing is opened.

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MAP CHECKLIST

FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File # P1335

Date 9/17/15

Revised

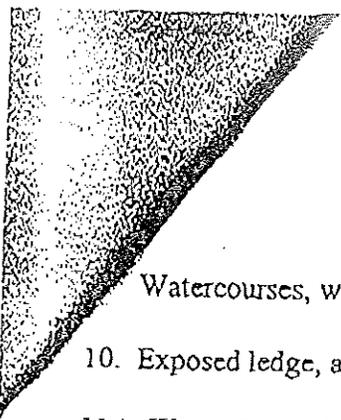
Name of Development _____

Applicant Anthony Gioscia 1708 Standard Rd

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	✓	_____	_____
2. Original signature/seal of surveyor, landscape architect and/or engineer responsible. Unless waived, survey to be to A-2 standards	✓	_____	_____
3. Location map at 1"=1,000' scale (see Art. V. Sec. A.3.d.4 for more details)	✓	_____	_____
4. Property lines, sq. footage, setback lines, N. arrow, zone(s)	✓	_____	_____
5. Edges of adjacent street, utility poles & underground lines, stone walls, fences, roadside features	✓	_____	_____
6. Names/addresses of abutting property owners, including those across street (for Special Permit property owners, within 500 ft. of site)	✓	_____	_____
7. Existing & proposed buildings, structures, signs, floor plans, buildings on adjacent land that may be affected	✓	_____	_____
8. Existing & proposed contours, quantity of material to be added or removed	✓	_____	_____



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

Anthony Gioscia
(PRINT) Name of individual completing this form

[Signature]
Signature

9/17/15 Revised
Date

ion 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.)

Because of the very small size of this project, as well as the limited scope, and the fact the parking area will be gravel, several items on the map checklist are not included, and three items I would like to request a waiver for.

9. No watercourses, wetlands, flood hazard areas, or aquifers exist on the property.

10. No exposed ledge, or areas shallow to bedrock exist.

12B No existing or proposed easements, or rights to drain exist.

12C I would like to seek a waiver for the requirement that sediment and erosion controls be included in the map detail. Very little will be disturbed on this property, we would like to use commonly accepted erosion controls. For example a silt fence during excavation for the small addition, and a silt fence and hay bales during excavation of the entrance of the parking lot.

13B No outside storage and refuse area will exist, no fuel or chemical tanks will exist other than a residential size propane tank behind the proposed addition.

14 I would like to request a waiver regarding the landscape map requirement. Most of this 2.68 acre parcel will remain heavily wooded. We will add additional plantings near the small parking area as required.

15. I would like to request a waiver for the requirement that the map include lighting detail. Limited lighting will be installed according to code; no excess lighting will be used.

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Department of Planning and Development

Date: September 17, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director *LMP*
Subject: Chuck's Steakhouse – (File 303-2)
Special Permit Application for Outdoor Seating Patio
1498 Stafford Road

This memo serves as a supplement to my September 17, 2015 report. The applicant will be presenting some minor revisions to the plan at the public hearing on Monday evening based on their negotiations with the adjacent condominium association. Additionally, they have submitted different lighting fixtures in place of the floodlights originally proposed (see attached). I have also attached an email from the applicant's representative that was referenced in my earlier memo but not included in the packet.

PAGE
BREAK

Jessie Richard

Subject: FW: Chuck's Steakhouse

From: Famiglietti, Dory [<mailto:DFamiglietti@kkc-law.com>]
Sent: Tuesday, September 01, 2015 4:17 PM
To: Linda M. Painter <PainterLM@mansfieldct.org>
Cc: Kevin F. Filchak <FilchakKF@mansfieldct.org>; Curt B. Hirsch <HirschCB@mansfieldct.org>
Subject: RE: Chuck's Steakhouse

Linda,
I just double checked with my client and he confirmed that the restaurant has a maximum seating capacity of 268. He also confirmed that they have 150 parking spaces, which includes 4 handicapped spaces (2 in front of the building and 2 at the rear of the building).
I am following up with my client regarding the lighting plan and will get it to you as soon as I receive it.
I sent out the certified mailings to abutters on Friday. I'll drop off the receipts and a copy of what was mailed before the end of the week.
Also, with regard to your question about whether the patio would have a roof – it will not.

Please let me know if you need any more information.

Dory

 KCC <small>KARAH KUMINSKY & CAPOSSALA LLP</small>	Dorian R Famiglietti Attorney 22 Professional Park Road Storrs, CT 06268 (860) 812-1765 Office (860) 487-1786 Fax DFamiglietti@kkc-law.com
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From: Linda M. Painter [<mailto:PainterLM@mansfieldct.org>]
Sent: Tuesday, September 01, 2015 2:53 PM
To: Famiglietti, Dory
Cc: Kevin F. Filchak; Curt B. Hirsch
Subject: Chuck's Steakhouse

Hi Dori-

I was writing my report today and wanted to check on a couple of items:

- Please confirm seating capacity in the restaurant for purposes of calculating required parking. I used seating information provided as part of the 2009 application but would like confirmation that those numbers are correct.
- Number of parking spaces – please confirm the existing number of parking spaces.
- Lighting Information-your application indicates that additional information on lighting would be provided prior to the public hearing however, we have not received anything to date.
- Neighborhood notices-as a reminder, we need a copy of the notice and information sent to the neighbors as well as certified mail receipts.

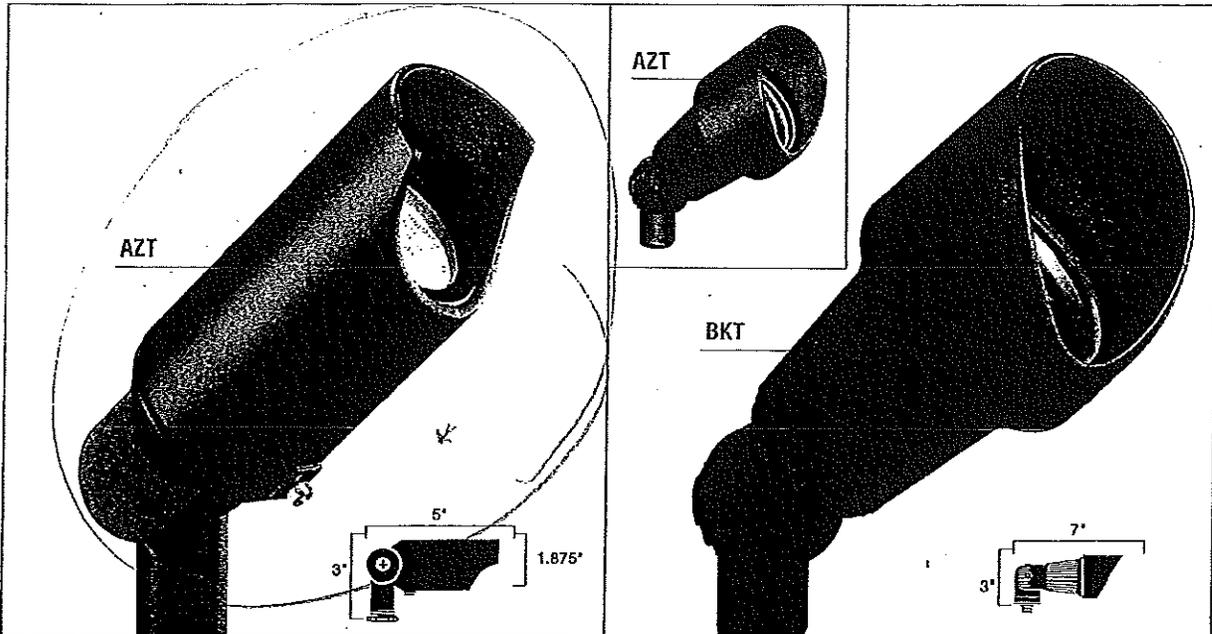
Due to the holiday on Monday, our PZC packet will be going out tomorrow.

Linda

Linda M. Painter, AICP
Director of Planning and Development
Town of Mansfield

Telephone: 860.429.3330
Fax: 860.429.6863
Email: painterlm@mansfieldct.org

INCANDESCENT / LED 12V HYBRID ACCENT



15398 AZT - MICRO ACCENT - MR-11 ACCENT LIGHT 15309 AZT, BKT - ACCENT LIGHT

Description	Our smallest incandescent (1 7/8") accent light. Recommended for up or down narrow spot lighting, cross-lighting and grazing for specialty applications.	Accent light for up or down spot lighting, cross-lighting and grazing.
Ordering Guide & Finish	15398 AZT - Textured Architectural Bronze	15309 AZT - Textured Architectural Bronze 15309 AZT 12 - Same as 15309 AZT. Bulk packed in 12 (unbreakable master). 15309 BKT - Textured Black
Housing	Cast Aluminum. Heat-resistant glass is fully sealed.	Cast Aluminum. Heat resistant flat glass lens is fully sealed.
Lamp Base	12V Incandescent bi-pin, high temperature porcelain socket	12V Incandescent bi-pin, high temperature porcelain socket
Supplied Lamp	Lamp not supplied unless noted	20-W(VA) MR-16 Halogen light source
Incandescent Lamp Options	Power usage at 12V AC input VA MAX: 35-W(VA) MR-11 <i>50W MR-16</i> 20-W(VA) Max. Canada see page 161	Power usage at 12V AC Input VA MAX: 35-W(VA) MR-16 35-W(VA) MR-11 see page 161
LED Lamp Options	N/A	4W (18000-18011) see page 159 Compares to 20W Halogen
Wiring	36" of usable #18-2, SPT-1-W leads. Cable connector supplied	40" of usable #18-2, SPT-1-W leads. Cable connector supplied. 12V
Mounting Acces. Included	8" In-ground stake	8" In-ground stake
Optional Mounting Accessories	15601 - Surface Mounting Flange 15607 - Surface Mounting Flange 15609 - Junction Box Mounting Bracket	15647 - 90° Elbow 15649 - Stem Coupler 15645, 15656, 15657, 15658 or 15570 - Stems
Optional Lens Accessories	15631 BL - Blue Filter 15632 LIN - Linear Lens 15633 FRO - Frosted Lens 15634 BK - Louver	
Notes	See page 200 for photometrics	See page 200 for photometrics

Denotes fixture is compatible with incandescent or LED lamps.

INCANDESCENT / LED 12V HYBRID ACCENT

Bare Lamp - Halogen, continued



Horizontal Surface

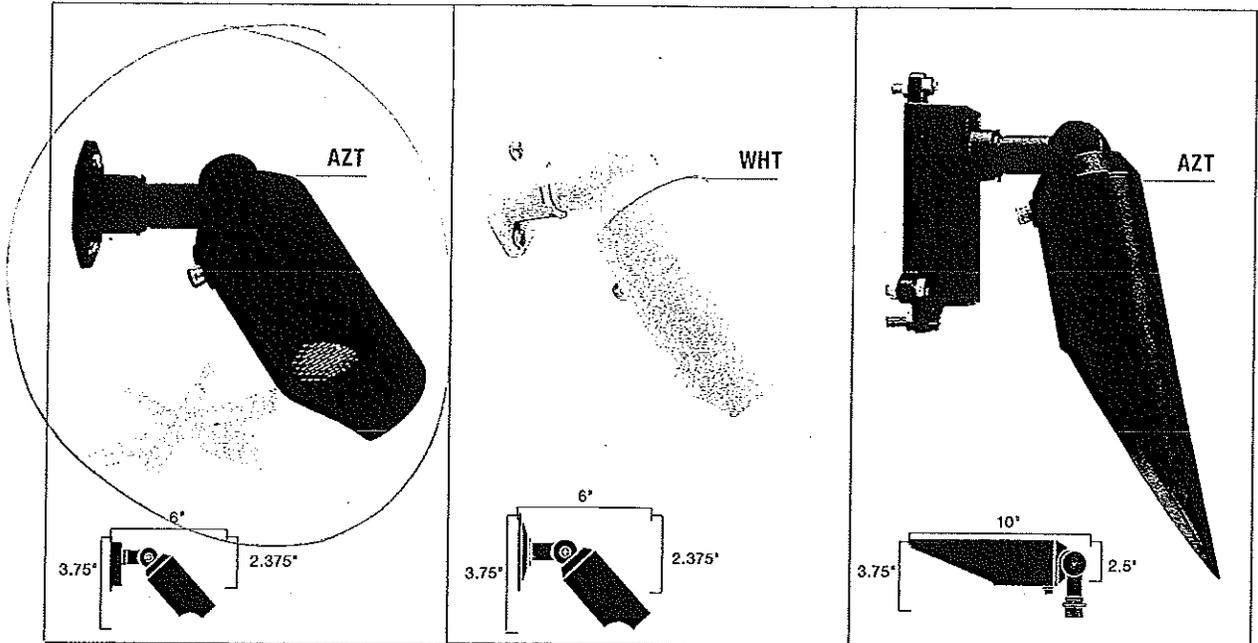
Vertical Surface



Fixture	Beam Type	Beam Spread	Rated Life	CBCP	Horizontal Surface						Vertical Surface																				
					MH	FC	L	W	0 degrees	30 degrees	30 degrees				45 degrees				60 degrees												
										FC	L	W	D	FC	X	L	W	FC	X	L	W	D	FC	X	L	W					
42W MR16 Halogen	VNSP	9°	3500	12300	8	192	1.3	1.3	125	1.7	1.6	4	96	6.9	2.6	1.3	272	4.0	1.3	0.9	7	163	4.0	1.5	1.3						
					10	123	1.6	1.6	80	2.1	1.8	5	62	8.7	3.2	1.6	174	5.0	1.6	1.1	8	125	4.6	1.7	1.5						
					12	85	1.9	1.9	55	2.6	2.2	6	43	10.4	3.8	1.9	121	6.0	1.9	1.3	9	99	5.2	1.9	1.6						
					14	63	2.2	2.2	41	2.9	2.5	7	31	12.1	4.5	2.2	89	7.0	2.2	1.6	10	80	5.8	2.1	1.8						
					16	48	2.5	2.5	31	3.4	2.9	8	24	13.9	5.1	2.5	68	8.0	2.5	1.8	11	66	6.4	2.3	2.0						
50W MR16 Halogen	NSP	10°	6000	9100	6	253	1.6	1.6	164	2.1	1.8	3	126	5.2	3.3	1.6	357	3.0	1.6	1.1	6	164	3.5	1.1	0.9						
					8	142	2.1	2.1	92	2.8	2.4	4	71	6.9	4.4	2.1	201	4.0	2.1	1.5	7	121	4.0	1.4	1.2						
					10	91	2.6	2.6	59	3.5	3.0	5	46	8.7	5.6	2.6	129	5.0	2.7	1.9	8	92	4.6	1.8	1.5						
					12	63	3.2	3.2	41	4.2	3.6	6	32	10.4	6.7	3.2	89	6.0	3.2	2.2	9	73	5.2	2.1	1.8						
					14	46	3.7	3.7	30	4.9	4.3	7	23	12.1	7.8	3.7	66	7.0	3.8	2.6	10	59	5.8	2.5	2.1						
50W MR16 Halogen Lensed	NFL	25°	6000	3200	4	200	1.8	1.8	130	2.4	2.0	2	100	3.5	4.2	1.8	285	2.0	1.9	1.3	4	130	2.3	1.2	1.0						
					6	89	2.7	2.7	68	3.6	3.1	3	44	5.2	6.2	2.7	126	3.0	2.8	1.9	5	83	2.9	1.8	1.5						
					8	50	3.5	3.5	32	4.8	4.1	4	25	6.9	8.3	3.5	71	4.0	3.7	2.5	6	58	3.5	2.4	2.0						
					10	32	4.4	4.4	14	7.2	6.1	5	16	8.7	10.4	4.4	45	5.0	4.7	3.1	7	42	4.0	3.0	2.6						
					12	22	5.3	5.3	11	10.2	8.4	6	11	10.4	12.5	5.3	31	6.0	5.6	3.8	8	32	4.6	3.6	3.1						
50W MR16 Halogen Lensed	FL	40°	6000	1700	3	189	2.2	2.2	123	3.0	2.5	2	53	3.5	9.7	2.9	150	2.0	3.4	2.1	3	123	1.7	2.0	1.7						
					4	106	2.9	2.9	69	4.1	3.4	3	24	5.2	14.5	4.4	67	3.0	5.0	3.1	4	69	2.3	3.0	2.5						
					6	47	4.4	4.4	31	6.1	5.0	4	13	6.9	19.3	5.8	38	4.0	6.7	4.1	5	44	2.9	4.1	3.4						
					8	27	5.8	5.8	17	8.1	6.7	5	9	8.7	24.2	7.3	24	5.0	8.4	5.1	6	31	3.5	5.1	4.2						
					10	17	7.3	7.3	11	10.2	8.4	6	6	10.4	** 8.7	6	6	10.4	** 8.7	7	23	4.0	6.1	5.0							
50W MR16 Halogen Lensed	WFL	55°	6000	900	2	225	2.1	2.1	146	3.1	2.4	1	113	1.7	22.3	2.1	318	1.0	2.9	1.5	2	146	1.2	1.5	1.2						
					3	100	3.1	3.1	65	4.6	3.6	2	28	3.5	** 4.2	80	2.0	5.7	2.9	3	65	1.7	3.1	2.4							
					4	56	4.2	4.2	37	6.1	4.8	3	13	5.2	** 6.2	35	3.0	8.6	4.4	4	37	2.3	4.6	3.6							
					6	25	6.2	6.2	16	9.2	7.2	4	7	6.9	** 8.3	20	4.0	11.4	5.9	5	23	2.9	6.1	4.8							
					8	14	8.3	8.3	9	12.2	9.6	5	5	8.7	** 10.4	13	5.0	14.3	7.4	6	16	3.5	7.6	6.0							
50W MR16 Halogen Lensed	SP	10°	6000	15000	6	417	1.0	1.0	271	1.4	1.2	3	208	5.2	2.1	1.0	689	3.0	1.1	0.7	6	271	3.5	0.7	0.6						
					8	234	1.4	1.4	152	1.9	1.6	4	117	6.9	2.9	1.4	331	4.0	1.4	1.0	7	189	4.0	0.9	0.8						
					10	150	1.7	1.7	97	2.3	2.0	5	75	8.7	3.6	1.7	212	5.0	1.8	1.2	8	152	4.6	1.2	1.0						
					12	104	2.1	2.1	68	2.8	2.4	6	52	10.4	4.3	2.1	147	6.0	2.1	1.5	9	120	5.2	1.4	1.2						
					14	77	2.4	2.4	50	3.3	2.8	7	38	12.1	5.0	2.4	108	7.0	2.5	1.7	10	97	5.8	1.6	1.4						
50W MR16 Halogen Lensed	NFL	25°	5000	5700	4	356	1.8	1.8	231	2.4	2.0	2	178	3.5	4.2	1.8	504	2.0	1.9	1.3	4	231	2.3	1.2	1.0						
					6	158	2.7	2.7	103	3.6	3.1	3	79	5.2	6.2	2.7	224	3.0	2.8	1.9	5	148	2.9	1.8	1.6						
					8	89	3.5	3.5	58	4.8	4.1	4	45	6.9	8.3	3.5	126	4.0	3.7	2.5	6	103	3.5	2.4	2.0						
					10	57	4.4	4.4	37	6.0	5.1	5	29	8.7	10.4	4.4	81	5.0	4.7	3.1	7	76	4.0	3.0	2.6						
					12	42	5.3	5.3	26	8.1	7.0	6	20	10.4	12.5	5.3	56	6.0	5.6	3.8	8	58	4.6	3.6	3.1						
50W MR16 Halogen Lensed	FL	35°	5000	2850	8	317	1.9	1.9	206	2.6	2.2	2	89	3.5	7.2	2.5	252	2.0	2.8	1.8	3	206	1.7	1.7	1.5						
					4	178	2.5	2.5	116	3.6	2.9	3	40	5.2	10.8	3.8	112	3.0	4.2	2.7	4	116	2.3	2.6	2.2						
					6	79	3.8	3.8	51	5.2	4.4	4	22	6.9	14.4	5.0	63	4.0	5.6	3.6	5	74	2.9	3.5	2.9						
					8	45	5.0	5.0	29	7.0	5.8	5	14	8.7	18.0	6.3	40	5.0	7.0	4.5	6	51	3.5	4.3	3.6						
					10	29	6.3	6.3	19	8.7	7.3	6	10	10.4	21.6	7.6	28	6.0	8.4	5.4	7	38	4.0	5.2	4.4						
50W MR16 Halogen Lensed	WFL	60°	5000	1430	2	358	2.3	2.3	232	3.5	2.7	1	179	1.7	** 2.3	606	1.0	3.5	1.6	2	232	1.2	1.7	1.3							
					3	159	3.5	3.5	103	5.2	4.0	2	45	3.5	** 4.6	126	2.0	6.9	3.3	3	103	1.7	3.5	2.7							
					4	89	4.6	4.6	58	6.9	5.3	3	20	5.2	** 6.0	56	3.0	10.4	4.9	4	58	2.3	5.2	4.0							
					6	40	6.9	6.9	26	10.4	8.0	4	11	6.9	** 9.2	32	4.0	13.9	6.5	5	37	2.9	6.9	5.3							
					8	22	9.2	9.2	15	13.9	10.7	5	7	8.7	** 11.5	20	5.0	17.3	8.2	6	29	3.5	8.7	6.7							

The beam spread in degrees and the beam "L" and "W" in the tables are computed at 50% of centerbeam candlepower and represent areas of "effective illumination".
 ** Due to steep aiming angle, length of beam extends beyond 25°. Each angle listed is measured from 0° vertical.

INCANDESCENT / LED 12V HYBRID ACCENT



15087 AZT - MR-16 MINI ACCENT (DOWN)

15093 WHT - MR-16 MINI ACCENT (DOWN)

15494 AZT - LONG COWL MINI-ACCENT

Description	Tree or surface mount for downlight application. Features open stainless steel lamp protection. For downlight use only.	Tree or surface mount for downlight application. Features open stainless steel lamp protection. For downlight use only.	A compact accent light with extra long cowl. Up or down lighting.
Ordering Guide & Finish	15087 AZT – Textured Architectural Bronze	15093 WHT – Textured White	15494 AZT – Textured Architectural Bronze
Housing	Cast Aluminum with stainless steel screen.	Cast Aluminum with Stainless Steel screen.	Cast Aluminum. Heat-resistant flat glass lens is fully sealed.
Lamp Base	12V Incandescent bi-pin, high temperature porcelain socket	12V Incandescent bi-pin, high temperature porcelain socket	12V Incandescent bi-pin, high temperature porcelain socket
Supplied Lamp	Lamp not supplied unless noted	Lamp not supplied unless noted	Lamp not supplied unless noted
Incandescent Lamp Options	Power usage at 12V AC input VA MAX: 50-W(VA) MR-16 20-W(VA) Max. Canada 35-W(VA) MR-11 see page 161	Power usage at 12V AC input VA MAX: 50-W(VA) MR-16 20-W(VA) Max. Canada 35-W(VA) MR-11 see page 161	Power usage at 12V AC input VA MAX: 50-W(VA) MR-16 20-W(VA) Max. Canada 35-W(VA) MR-11 see page 161
LED Lamp Options	4W (18000-18011) see page 159 Compares to 20W Halogen 6W (18012-18020) see page 159 Compares to 35W Halogen	4W (18000-18011) see page 159 Compares to 20W Halogen 6W (18012-18020) see page 159 Compares to 35W Halogen	4W (18000-18011) see page 159 Compares to 20W Halogen 6W (18012-18020) see page 159 Compares to 35W Halogen
Wiring	35" of usable #18-2, SPT-1-W leads. Cable connector supplied	35" of usable #18-2, SPT-1-W leads. Cable connector supplied. 12V porcelain universal bi-pin socket	35" of usable #18-2, SPT-1-W leads. Connector supplied
Mounting Access Included	15607 – Surface Mounting Bracket	15607 – White Surface Mounting Bracket and Hardware	15609 – Junction Box Mounting Bracket
Optional Mounting Accessories	15601 – Surface Mounting Flange 15609 – Junction Box Mounting Bracket 15647 – 90° Elbow 15649 – Stem Coupler 15645, 15656, 15657, 15658 or 15570 – Stems	N/A	15601 – Surface Mounting Flange 15607 – Surface Mounting Flange 15647 – 90° Elbow 15649 – Stem Coupler 15645, 15656, 15657, 15658 or 15570 – Stems
Optional Lens Accessories	N/A	N/A	15675 LIN – Linear Lens 15676 FRO – Frosted Lens 15679 BK – Louver 15686 BL – Blue Filter
Notes	See page 200 for photometrics	See page 200 for photometrics	See page 200 for photometrics

☞ Denotes fixture is compatible with incandescent or LED lamps.

INCANDESCENT / LED 12V HYBRID ACCENT

A

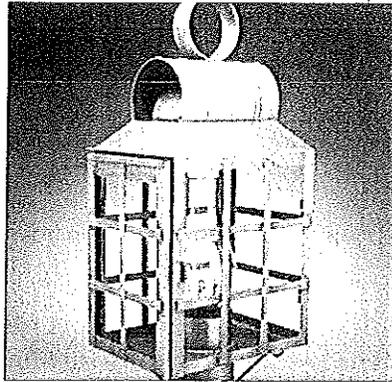
Bare Lamp - Halogen, continued



		Horizontal Surface								Vertical Surface															
Fixture	Beam Type	Beam Spread	Rated Life	CBCP	0 degrees				30 degrees				30 degrees				45 degrees				60 degrees				
					MH	FC	L	W	FC	L	W	D	FC	X	L	W	FC	X	L	W	D	FC	X	L	W
42W MR16 Halogen	VNSP	9°	3500	12300	8	192	1.3	1.3	125	1.7	1.5	4	96	6.9	2.6	1.3	272	4.0	1.3	0.9	7	163	4.0	1.5	1.3
					10	123	1.6	1.6	80	2.1	1.8	5	62	8.7	3.2	1.6	174	5.0	1.6	1.1	8	125	4.6	1.7	1.5
					12	85	1.9	1.9	55	2.5	2.2	6	43	10.4	3.8	1.9	121	6.0	1.9	1.3	9	99	5.2	1.9	1.6
					14	63	2.2	2.2	41	2.9	2.5	7	31	12.1	4.5	2.2	89	7.0	2.2	1.6	10	80	5.8	2.1	1.8
					16	48	2.5	2.5	31	3.4	2.9	8	24	13.9	5.1	2.5	68	8.0	2.5	1.8	11	66	6.4	2.3	2.0
50W MR16 Halogen	NSP	10°	6000	9100	6	253	1.6	1.6	164	2.1	1.8	3	126	5.2	3.3	1.6	357	3.0	1.6	1.1	6	164	3.5	1.1	0.9
					8	142	2.1	2.1	92	2.8	2.4	4	71	6.9	4.4	2.1	201	4.0	2.1	1.5	7	121	4.0	1.4	1.2
					10	91	2.6	2.6	59	3.5	3.0	5	46	8.7	5.6	2.6	129	5.0	2.7	1.9	8	92	4.6	1.8	1.5
					12	63	3.2	3.2	41	4.2	3.6	6	32	10.4	6.7	3.2	89	6.0	3.2	2.2	9	73	5.2	2.1	1.8
					14	46	3.7	3.7	30	4.9	4.3	7	23	12.1	7.8	3.7	66	7.0	3.8	2.6	10	59	5.8	2.5	2.1
50W MR16 Halogen IR Lensed	NFL	25°	6000	3200	4	200	1.8	1.8	130	2.4	2.0	2	100	3.5	4.2	1.8	285	2.0	1.9	1.3	4	130	2.3	1.2	1.0
					6	89	2.7	2.7	58	3.6	3.1	3	44	5.2	6.2	2.7	126	3.0	2.8	1.9	5	83	2.9	1.8	1.5
					8	50	3.5	3.5	32	4.8	4.1	4	25	6.9	8.3	3.5	71	4.0	3.7	2.5	6	58	3.5	2.4	2.0
					10	32	4.4	4.4	21	6.0	5.1	5	16	8.7	10.4	4.4	45	5.0	4.7	3.1	7	42	4.0	3.0	2.6
					12	22	5.3	5.3	14	7.2	6.1	6	11	10.4	12.5	5.3	31	6.0	5.6	3.8	8	32	4.6	3.6	3.1
50W MR16 Halogen IR Lensed	FL	40°	6000	1700	3	189	2.2	2.2	123	3.0	2.5	2	53	3.5	9.7	2.9	150	2.0	3.4	2.1	3	123	1.7	2.0	1.7
					4	106	2.9	2.9	69	4.1	3.4	3	24	5.2	14.5	4.4	67	3.0	5.0	3.1	4	69	2.3	3.0	2.5
					6	47	4.4	4.4	31	6.1	5.0	4	13	6.9	19.3	5.8	38	4.0	6.7	4.1	5	41	2.9	4.1	3.4
					8	27	5.8	5.8	17	8.1	6.7	5	9	8.7	24.2	7.3	24	5.0	8.4	5.1	6	31	3.5	5.1	4.2
					10	17	7.3	7.3	11	10.2	8.4	6	6	10.4	**	8.7	17	6.0	10.1	6.2	7	23	4.0	6.1	5.0
50W MR16 Halogen IR Lensed	WFL	55°	6000	900	2	225	2.1	2.1	146	3.1	2.4	1	113	1.7	22.3	2.1	318	1.0	2.9	1.5	2	146	1.2	1.5	1.2
					3	100	3.1	3.1	65	4.6	3.6	2	28	3.5	**	4.2	80	2.0	5.7	2.9	3	65	1.7	3.1	2.4
					4	56	4.2	4.2	37	6.1	4.8	3	13	5.2	**	6.2	35	3.0	8.6	4.4	4	37	2.3	4.6	3.6
					6	25	6.2	6.2	16	9.2	7.2	4	7	6.9	**	8.3	20	4.0	11.4	5.9	5	23	2.9	6.1	4.8
					8	14	8.3	8.3	9	12.2	9.6	5	5	8.7	**	10.4	13	5.0	14.3	7.4	6	16	3.5	7.6	6.0
50W MR16 Halogen IR Lensed	NFL	25°	5000	5700	4	356	1.8	1.8	231	2.4	2.0	2	178	3.5	4.2	1.8	504	2.0	1.9	1.3	4	231	2.3	1.2	1.0
					6	158	2.7	2.7	103	3.6	3.1	3	79	5.2	6.2	2.7	224	3.0	2.8	1.9	5	148	2.9	1.8	1.5
					8	89	3.5	3.5	58	4.8	4.1	4	45	6.9	8.3	3.5	126	4.0	3.7	2.5	6	103	3.5	2.4	2.0
					10	57	4.4	4.4	37	6.0	5.1	5	29	8.7	10.4	4.4	81	5.0	4.7	3.1	7	76	4.0	3.0	2.6
					12	40	5.3	5.3	26	7.2	6.1	6	20	10.4	12.5	5.3	56	6.0	5.6	3.8	8	58	4.6	3.6	3.1
50W MR16 Halogen IR Lensed	FL	35°	5000	2850	8	317	1.9	1.9	206	2.6	2.2	2	89	3.5	7.2	2.5	252	2.0	2.8	1.8	3	206	1.7	1.7	1.5
					4	178	2.5	2.5	116	3.5	2.9	3	40	5.2	10.8	3.8	112	3.0	4.2	2.7	4	116	2.3	2.6	2.2
					6	79	3.8	3.8	51	5.2	4.4	4	22	6.9	14.4	5.0	63	4.0	5.6	3.6	5	74	2.9	3.5	2.9
					8	45	5.0	5.0	29	7.0	5.8	5	14	8.7	18.0	6.3	40	5.0	7.0	4.5	6	51	3.5	4.3	3.6
					10	29	6.3	6.3	19	8.7	7.3	6	10	10.4	21.6	7.6	28	6.0	8.4	5.4	7	38	4.0	5.2	4.4
50W MR16 Halogen IR Lensed	WFL	60°	6000	1430	2	358	2.3	2.3	232	3.5	2.7	1	179	1.7	**	2.3	606	1.0	3.5	1.6	2	232	1.2	1.7	1.3
					3	159	3.5	3.5	103	5.2	4.0	2	45	3.5	**	4.6	126	2.0	6.9	3.3	3	103	1.7	3.5	2.7
					4	89	4.6	4.6	58	6.9	5.3	3	20	5.2	**	6.9	56	3.0	10.4	4.9	4	58	2.3	5.2	4.0
					6	40	6.9	6.9	26	10.4	8.0	4	11	6.9	**	9.2	32	4.0	13.9	6.5	5	37	2.9	6.9	5.3
					8	22	9.2	9.2	15	13.9	10.7	5	7	8.7	**	11.5	20	5.0	17.3	8.2	6	26	3.5	8.7	6.7

The beam spread in degrees and the beam "L" and "W" in the tables are computed at 50% of centerbeam candlepower and represent areas of "effective illumination".
 ** Due to steep aiming angle, length of beam extends beyond 25'. Each angle listed is measured from 0° vertical.

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Intermediate size Antique Brass finish w/ Clear glass.

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Quantity

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Finish



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Raw Brass



Antique Brass



Antique Copper



Dark Antique Brass



Dark Brass

Raw Copper

Verdi Gris

Return Policy

Glass

Clear Seedy



Seedy Manne

Clear

Size

Select Size



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Description

Dimensions

Reviews

Brand

Product Description

Inspired by old world lanterns the Lynn Collection adds antique flair to any home. The cross bars create a caged effect that us reminiscent of colonial times and represent the enduring spirit of American life.

- Culvert top adds a unique finish.
- Fixture has been constructed with tabs to make the removal and installation of the glass panels effortless if they need to be washed or replaced.
- All joints are securely soldered in place with precision and attention to detail.
- With the exception of glass, product is guaranteed for life.

Note: Finishes applied by hand and can vary from fixture to fixture. All outdoor fixtures will turn dark and in time will Verdi, depending on thier location.

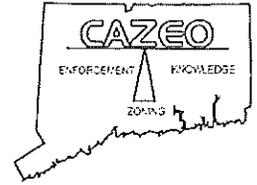
Note: Post and pier mount sold separately.

Decorative: With Chimney
Light Bulb: (1)75w A19 Med C Incand (Compare Bulbs)
Materials: Solid Brass & Copper
Voltage: 120 volt

PAGE
BREAK



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

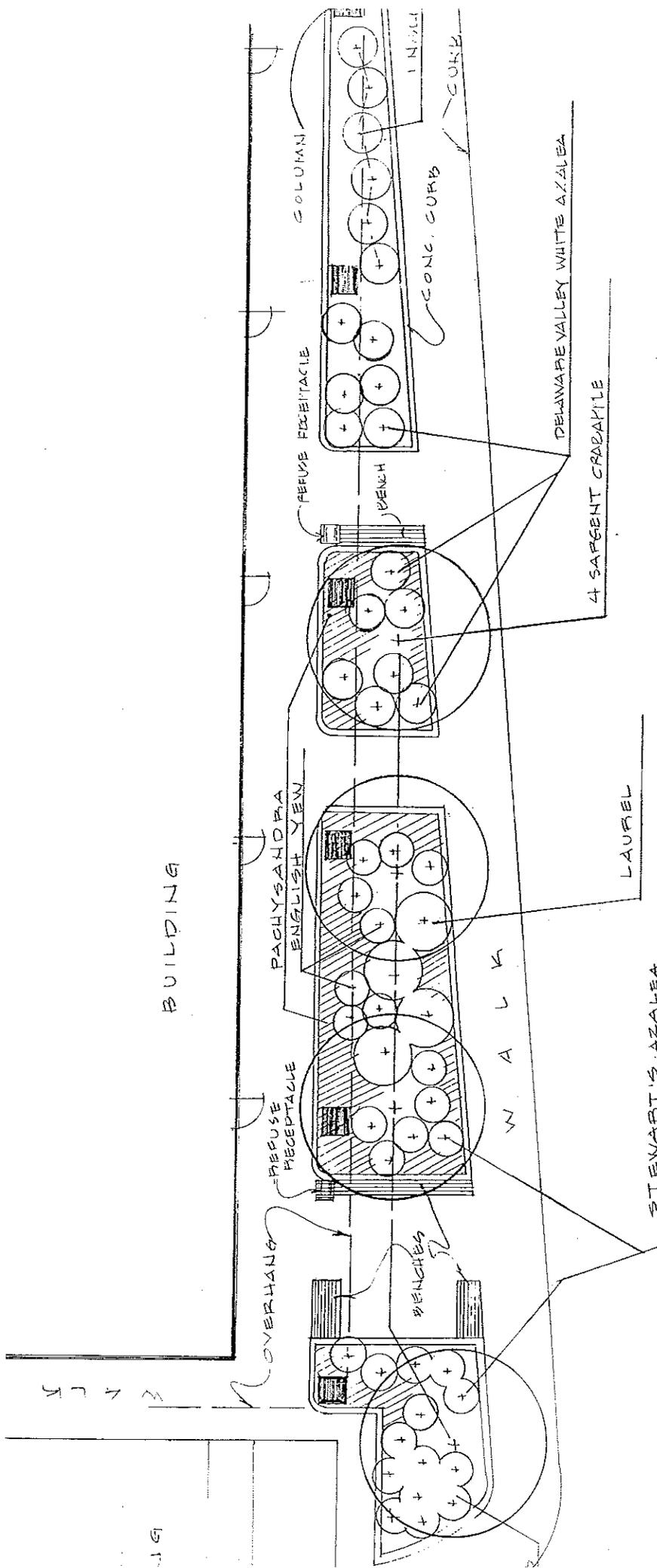
To: Planning & Zoning Commission
From: Curt B. Hirsch, Zoning Agent
Date: September 16, 2015

Re: **Modification Request, Storrs Road Plaza**
131-145 Storrs Road, PZC file #942-2

We have received a *Request for Site/Building Modifications* from Sandra Wilkins, representing Hayes-Kaufman Mansfield, owners of the Storrs Road Plaza (Big Y). The request is for the removal of four, large, brick planters in front of the south wing of the commercial mall, which will be replaced with six, smaller, plastic composite planters. As noted in the applicant's description of the modification, the proposed revision will increase visibility and access from the parking lot to the restaurant and shops located within this wing of the development.

The existing brick planters are approximately two feet tall and 140 feet in length, with three breaks for pedestrian access to the tenants. The plans approved as part of a 1988 special permit, call for substantial landscaping within the planters. As the submitted photographs show, the plantings have not been maintained and today the planters are mostly just dirt and mulch. The applicant's submittal suggests that the proposed, smaller planters will be easier to maintain while providing better access to the building. The planters are described as weighing close to 500 pounds when filled, which would keep them in place next to the brick roof supports and not subject to easily being tipped over.

The owners are doing substantial other work on the site to update and 'freshen' the appearance of the plaza. They feel that the removal of the bulky brick planters will provide better visibility and access to their tenants, while still providing some landscape features to break up the brick and concrete. It would be nice if the applicant considered placing additional planters along the rest of the building frontage. I recommend that the PZC authorize the Chairman and the Zoning Agent to approve the 8/20/15 Request for Modifications of Hayes-Kaufman Mansfield, to replace the existing brick planters with the six composite planters, at the Storrs Road Plaza. The proposed modifications will not have a significant impact on plans approved by the PZC in 1988.



DROP-OFF AREA ENLARGEMENT
SCALE 1" = 10'

Approved Landscape Plan

PLANT SPECIFICATIONS

IDENTIFY / COMMON NAME	SIZE
NYMUS ALATUS COMPACTA / DWF. WINGED BUONNYMUS	15-21"
NYMUS FORTUNEI COLORATUS / PURPLELEAF WINTERSPREEDER	2 YR. - 18" SPACE
VERGILLIS SPP. / YELLOW BAYWILLIER	2 YR. - 18" SPACE
PERUS CHINENSIS BETZELERIANA COMPACTA / COMPACT BETZELER MINIPER	18-21"

PAGE
BREAK

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

APPLICANT/OWNER SECTION

1. Owner(s) Hayes-Kaufman Mansfield, LLC Telephone 860-646-0131
(please PRINT)
Address 1471 Pleasant Valley Rd Town Manchester Zip 06042

2. Applicant(s) Sandra Wilkins Telephone 860-646-0131
(please PRINT)
Address Same as Owner Town _____ Zip _____

3. Site Location Storrs Rd Plaza, Rt 195, Mansfield

4. Reference any approved map(s) that would be superseded if this request is approved:
Site Grading & Utility Plan
11-7-1988 - Sheet 2 (section showing planters attached)

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

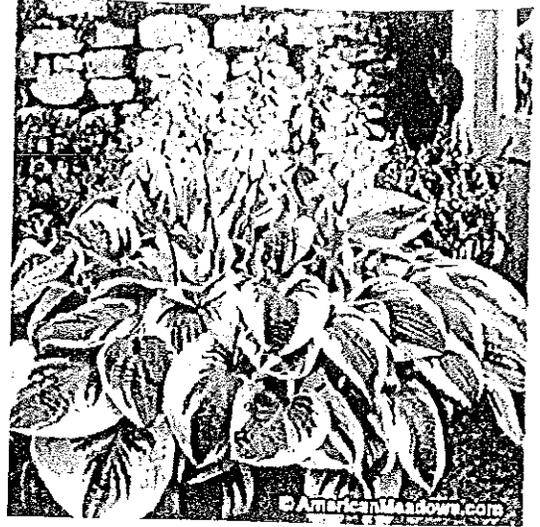
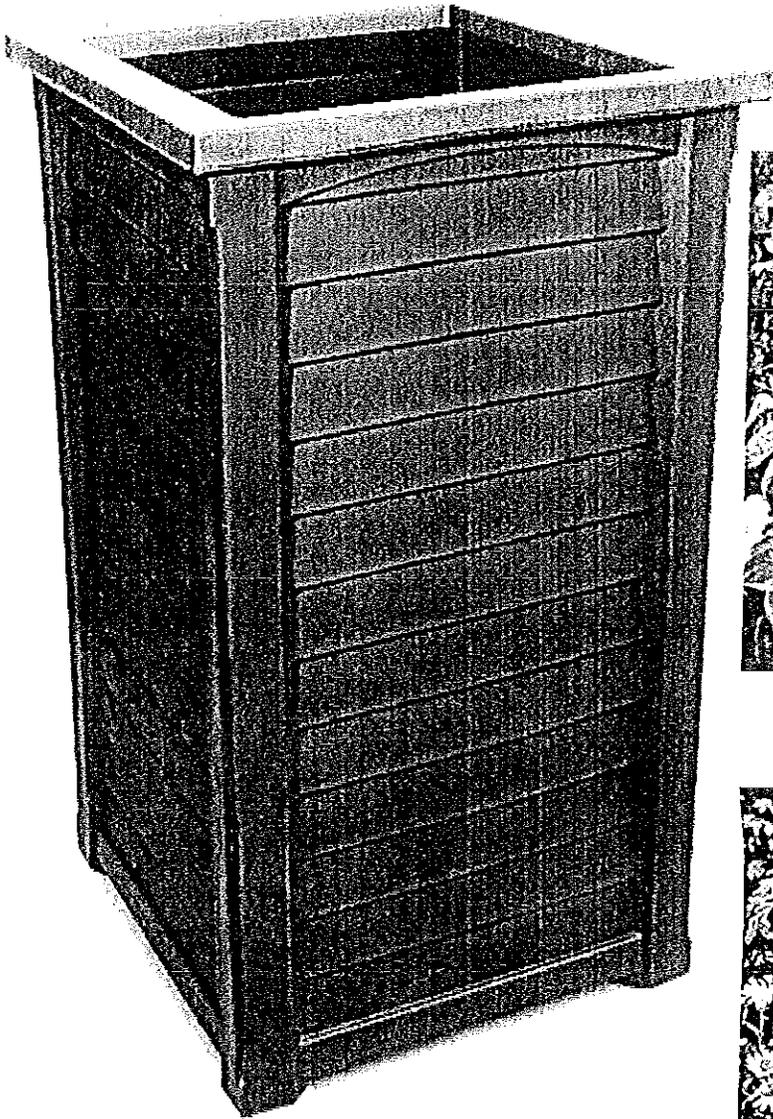
6. Itemize and describe the modification(s) being requested, using separate sheet where necessary. The description must be adequate to determine compliance with all applicable land use regulations: -

Removing the existing planters will provide a better flow of foot traffic and access to the small shop retailers. It will increase the visibility to the shops from the parking lot area. These will be replaced with six (6) new planters that are made out of a plastic composite and weighing empty about 50 pounds. After filled with trap rock, for drainage, planting soil and new perennial flowering plants, weight will be close to 500 pounds. In addition, there will be upgraded cigarette ash receptacles similar in material. The brick planters are also being used for ashtrays causing additional maintenance. All necessary repairs will be made to the sidewalk after removal of the planters.

Enclosed are sample photos of the current planters, proposed new planters along with a variety of perennial plants. The new planters will give an updated look to the front of the shops.

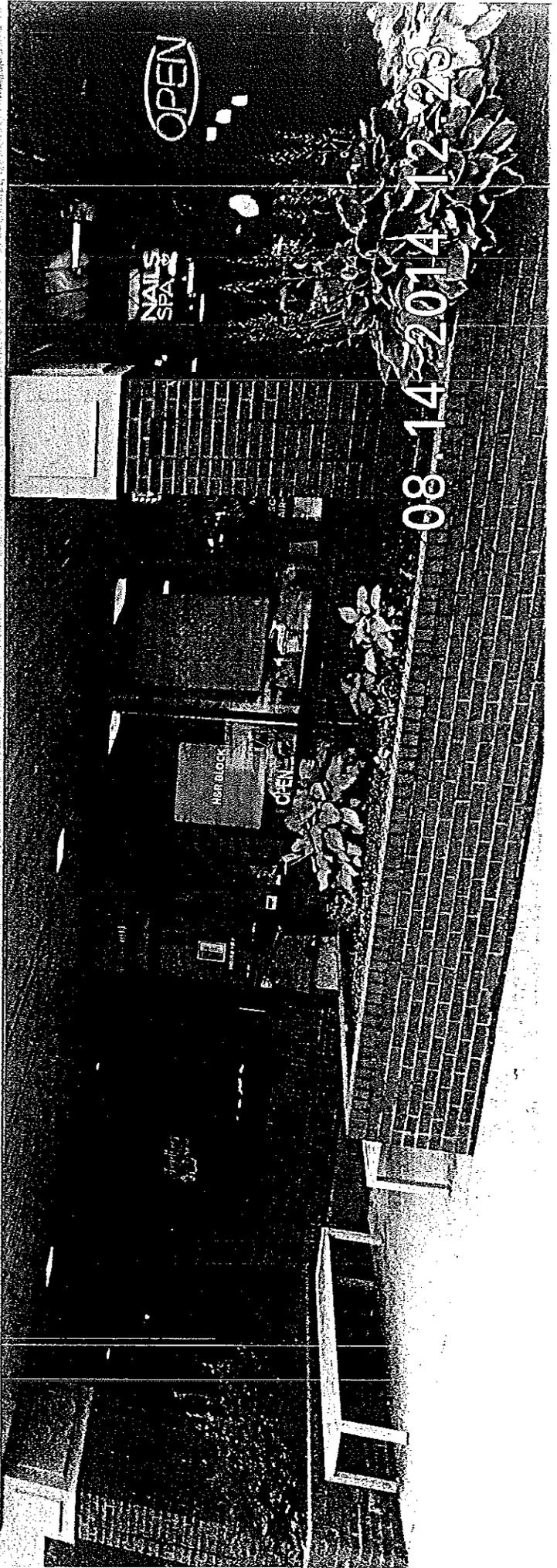
7. Sandra Wilkins
Applicant's signature

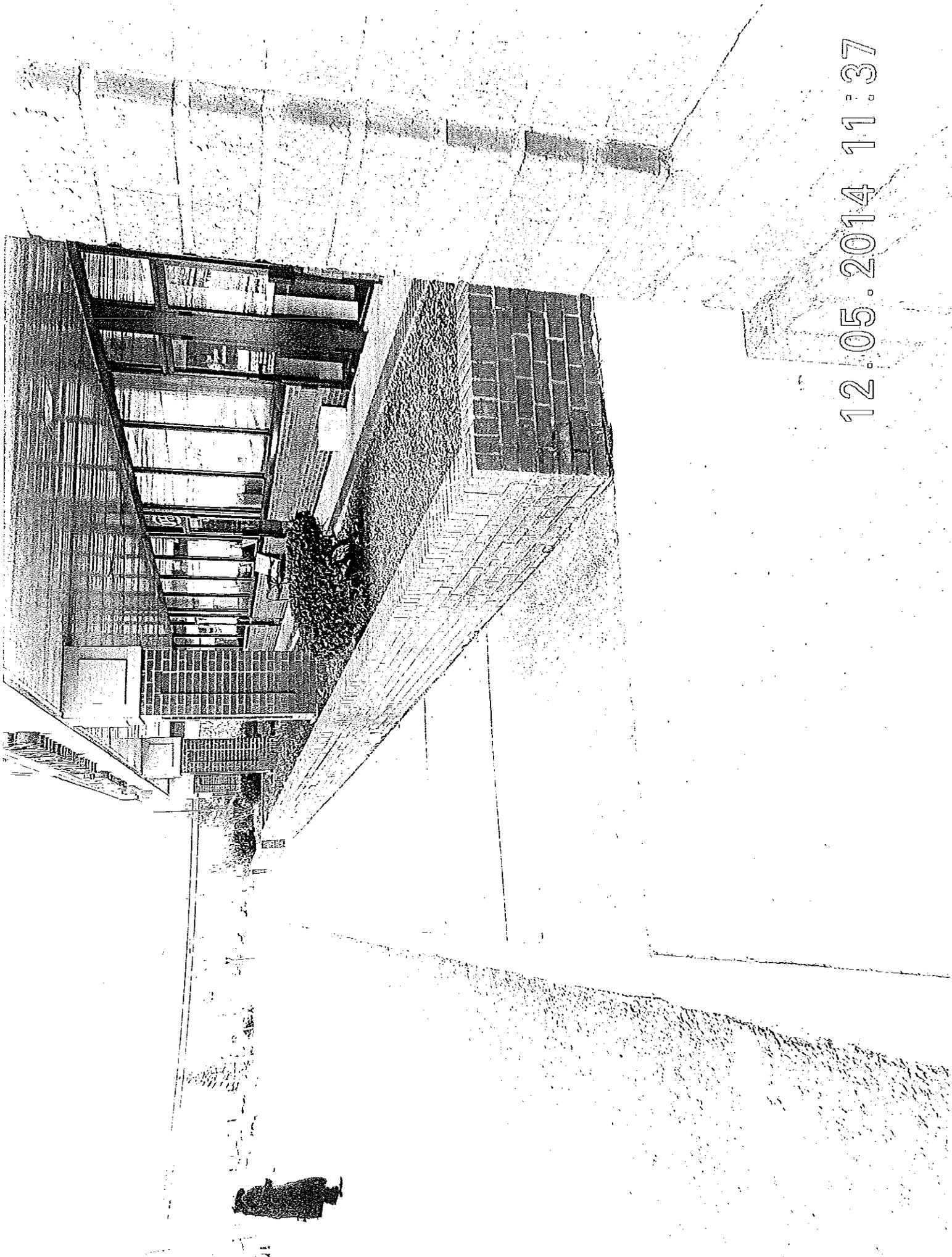
date August 20, 2015



FASHION NAILS

H&R BLOCK





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