

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Monday, October 19, 2015 ■ 7:05 PM

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

1. Call to Order

2. Roll Call

3. Approval of Minutes

- a. October 5, 2015 Regular Meeting
- b. October 14, 2015 Field Trip

4. Zoning Agent's Report

5. Continued Public Hearing

7:05 p.m.

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

Memo from Director of Planning and Development

6. Old Business

- a. **Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336**
- b. **Other**

7. New Business

- a. **Request for Transient Vendor on Town Square**
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

- a. ZBA Action -October 14, 2015

11. Adjournment

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday October 5, 2015
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:09 p.m. and appointed Aho, Holt and Westa to act in the absence of members and appointed Ryan to act as Secretary in Ward's absence.

Approval of Minutes:

a. September 21, 2015 Regular Meeting

Westa MOVED, Chandy seconded, to approve the 09-21-15 minutes as presented. MOTION PASSED UNANIMOUSLY. Holt and Goodwin noted that they listened to the recording.

Zoning Agent's Report:

No comments.

Continued Public Hearing:

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

Chairman Goodwin opened the continued Public Hearing for the Special Permit Application for 1708 Stafford Road at 7:10 p.m. Members present were Goodwin, Chandy, Lewis, Ryan, and Alternates Aho, Holt and Westa who were all appointed to act. Linda Painter noted that she and the Assistant Town Engineer have met with the applicant and his associates who have also met with CT D.O.T. and plan revisions are expected at the end of the week.

The Chair noted no public comment or further questions from the Commission. At 7:11 p.m. Holt MOVED, Chandy seconded, to continue the Public Hearing to 10/19/15. MOTION PASSED UNANIMOUSLY.

Old Business:

a. **Special Permit Application, Chuck's Steak House, 1498 Stafford Road, PZC File#303-2**

Lewis MOVED, Ryan seconded, to approve with conditions the special permit application (File #303-2) of GAL Associates, LLC to allow the addition of an outdoor dining patio to the Chuck's Steakhouse Margarita Grill Mexican Cantina restaurant located at 1498 Stafford Road. This approval is based on the project as described in the application dated July 27, 2015, and as shown on plans dated July 15, 2015 and as presented at Public Hearings on September 8, 2015 and September 21, 2015.

Through this approval, the Commission accepts the submission of the supplemental information including revised hours of service for the patio; concept plan for a new sound barrier fence for the employee break area; a revised parking lot striping plan prepared in response to Fire Marshal comments; and a lighting plan dated September 3, 2015 and revised through submission of new fixture details distributed to the Commission as part of a September 17, 2015 memo from the Director of Planning and Development. The Commission further determines that no new hearing was warranted as the supplemental information did not significantly alter the original proposal. Furthermore, the Commission determines that due to the limited area of work associated with the proposed change in use, the site plan information identified as "not included" or "waiver requested" in the map checklist submitted as part of the application is not

needed to determine consistency with the Zoning Regulations and the submission of that information is therefore waived in accordance with Article Five, Section B.4.

This approval is granted because the application is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. **Extent of Approval.** This approval is specifically limited to the above application and the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. .
2. **Permits.** No Zoning Permits shall be issued and no construction shall commence until the following conditions are met:
 - A revised parking lot striping plan is submitted for the approval of the Zoning Agent that includes the minimum number of handicap spaces required based on the size of the parking lot as well as signage and markings for handicap spaces that conform with Article 10, Section D.11 of the Mansfield Zoning Regulations.
 - Details of the sound barrier fence are approved by the Zoning Agent, including location, height, color, material.
3. **Restrictions on Use.** The following restrictions apply to the use of the restaurant and patio:
 - There shall be no outdoor dining or drink service on the patio after 11 p.m.
 - There shall be no outdoor speakers or other amplification of music and other sounds.
 - The restaurant is approved for a maximum capacity of 268 seats for zoning purposes. Whenever the patio is in use, fifty seats in the interior dining rooms shall be closed and unavailable for use.
4. **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

MOTION PASSED with all in favor except Goodwin who abstained.

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

Aho MOVED, Holt seconded, to approve the application of A. Gioscia (File #1335), applicant and owner, to rezone approximately 2.68 acres of land addressed as 1708 Stafford Road from Rural Agriculture Residence 90 (RAR-90) to Neighborhood Business-1 (NB-1) as shown on a map dated July 24, 2015 and further described in a legal description submitted as part of the application, and as heard at a Public Hearing on September 21, 2015.

This zone change shall become effective as of October 15, 2015. Approval is granted for the following reasons:

1. The subject zone change is consistent with the future land use designation of Rural Commercial and text specified goals and strategies identified in the Mansfield Tomorrow Plan of Conservation and Development. This new POCD was adopted by the Commission prior to the public hearing on the subject zone change and will be in effect prior to the effective date of the zone change.
2. The Capitol Region Council of Governments reviewed the proposed zone change and found no conflicts with regional plans and policies or concerns of neighboring towns.
3. The subject site is located at the intersection of two state roads and is proximate to existing commercial uses in both Mansfield and the Town of Willington. The site can physically support small-scale commercial development. The zone change extends the existing NB-1 zone currently applied to properties located on the west side of Route 32 at the intersection with Route 195.

4. The proposed re-zoning is considered to be consistent with approval considerations contained in Articles I and XIII of Mansfield's Zoning Regulations and Section 8-2 of the State Statutes.
5. Based on site and neighborhood characteristics, it is expected that any potential impacts from uses permitted in the Neighborhood Business zone can be appropriately addressed by standards limiting the size and scale of development in Neighborhood Business zones as well as the special permit review process required for various uses in this zone.

MOTION PASSED UNANIMOUSLY.

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

Item tabled pending public hearing continuation on 10/19/15.

New Business:

a. Request for B.A.E. exception for a shed, 79 Jonathan Lane, PZC File #1113-3

Property owner Garrett Kernozicky responded to questions posed by Commission about the location of the proposed shed and the neighbor's objections to the placement of the shed, if any. Two members raised concerns that applications to modify a BAE or DAE come in with some frequency for often no apparent reason other than the desire of the homeowner to place a structure within the lines, making the requirement of a BAE and DAE superfluous. After further discussion, it was determined that this topic should be reviewed in the upcoming revision to the Zoning Regulations .

Holt MOVED, Chandy seconded, that the PZC authorize the placement of a 12' x 16' storage shed, as described in a 9/24/15 letter from G. & S. Kernozicky, and depicted on a 9/24/15 plan, as provided for under Article VIII, section B.1.d of the regulations, because the proposed structure will be in compliance with the approval criteria of the subject regulation. The shed is still subject to the issuance of a Zoning Permit. MOTION PASSED with Aho, Chandy, Holt, Ryan and Westa in favor and Lewis and Goodwin opposed.

b. Request for B.A.E. exception for a shed, 15 Adeline Place, PZC File #1187-2

Property owner Frank Gifford responded to questions posed by Commission members as above. The same argument as cited above was incorporated in this discussion.

Holt MOVED, Ryan seconded, that the PZC authorize the placement of a 10' x 16' storage shed, as described in a 9/20/15 letter from F. & N. Gifford, and depicted on the submitted plan, as provided for under Article VIII, section B.1.d of the regulations, because the proposed structure will be in compliance with the approval criteria of the subject regulation. The shed is still subject to the issuance of a Zoning Permit. MOTION PASSED with Aho, Chandy, Holt, Ryan and Westa in favor and Lewis and Goodwin opposed.

c. Water and Sewer Service Connections

The Commission discussed its interpretation of various regulations that utilize the phrase "readily connected" in association with the new water and wastewater lines and how that requirement impacts the timing of applications where line connections may be requested now that construction of this infrastructure is under way. The Commission concluded that it cannot regulate the timing of the filing of any application, but a determination as to whether a proposed project meets the "readily connected" standard can be made on a case by case basis as applications are considered. Members requested that this phrase "readily connected" and the regulations in which it is found, be given priority in review and revision of the regulations.

Mansfield Tomorrow:

No new updates.

Reports from Officers and Committees:

The Director reviewed her report.

Communications and Bills:

Noted.

Adjournment:

The Chairman declared the meeting adjourned at 7:56 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
SPECIAL MEETING – FIELD TRIP
October 14, 2015

Members present: Bonnie Ryan;
Roswell Hall (Item 3: Present for oral presentation, did not walk the site)
Conservation: Neil Fachinetti (Item 3)
Staff present: Jennifer Kaufman

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

W1556- R. Manning, 37 Higgins Highway, Site Work

Members were met on site by R. Manning. Members observed current conditions, and site characteristics. No decisions were made.

W1558- K. Mehrens, 214 Wormwood Hill Road, 12' x 16' Shed

Members were met on site by property owner K. Mehrens. Members observed current conditions, and site characteristics. No decisions were made.

W1557 – C. L. Niarhakos, 101 East Road, 3 lot re- subdivision

Members were met on site by property owner C. Niarhakos. Others present were E. Pelletier, Datum Engineering and Surveying; M. & R. Harper, 129 East Road; Joe Boucher, Towne Engineering. Members observed current conditions, and site characteristics on both 101 East Road and 129 East Road. No decisions were made.

The field trip ended at approximately 4:30 p.m.



Department of Planning and Development

Date: October 15, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director
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. A rezoning from RAR-90 to NB-1 2 was approved by the Commission on October 4, 2015.

Background

- A rezoning from RAR-90 to NB-1 was approved by the Commission on October 5, 2015.
- A Special Exception related to the nonconforming front yard setback and expansion of the building further into the required setback was approved by the Zoning Board of Appeals in May 2015.

Project Description

The applicant is requesting Special Permit approval to allow conversion of a vacant residence into office use in an NB-1 zone. According to the statement of use, the building will be expanded through construction of a 36 foot by 24 foot one-story addition on the south side of the building. The building is expected to house 2 offices, one for the owner's optometry business and rental space on the second floor. Based on Assessor's records, the existing house contains 572 square feet on the first and second floors; the total floor area to be used for office use, including the new addition, will be approximately 2,008 square feet. The existing two

car garage would be retained for employee parking only; a new 8 space parking lot would be constructed on the south side of the building. The remainder of the 2.75 acre lot would remain undisturbed.

Special Permit Approval Criteria

Article V, Section B(5) of the Mansfield Zoning Regulations requires that the proposed project meet the following criteria in order to be approved:

- *The proposed project will not detrimentally affect the public's health, safety and welfare.*
- *All approval criteria cited in Article V, Section A(5), Site Plan Approval Criteria, of the regulations have been met.*
- *The proposed use is compatible with the Town's Plan of Conservation and Development (POCD).*
- *The location and size of the proposed use and nature and intensity of use in relation to the size of the lot will be in harmony with the orderly development of the town and other existing uses.*
- *Proper consideration has been given to the aesthetic quality of the proposal, including the architectural design, landscaping and proper use of the site's natural features. The kind, size, location and height of structures, the nature and extent of site work, and the nature and intensity of the use shall not hinder or discourage use of the neighboring properties or diminish the value thereof. All applicable standards contained in Article X, Section R shall be incorporated into the plans.*

Compliance with Zoning Regulations

The following analysis is organized by five main types of regulations: Use, Design, Environmental, Site Access and Site Development/Performance Standards.

- **Use Regulations.** As noted above, Special Permit approval is required for office uses in the NB-1 zone. In addition to the subject site, the properties located on the northwest and southwest corners of the Route 195/Route 32 intersection are also zoned NB-1 and are currently developed with a school bus garage and gas station/convenience store. The proposed office use will be less intense and is expected to have little impact on residential properties in the area due to the high volume of traffic on Routes 195 and 32 and the wooded buffer that will remain on-site between the proposed office use and abutting residential property to the south.

New structures in the NB-1 zone are limited to a maximum of 2,000 square feet on the first floor and 3,000 square feet in total. Existing structures, such as on the subject property, may be expanded up to the size limits for new structures, or a maximum of 10% if the expansion results in a structure that exceeds the standards for new structures. Based on Assessor's records, the existing structure has 1,107 square feet of first floor area, and 1,679 square feet of floor area, excluding the basement. Of the total floor area in the existing building, 535 square feet is used for a two-car garage that will be retained. Once the addition is constructed, the building will have 1,971 square feet on the first floor (including the garage) and a total of 2,543 square feet of floor area on the first and second floors. The square footage of the basement has not been included in these calculations as it is completely below grade and the apparent purpose of the regulation is to regulate the size and bulk of

buildings above grade.

- **Design Regulations.** Article X, Section R contains Architectural and Design Standards that are required for all special permit requests.
 - *Site Layout Standards.* The proposed addition and parking lot will be located on the south side of the existing house on a cleared area of the site.
 - *Building Layout and Design Standards.* The proposed one-story addition will retain the residential character of the existing building.
 - *Landscaping/Lighting/Site Improvement Standards.* The applicant has verbally indicated that signs will be lit with downward directed goose neck lamps. He has also submitted a lighting plan for the parking lot proposing the installation of one light pole (20 feet) with LED light fixture and a single LED flood lamp located on the gable end of the addition; both fixtures will be downward directed according to the narrative text submitted with the fixture details.
 - *Signs and Accessory Structures.* No sign plans have been submitted as part of the application. The applicant has indicated that there will be a sign mounted on the front façade of the existing building and a freestanding sign located along the Route 195 frontage. These signs should be designed to retain the character of the property and be externally lit.
- **Environmental (Water, Wastewater, Flood Control, Etc.).**
 - *Stormwater.* The applicant is proposing to discharge stormwater to the existing drainage swale along Route 32. The use of gravel parking and grassed swales leading to that off-site drainage swale will help to increase infiltration and reduce transmission of stormwater off-site. As the offsite swale belongs to CTDOIT, they will need to accept that stormwater.
 - *Water and Wastewater.* The applicant will be using the on-site well and septic system for the new office use; this change in use has been reviewed and approved by the Eastern Highlands Health District.

The subject site is located along the new water pipeline connecting the UConn water system to the Connecticut Water Company system. As a condition of the diversion permit for that project, limitations were placed on connections to the system for uses that are not consistent with the POCD in effect at the time the EIE for the project was approved to prevent induced growth along the pipeline. As the proposed use (and zoning) represent a change from the land use designation identified in the Town's 2006 POCD, any future proposal to connect to the CWC system should require special permit review by the Commission.
- **Site Access (Vehicular, Pedestrian, Parking, Loading, etc.)**
 - *Vehicular Access.* The applicant is proposing to retain the existing driveway for use as owner/employee parking. A new driveway is proposed further from the intersection that will access 8 parking spaces, including a new handicap accessible parking space. As both driveways

access a state road, CTDOT has ultimate jurisdiction over the connections. An initial memo from CTDOT indicated that more information was needed; the applicant has since updated the site plan to provide additional detail.

Should the CTDOT require significant changes to the plans as part of its approval, the applicant may need to file for a modification to the special permit.

- *Parking.* Article X, Section D.5 requires at least one parking space for each 250 square feet of office space; as such a total of 9 parking spaces is required for the proposed use. The applicant has proposed to use the existing 2 car garage for owner and employee parking and will construct an 8-space parking lot for visitors. The parking lot includes one handicap space; this space needs to be redesigned to meet the van accessibility requirements of the building code (16 feet wide including 8 feet of hatch space.) The parking lot will be gravel with the exception of the paved handicap parking space and paved entrance apron. The parking area will be located behind the existing setback line for the house.
- *Pedestrian/Bicycle/Transit Access.* The site is currently not served by transit, nor is it located on a pedestrian walkway or designated bicycle route.
- **Site Development/Performance Standards**
 - *Landscaping/Buffering.* Due to the limited area of work, there will be no impacts on landscape buffers located on the perimeter of the property. The applicant is proposing to remove four trees to the south of the proposed driveway to improve sight distance. All of these trees are located in the CTDOT ROW and will require their approval prior to removal.

Due to the small size of the parking lot, no interior parking lot landscaping is required.

Summary and Recommendations

Based on the above analysis, the proposed office use is not anticipated to result in significant neighborhood impacts. Provided the applicant is able to address the issues identified in this report to the Commission's satisfaction and no other issues are identified during the hearing that need to be addressed, the hearing should not need to be continued. If the Commission finds that the proposal meets the criteria for approval of a special permit, the following items should be considered for inclusion in an approval motion:

- Any proposed connection to the public water system shall require Special Permit approval from the Commission. Such connection shall be reviewed based on the criteria identified in the Diversion Permit condition.
- The final site plan shall be revised to show the correct dimensions for a van-accessible handicap space per Building Code requirements.
- Signs shall be externally illuminated and designed to be compatible with the residential character of the building. Signs must be approved by the Director of Planning and Development prior to issuance of a Zoning Permit.
- Any significant modifications to the site plan resulting from CTDOT approval conditions may require additional review by the Commission.

NOTES

- The analysis and recommendations contained in this report are based on the following information submitted by the applicant:
 - Application submitted July 27, 2015 and received by the PZC on August 3, 2015, including:
 - Statement of Use
 - Map checklist dated July 27th and revised through September 17, 2015.
 - One-Page survey/site plan dated July 24, 2015 and revised through October 6, 2015 prepared by Stanley W. Szetowicki, Registered Land Surveyor.
 - 8-page architectural plan set, no date or information on who prepared the plans was included.
 - 8-page fax including description and specifications for site lighting.
- The following correspondence regarding the proposed development has been received:
 - Letter from Sherry McGann, Eastern Highlands Health District, dated August 4, 2015 (B100A plan approval).
 - Memo from Francis Raiola, Fire Marshal, dated August 26, 2015
 - Memo from Derek Dilaj, P.E., Assistant Town Engineer, dated August 27, 2015.
 - Letter from Andrew Morrill, CTDOT dated September 15, 2015.
 - Memo from Linda Painter, Director of Planning and Development dated September 17, 2015.
 - Memo from Derek Dilaj, P.E., Assistant Town Engineer, dated October 15, 2015.
- Neighborhood Notification Forms were required to be sent to property owners within 500 feet of the subject property in accordance with Article V, Section B(3)(c) of the Mansfield Zoning Regulations. **Copies of the notice and certified mail receipts (dated August 4, 2015) have been provided to the Planning Office.**
- The Public Hearing on this item was opened on September 21, 2015 and must be closed by October 26, 2015 unless a written extension is granted by the applicant.
- 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.



Lighting information for the proposed parking lot of 1708 Stafford rd.

The proposed parking lot is 80' long by 60' wide. A single downward directed 150W LED light mounted on a 20' pole situated at the front of and central to space 4 will sufficiently illuminate the parking lot with no spillover of light off of the property.

A single downward directed 39W LED light mounted on the gable end of the proposed addition will sufficiently illuminate the entranceway of the building and handicap ramp with no spillover of light off of the property.

Attached are diagrams showing the effective distance of lighting as described above, also detailed information regarding the proposed pole and fixtures.



Date : 3 Oct 2015
Title : Mansfield, CT Parking Lot
Desc : Site Lighting

Luminaire

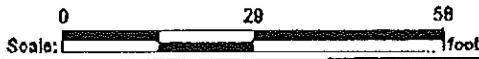
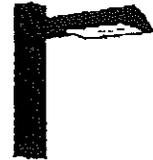
IES Filename : it179628.ies

Description : ALED4T150 - RWLED4T150 - RWLED4T150SF -
WPLED4T150 (TYPE IV)
CAST FINNED METAL HOUSING, 6 CIRCUIT
BOARDS EACH WITH 1

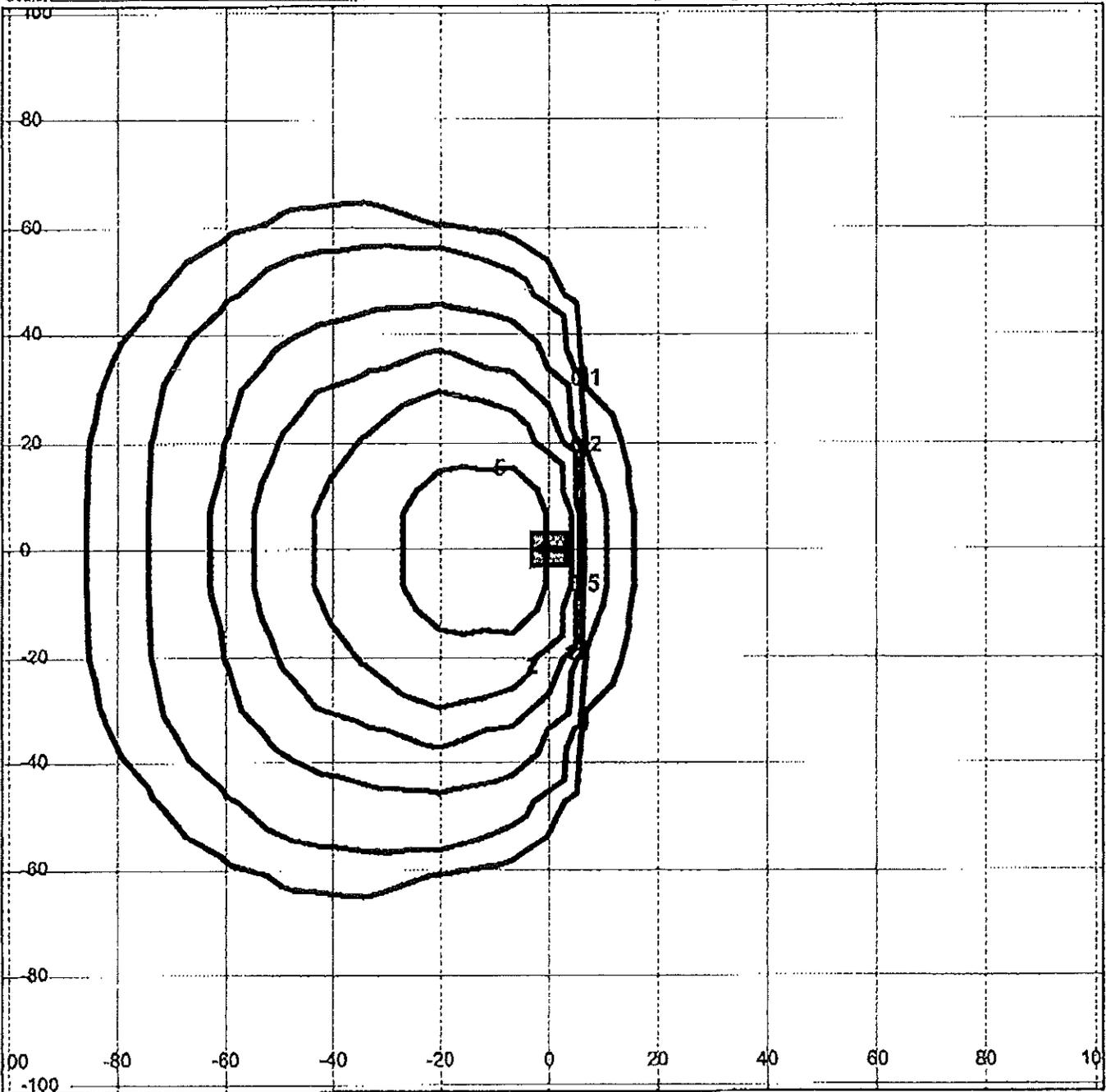
For : Doug White Electrical
By : Needham Electric Supply

Light Loss Factor : 1.00
Number of Lamps : 6
Lamp Lumens : -1 lms
Luminaire Watts : 150 W

Single Head



Arrangement Magnification: 100 %





ate : 3 Oct 2015

Title : Mansfield, CT

Desc : Site Lighting

Luminaire

IES Filename : id79398-c.ies

Description : FFLED39 - FFLED39SF - FFLED39T
CAST METAL LED DRIVER HOUSING, CAST
FINNED METAL HEAT
TWO WHITE MULTI-CHIP LIGHT EMITTING

For : Doug White Electrical

By : Needham Electric Supply

Light Loss Factor : 1.00

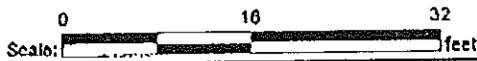
Number of Lamps : 2

Lamp Lumens : -1 lms

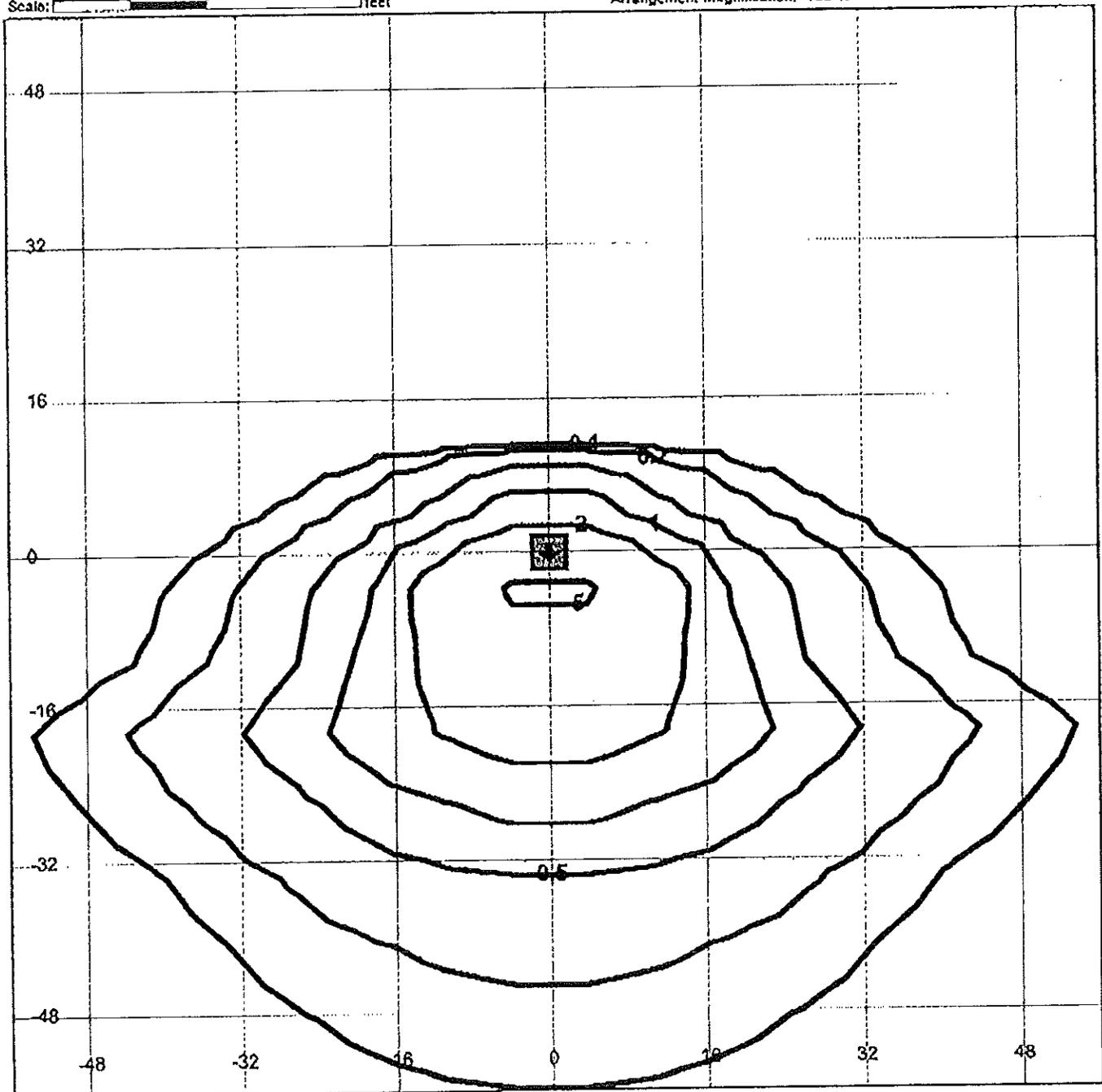
Luminaire Watts : 39 W



Flood Cable



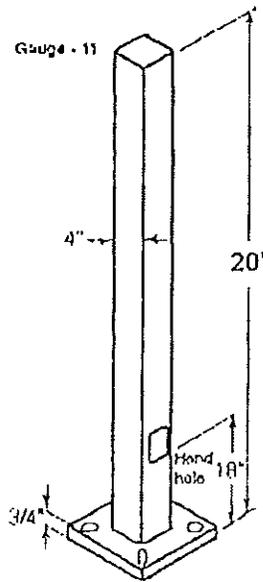
Arrangement Magnification: 100 %



PS4-11-20D2



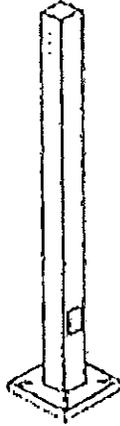
Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes hand hole cover and base cover (sold separately)
- Custom manufactured for each application

PS4-11-20D2



Square sheet poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stacked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 137.0 lbs

Project:

Type:

Prepared By:

Date:

Lamp Info

Type: N/A
 Watts: 0W
 Shape/Size: N/A
 Base: N/A
 ANSI: N/A
 Hours: N/A
 Lamp Lumens: N/A
 Efficacy: N/A

Ballast Info

Type: N/A
 120V: N/A
 208V: N/A
 240V: N/A
 277V: N/A
 Input Volts: 0W

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

40,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Skilled base plates 26,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating.

Height:

20 FT.

Weight:

137 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available

Pre-Shipped Anchor Bolts:

Bolts can be pre shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

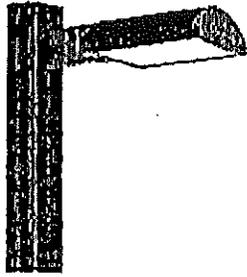
70MPH 8.3 ft./240 lb
 80MPH 6.6 ft./155 lb
 90MPH 5.6 ft./110 lb
 100MPH 4.2 ft./75 lb
 110MPH 3.0 ft./45 lb
 120MPH 2.2 ft./20 lb.

Other

Terms of Sale:

Pole Terms of Sale is available

ALED4T150



Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	1.31A
208V:	0.60A
240V:	0.50A
277V:	0.40A
Input Watts:	150W
Efficiency:	94%

LED Info

Watts:	150W
Color Temp:	5000K (Cool)
Color Accuracy:	RA 80
L70 Lifespan:	100,000
Lumens:	14,340
Beam Angle:	120°

Specifications: Flood area lights available in LED Type IV finish. Sited for mounting on the sides of buildings and streets, and for illuminating the perimeter of parking areas. Replaces up to 400W metal halide street parking management system. 5 Year Warranty.

Color Output

Weight: 22.0 lbs



ALED4T150

Technical Specifications

Listings

UL Listing:

Current listing location:

ULSNA LM-79 & LM-80 Testing:

RAB LED products have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been reviewed by the Department of Energy "Lighting Facts" label.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Product List and is eligible for rebates from all U.S. Municipal Utilities.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, sky shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on the LM-80 method and TM 21 calculations.

LEDs:

Multi-chip, high-mixed, high-bay LEDs.

Color Consistency:

7-step Macadam ellipse of color to achieve consistent color throughout the entire.

Color Stability:

LED color temperature is maintained to within 10% over the 25,000 h CBT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) is based on guidelines of the American National Standards for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2013.

Construction

ULS Classification:

The Type IV classification (also known as a Floodlight fixture) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It features a semi-circular distribution with essentially the same candlepower at different angles from 90° to 270°.

Effective Projected Area:

BPA = 0.75

Ambient Temperature:

Suitable for use in 40°C (104 F) ambient temperatures.

Cold Weather Rating:

The minimum storage temperature is 40°F/-4°C

Thermal Management:

Superior thermal management with hybrid Air-Flow fan.

Housing:

Durable aluminum housing, heat sink and mounting base.

Mounting:

Heavy-duty mounting arm with 90° ring seal & stainless steel screws.

Collector:

Specialty vacuum metallized polycarbonate.

Gaskets:

High-temperature silicon gaskets.

Finish:

Our advanced multi-layer polyester powder coatings are formulated for high-visibility and long-lasting finish, and includes no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Drivers:

Two Drivers, Constant Current, Class 2, 2000mA, 180-277V, 50-60Hz, 1.1A, Power Factor >96%

THD:

4.7% at 120V, 13.3% at 277V

Surge Protection:

41V

Optical

Replacement:

The ALED150 replaces 40W/Multi-Bay/Alex Lights.

DUG Rating:

01 U0 G3

Other

California Title 24:

See ALED4T150D10, ALED4T150W1, ALED4T150N10, ALED4T150N10C, or ALED4T150PCT for a 2013 California Title 24 compliant product. Any additional compliance requirements will be listed in the Title 24 section under technical specifications on the product page.

Warranty:

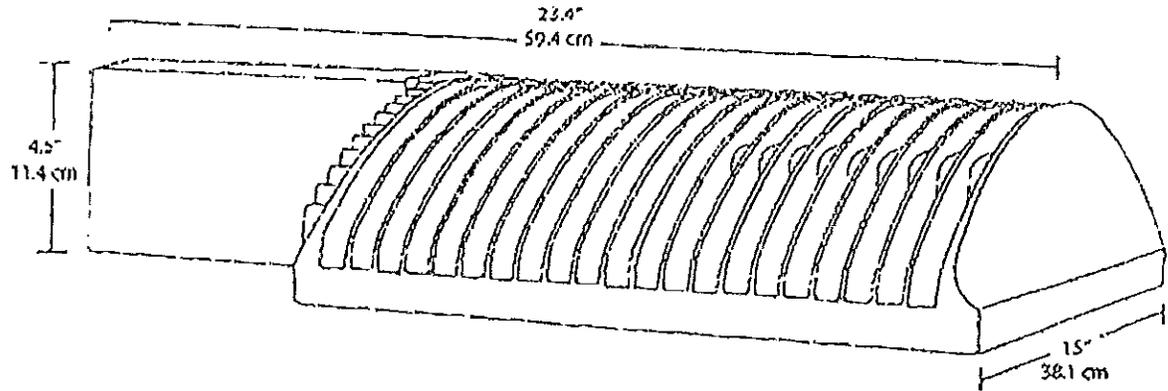
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Note: subject to change. See RAB (811) (606) Product Index by website: www.rablighting.com or call 1-800-451-1111. All specifications are subject to change without notice.

ALED4T150



Dimensions

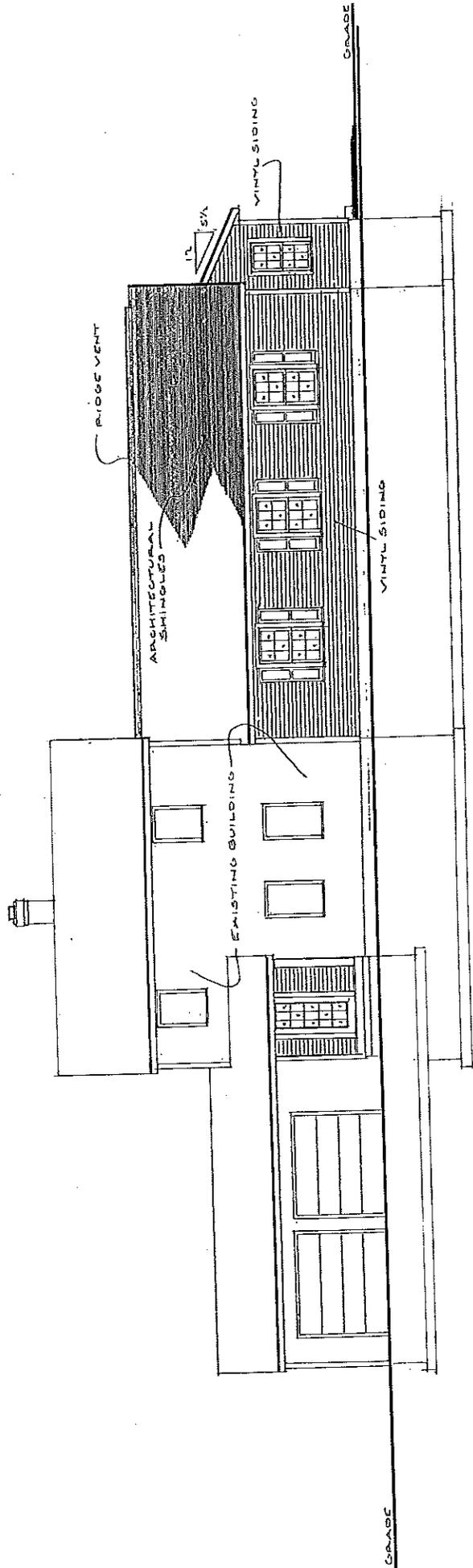


Ordering Matrix

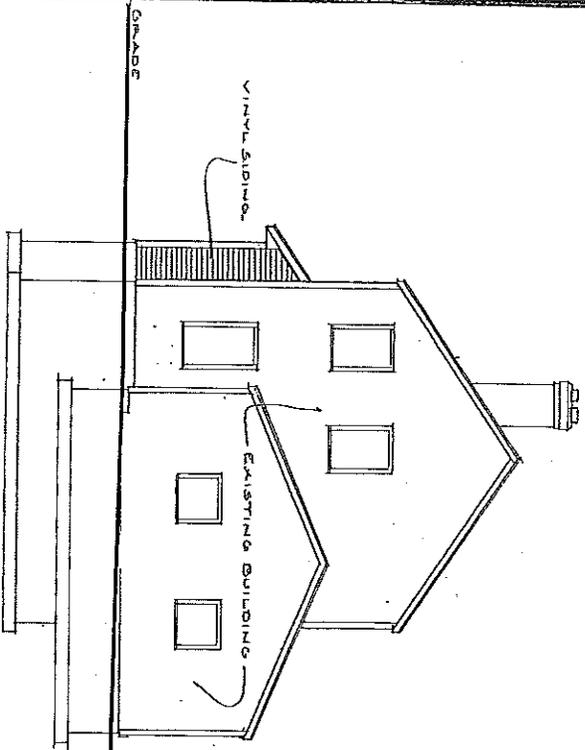
Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Hi-Level
ALED									
2T - Type II	150 - 150W	= Arm	= Cool	= Bronze	= 120-277V	= No Photocell	= No Dimming	= No Hi-Level	
3T - Type III	125 - 125W	DT - Distro/Tr	V - Warm	W - White	480V - 480V	PC1 - 120V Bulbless	DD10 - Dimmable	HL - Hi-Level	
4T - Type IV	105 - 105W		N - Neutral	HG - Gray		PC2 - 277V Bulbless			
						PC3 - 120V 5-wire			
						PC62 - 277V 5-wire			
						PC1 - 120-277V Two-Wire			
						PC14 - 480V Two-Wire			
						PC14 - 480V Two-Wire			
						PC14 - 480V Two-Wire			

These prices are for the RAB RAB-1500 GIOSCIA sales@rabweb.com Website: www.rabweb.com
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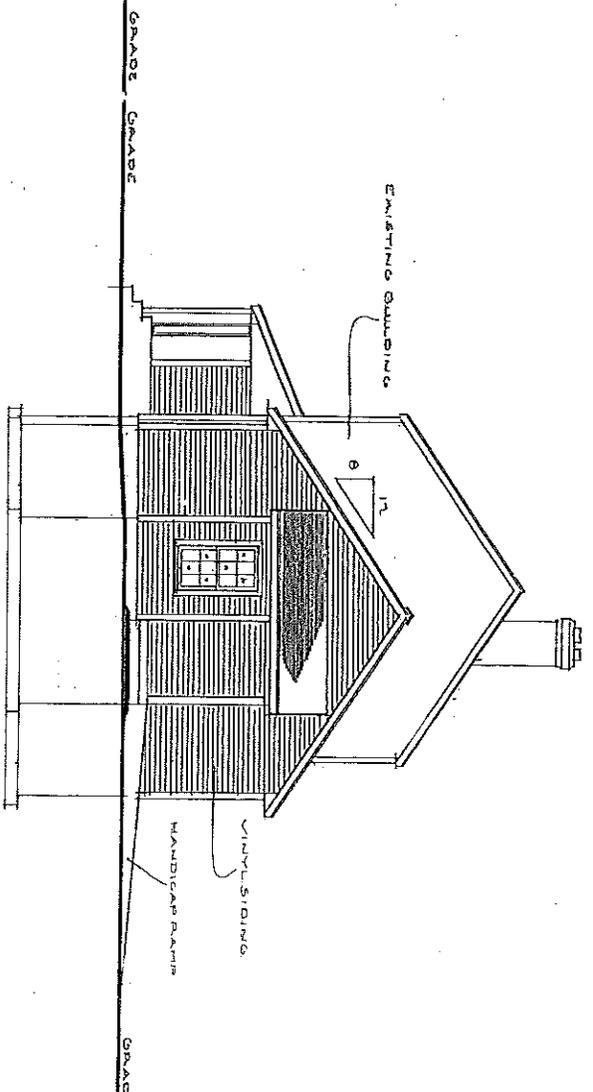
Planned @ 12/11/88



FRONT ELEVATION
SCALE: 1/4"=1'-0"

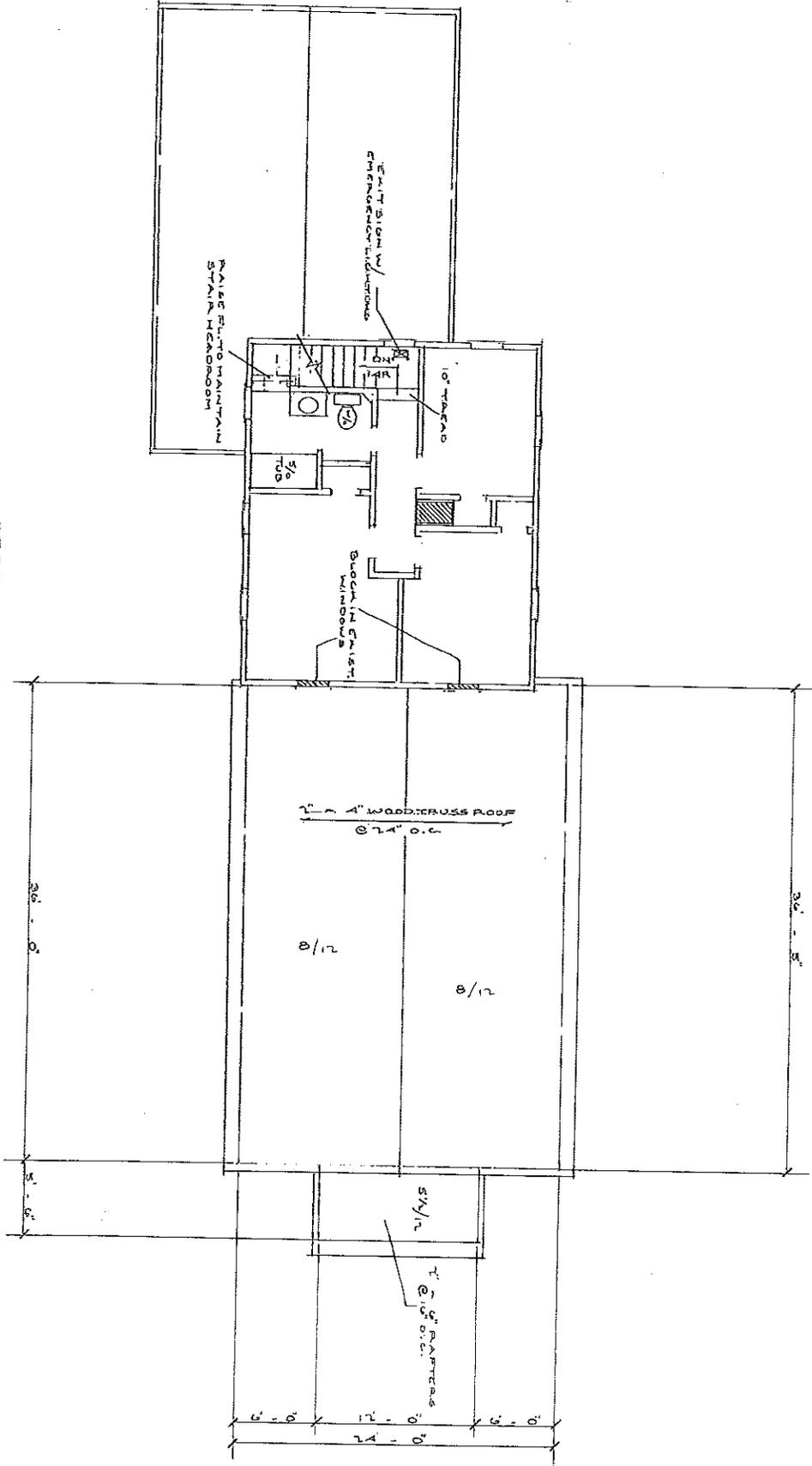


LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"



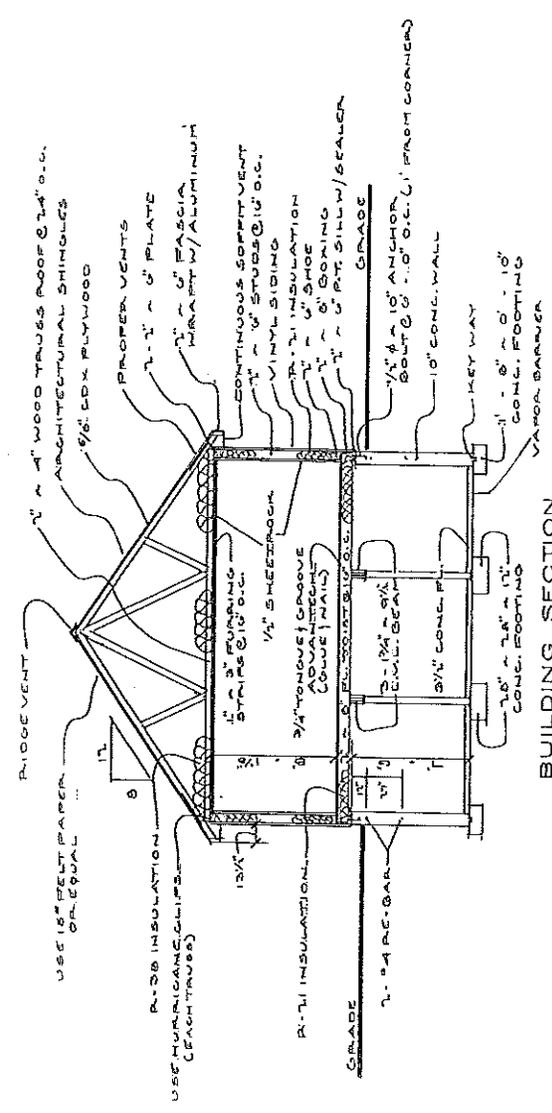
RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"

SECOND FLOOR PLAN

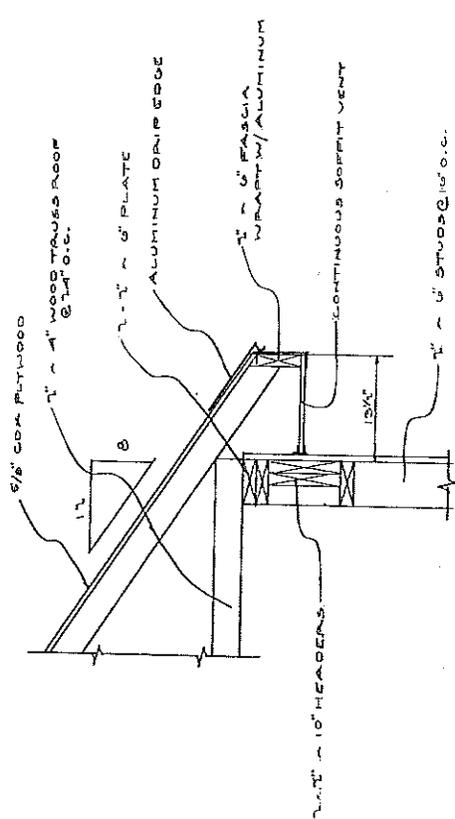


GENERAL NOTES:

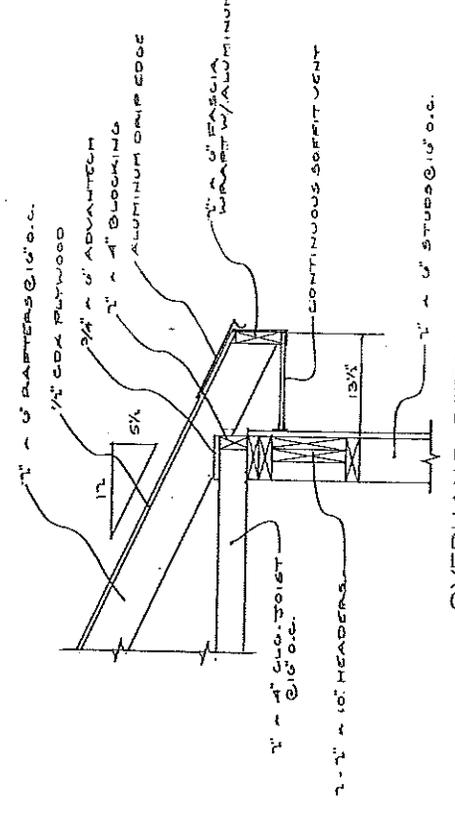
1. CONTRACTOR TO VERIFY AND CHECK DIMENSIONS, DATA AND DETAILS BEFORE STARTING CONSTRUCTION.
2. ROOF AND FLOOR LOADS:
 - 1ST FLOOR 60 PSF LIVE LOAD W/200 DEAD = 40 PSF (NOK ADDITION)
 - 2ND FLOOR 40 PSF LIVE LOAD W/100 DEAD = 50 PSF
 - ATTO 20 PSF LIVE LOAD W/100 DEAD = 30 PSF
 - ROOF 30 PSF LIVE LOAD W/100 DEAD = 40 PSF
3. ALL EXTERIOR WALL OF OFFICE WITH TRUCK BY DUPONT OR EQUAL.
4. ALL FLOOR AND CEILING PENETRATIONS TO BE FIRESTOPPED.
5. USE ONE DAY ABOVE ALL EXTERIOR WINDOWS AND DOORS WHERE NEEDED.
6. USE PROPER FLASHING UNDER ALL EXTERIOR DOORS.
7. ALL LVL BEAMS TO BE VAPORED BY MANUFACTURER.
8. CONTRACTOR TO COMPLY WITH 2009 IRC CODE REQUIREMENT MANUAL.
9. FINISH FLOOR = 108 SQ. FT.
10. TOTAL FINISH SQUARE FOOT OF OFFICE = 2000 SQ. FT.
11. GARAGE/TORQUE = 204 SQ. FT. (UNFINISHED) EXCLUDING BASEMENT



BUILDING SECTION



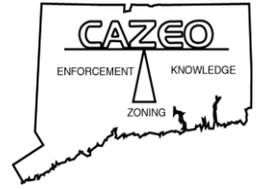
OVERHANG DETAIL
SCALE: 1/2"=1'-0"



OVERHANG DETAIL



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: October 14, 2015

Re: Request for transient vendor on Town Square

I have received a request from Ethan Haggerty, Area Manager for UConn Cafes & Dairy Bar, to park an ice cream truck at the Town Square for one hour, on 10/24/15, in conjunction with the Trick or Treat in Downtown Storrs Event being held in Storrs Center. The event is being sponsored by the Mansfield Downtown Partnership. Ice cream cones will be handed out free to costumed children under 15 years of age and dairy bar products would be sold to other customers. This type of temporary use is not addressed in the regulations for the Storrs Center – Special Design District. However, in our other commercial zones the following applies:

“Except for Commission-authorized temporary uses associated with existing uses on a site, there shall be no transient uses of an outdoor area for food, produce or other merchandise sales.”

The Dairy Bar truck has received a food service license from the Eastern Highlands Health District. The Mansfield Traffic Authority has also received this request, as the ice cream truck will need authorization to park in a 30-minute parking space for one hour. This type of community event, held around a central gathering place, is what the Town and the University envisioned when Storrs Center was being planned. A simple procedure for permitting this type of temporary use should in my opinion, be incorporated into the regulations for the district. For now, I didn't see a way to authorize the transient use without the Commission's approval. I recommend **that the PZC authorize the temporary parking and use of the UConn ice cream truck at the Town Square in Storrs Center, on 10/24/15, as described in a 10/14/15 letter from Ethan Haggerty. The use is accessory to the Trick or Treat in Downtown Storrs event and shall be subject to any conditions that may be placed upon the use by the Mansfield Traffic Authority.**

To Whom it may concern,

On October 24th Uconn Dining Services would like to help support the trick or treating in downtown Storrs event from 4-5pm. We would like the opportunity to have the UConn ice cream truck at the event. We would like to serve free little sample size cones to any children (15 or younger) that are in costume. We would sell product to any other customers that approach the Ice Cream truck. We would be interested in parking in one of the 2 hour parking spots surrounding the town square pictured here at either 1 Royce Circle or 8 Royce Circle:



If possible we would like to have the spots coned off to make sure they are not taken when the truck is to arrive around 3:30pm. Please let me know if there are any concerns or anything else is needed for us to be able to participate in this community event. The truck is 18 feet pictured below:



Thanks,

Ethan W. Haggerty

Area Manager UC Cafes & Dairy Bar

University of Connecticut Dining Services

Office: 860-486-8167 Cell: 860-705-0390

Ethan.Haggerty@uconn.edu

On October 14, 2015 the Mansfield Zoning Board of Appeals took the following action:

Approved the application of 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 11' at 93 Old Turnpike Rd, as shown on submitted plan.

In favor of approving application: Gotch, Katz, Stearns, Shaiken

Reasons for voting in favor of application:

- Historical preservation of barn

Opposed to approving application: Accorsi

Reasons for voting to oppose application:

- Self-created hardship
- Financial gain
- Opposition of abutter

Application was approved.

Additional information is available in the Town Clerk's Office.

Dated October 15, 2015

Sarah Accorsi
Chairman