

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Monday, November 2, 2015 ▪ 7:10 PM

Or upon completion of Inland Wetlands Agency Meeting

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

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. October 14, 2015 Field Trip
 - b. October 19, 2015 Regular Meeting
4. Zoning Agent's Report
5. Old Business
 - a. Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336
 - b. Other
6. New Business
 - a. Special Permit Application, Efficiency Unit, 650 Mansfield City Road; Lance Klase, PZC File#1337
 - b. Live Music Permit Renewals (PZC #895)
Huskies Restaurant, 28 King Hill Rd., (file #780-2); Pub 32, 847 Stafford Rd., (file #595);
Ted's Restaurant, 16 King Hill Rd., (file #1107)
Memo from Zoning Agent
 - c. Pre-Application Review, Meadowbrook Gardens, 91-93 Meadowbrook Lane, Artisan Development, LLC
The Commission will conduct a non-binding pre-application review of the above listed project.
 - d. Request for Bond Release, Woods Subdivision, PZC File#1210
Memo from Zoning Agent & Assistant Town Engineer
 - e. Other
7. Mansfield Tomorrow | Our Plan ▶ Our Future
 - a. Zoning Focus Group Update
8. Reports from Officers and Committees
 - a. Chairman's Report
 - b. Regional Planning Commission
 - c. Regulatory Review Committee
 - d. Planning and Development Director's Report
 - e. Other
9. Communications and Bills
 - a. CFPZA Fall 2015 Newsletter
10. Adjournment

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.

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday October 19, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, R. Hall, G. Lewis, K. Rawn, V. Ward
Members absent: B. Pociask, B. Ryan
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 7:00 p.m. and appointed Aho, Holt and Westa to act in the absence of members.

Approval of Minutes:

a. October 5, 2015 Regular Meeting

Holt MOVED, Chandy seconded, to approve the 10-05-15 minutes as presented. MOTION PASSED with all in favor except Hall and Ward who disqualified themselves. Rawn noted that he listened to the recording.

b. October 14, 2015 Field Trip

Item was tabled.

Zoning Agent's Report:

Hirsch called attention to the Notice of Action taken by the Zoning Board of Appeals regarding the Rogers property on Turnpike Road and noted that he expects a subdivision application will be submitted soon.

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 7:06 p.m. Members present were Goodwin, Chandy, Hall, Lewis, Rawn and Ward, and Alternates Aho, Holt and Westa who were all appointed to act. Linda Painter noted the following communications received and distributed to members: a 10/15/15 memo from herself; a 10/15/15 memo from D. Dilaj, Assistant Town Engineer; a 10/6/15 set of revised plans addressing comments from CT D.O.T.; and lighting plans.

Anthony Gioscia, property owner and applicant, reviewed the key components of his proposal to renovate and utilize the property to operate an optometry office.

Members suggested that Gioscia clearly mark which driveway is for employees and which is for customers.

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

Old Business:

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

Westa volunteered to work with staff on a motion for the next meeting.

New Business:

a. Request for Transient Vendor on Town Square

Aho MOVED, Hall seconded, 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. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow:

Painter noted that the final version of the approved Plan is available online and hard copies for members will be forthcoming.

Reports from Officers and Committees:

Painter noted that staff will be working to set up a Regulatory Review Committee Meeting to discuss potential revisions to the Zoning Regulations pertaining to issues raised as a result of the new the water line.

Communications and Bills:

Noted.

Adjournment:

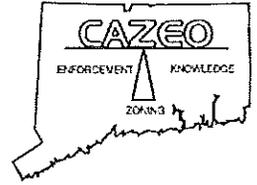
The Chairman declared the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Vera S. Ward, Secretary



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: October 29, 2015

MONTHLY PERMIT ACTIVITY for October 2015

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Newcity Builders Hodgson	Lot 22 Sheffield Dr. 491 Wormwood Hill Rd.	1 fm dw rear deck & porch
Quester's Way Gifford	95 Storrs Rd. 15 Adeline Pl.	tenant renovation 10 x 16 shed
Ray	11 Homestead Dr.	10 x 16 shed
Kernoziicky	79 Jonathan La.	12 x 16 shed
Wilkinson	13 Ellise Rd.	(2) 12 x 20 sheds
GAL Assoc. (Chuck's)	1498 Stafford Rd.	dining patio
Beaudoin Bros.	Lot 14 Monticello Road	1 fm dw
Pandora's Playground	9 Dog La. Suite 107	business identity signage

CERTIFICATES OF COMPLIANCE

Frogley	104 Woods Rd.	1-car garage
Alan	418 Middle Tpke.	Barn
Ferrari	8 Mansfield Hollow Rd. Ext.	ground solar array
Tea More Café	40 Wilbur Cross Way	food service use
Long	66 Chatham Dr.	porch & kitchen addition
Jara	2 Westwood Rd.	enlarging deck

DRAFT APPROVAL MOTION

SPECIAL PERMIT FOR OFFICE USE (1708 STAFFORD ROAD) FILE #1336

_____ MOVED, _____ seconded, to approve with conditions the application of A. Gioscia (File #1336), applicant and owner, to allow an office use at 1708 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 24, 2015 as revised through October 6, 2015 and as presented at Public Hearing on October 19, 2015.

Through this approval, the Commission accepts the submission of the supplemental information provided by the applicant including building elevations, revised site plan and lighting details. 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. **Revised Site Plan.** No Zoning Permits shall be issued and no construction shall commence until the site plan is revised as follows:
 - The handicap accessible space shall be dimensioned and striped to meet the requirements for a van accessible space pursuant to CT building Code requirements.
 - The swale from the parking lot runoff is armored to prevent erosion.
 - The handicap ramp shall be revised to comply with Building Code requirements.
 - A note shall be added indicating that all signage shall be in accordance with the Federal Highway Administration Manual of Uniform Traffic Control Devices.
 - Wheel stops shall be added to prevent advancement of vehicles into the walkway for ADA access.
 - Details shall be provided indicating the materials and cross section of the gravel parking area to minimize erosion and sedimentation.

3. **Signs.** 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.
4. **Future Water Connection.** Any proposed future connection to the public water system shall require approval from the Commission as a modification to this Special Permit. Such request shall be reviewed based on the criteria identified in the CTDEEP Diversion Permit approval and zoning regulations in effect at the time of the request. Depending on the nature of the request, a full special permit application may be required by the Commission.
5. **CTDOT Approval.** No Zoning Permit shall be issued until the applicant has obtained an encroachment permit from the Connecticut Department of Transportation (CTDOT). Any modifications to the site plan required by CTDOT shall be reviewed by the Zoning Agent and PZC Chair. If the changes are considered significant, PZC approval of the modifications may be required.
6. **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.



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
DISTRICT II
171 Salem Turnpike
Norwich, Connecticut 06360
Phone: (860) 823-3114



October 22, 2015

Mr. Stanley W. Szeszowicki, L.S.
277 Goose Lane
Tolland, CT 06084

Dear Mr. Szeszowicki:

Subject: Proposed Site Improvements
1708 Stafford Road (Route 32)
Town of Mansfield

This office has completed our review of the submitted plans entitled, "Proposed Site Improvements – 1708 Stafford Road – Mansfield, Connecticut" dated July 24, 2015, and last revised October 6, 2015. We find the proposal acceptable and have one additional comment at this time.

1. The swale from the parking lot runoff must be armored to prevent erosion.

Upon receiving Town Planning and Zoning approval, a final review will be performed by the Department of Transportation, at which time additional changes may be required. As regulated by Connecticut General Statute 13b-17, no work is to commence within the State right of way without first obtaining a DOT encroachment permit.

An encroachment permit may be obtained upon approval of the following:

- Proof of town approval.
- Two complete sets of the latest town-approved plans (40 scale or larger).
- A completed encroachment permit application (State Form PMT-1 Rev. 5/91).
- A Bond on State Form CLA-5 in the amount of \$10,000 in the owner or developer's name.
- Proof of minimum insurance requirements (General Liability of \$1,000,000 and Aggregate of \$2,000,000). Insurance may be carried by the contractor.
- A check or money order in the amount of \$150 payable to "Treasurer - State of Connecticut."

These forms, along with additional information, may be obtained at www.ct.gov/dot.

If you have any questions in regard to this matter, please contact Mr. Carlos Wimberly of this office at (860) 823-3114.

Sincerely,

Andrew S. Morrill
Special Services Section Manager
Bureau of Highway Operations

cc: Mansfield Planning and Zoning ✓

RECEIPT OF APPLICATION FOR SPECIAL PERMIT, SITE PLAN, (RE)SUBDIVISION:

_____, move and _____ seconds to receive the SITE PLAN,

SPECIAL PERMIT, (re)SUBDIVISION application (file # 1337)

submitted by Lance Klase

for an Efficiency Unit

(if subdivision, give title) _____

on property located at 650 Mansfield City Road

owned by the Applicant

as shown on plans dated 10/28/15, revised through _____

and as described in other application submissions, and to refer said application to the staff, ~~Design Review Panel, Committee on the Needs of Persons with Disabilities.~~

(other)
for review and comments, and to set a Public Hearing (if applicable) for November 16, 2015

SPECIAL PERMIT APPLICATION

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

Mansfield Planning and Zoning Commission

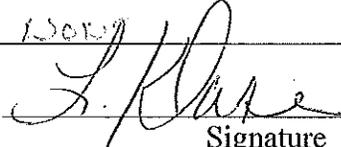
File # 1337
Date 10/28/15

1. Name of development (where applicable) KLASE Property
2. Proposed use of the property is Efficiency Unit
in accordance with Sec.(s) VII, 6.2 of Article VII (Permitted Use provisions) of the Zoning Regulations

3. Address/location of subject property 650 Mansfield City Rd Storrs
Assessor's Map 27 Block 55 Lot(s) 3 Vol. 660 Page 7-62

4. Zone of subject property RAB-90 Acreage of subject property 1.1 acre

5. Acreage of adjacent land in same ownership (if any) None

6. APPLICANT Lance Klase 
(please PRINT) Signature
Street Address 650 Mansfield City Rd Telephone 860-423-3609
Town Storrs Zip Code 06268

Interest in property: Owner Optionee _____ Lessee _____ Other _____
(If "Other", please explain) _____

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

8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:
Name Tom Ward Telephone 860-456-7946 work-home
Address 205 Crane Hill Rd Storrs CT. Telephone 860-450-6416 cell
Involvement (legal, engineering, surveying, etc.) Builder Zip Code 06268

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

(over)

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

- _____ Application fee in the amount of \$ 350.00 Received 10/25/15 ct-# 2552
- _____ Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.
- _____ Site plan (6 copies) as per Article V, Section B.3.d
- _____ Site plan checklist including any waiver requests
- _____ Sanitation report as per Article V, Section B.3.e
- _____ Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).
- N/A As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section I.
- N/A As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section I. The State Department of Public Health's on line form (www.dph.state.ct.us/BRS/Water/Source_Protection/PA0653.htm) shall be used with a copy of the submittal delivered to the Planning Office.
- _____ Other information (see Article V, Section B.3.g). Please list items submitted (if any):
Floor Plan

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

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

Proposed Efficiency Unit

Statement of Use

Lance Klase
650 Mansfield City Rd
Storrs, CT 06268

1. We are proposing to establish an efficiency unit with in our single-family residence. The efficiency will be located in our current basement area, which is to be renovated. The efficiency will consist of a living room/area, a bedroom, a full bathroom and complete kitchen. The area of the efficiency is about 720 sq. ft. This represents about 33% of the 2187 sq. ft. living area (including the efficiency).
2. We are the owners of the property at 650 Mansfield City Rd and we will be occupying the main portion of the house as our principal residence. The efficiency will be occupied by my wife's mother. We understand the bi-annual requirement for the submission of a notarized affidavit, attesting to our continuing compliance with the owner-occupancy requirement.
3. Interior access between the main living area and the efficiency will be provided through an existing door to the unit. The efficiency will also have a separate egress window to the outside, also stairs to the main floor.
4. The existing driveway is of sufficient size to accommodate three vehicles without stacking.
5. The efficiency will be occupied by one person.
6. The property complies with the use requirements for an efficiency unit in a RAR-90 zone. The property is approximately 1- acre in area.
7. There will be no changes/additions to the existing house. It will therefor retain the character of a single family residence.
8. We talked with the Eastern Highlands Health District to confirm that the existing septic system is adequately sized for our proposed unit. There are currently three bedrooms in the house, but one of those will be repurposed for laundry and stairs and the third bedroom will now be in the efficiency unit.



Town of Mansfield, Connecticut
Web GIS Maps and Online Property Information
by MainStreetGIS, LLC
[Town Website](#) [Feedback](#)

Base Map: MapQuest Street Map

650 MANSFIELD CITY RD
Address Parcel ID Owner

GIS Map Street View Pictometry Tax Maps

Layers Property Files Selection

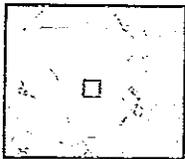
MainStreetGIS

1:2500

Drawing Buffer

- Road Name Text (Census 2010)
- Parcel Address Text
- Parcel ID Text
- Parcel Area Text
- Parcel Dimension Text
- Roads (Census 2010)
 - Primary Road
 - Secondary Road
 - Local Road
 - Driveway
 - Trail
- Tax Map Index
- Town Boundary
- Towns
- Trail
- Trail (CT DEP 2006)
- Railroad (2010)
- Elevation Contours 2ft
- National Diversity Database (CT DEP)
 - Na
- Zoning
 - Business (B)
 - Design Multiple Residence (DMR)
 - Flood Hazard (FH)
 - Institutional (I)
 - Neighborhood Business 1 (NB-1)
 - Neighborhood Business 2 (NB-2)





1 in = 52.6 ft

Printed on 9/30/2015
 Last update: Property information 3/20/2015, GIS parcel lines 12/31/2014

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Mansfield, Connecticut and MainStreetGIS assume no legal responsibility for the information contained herein.

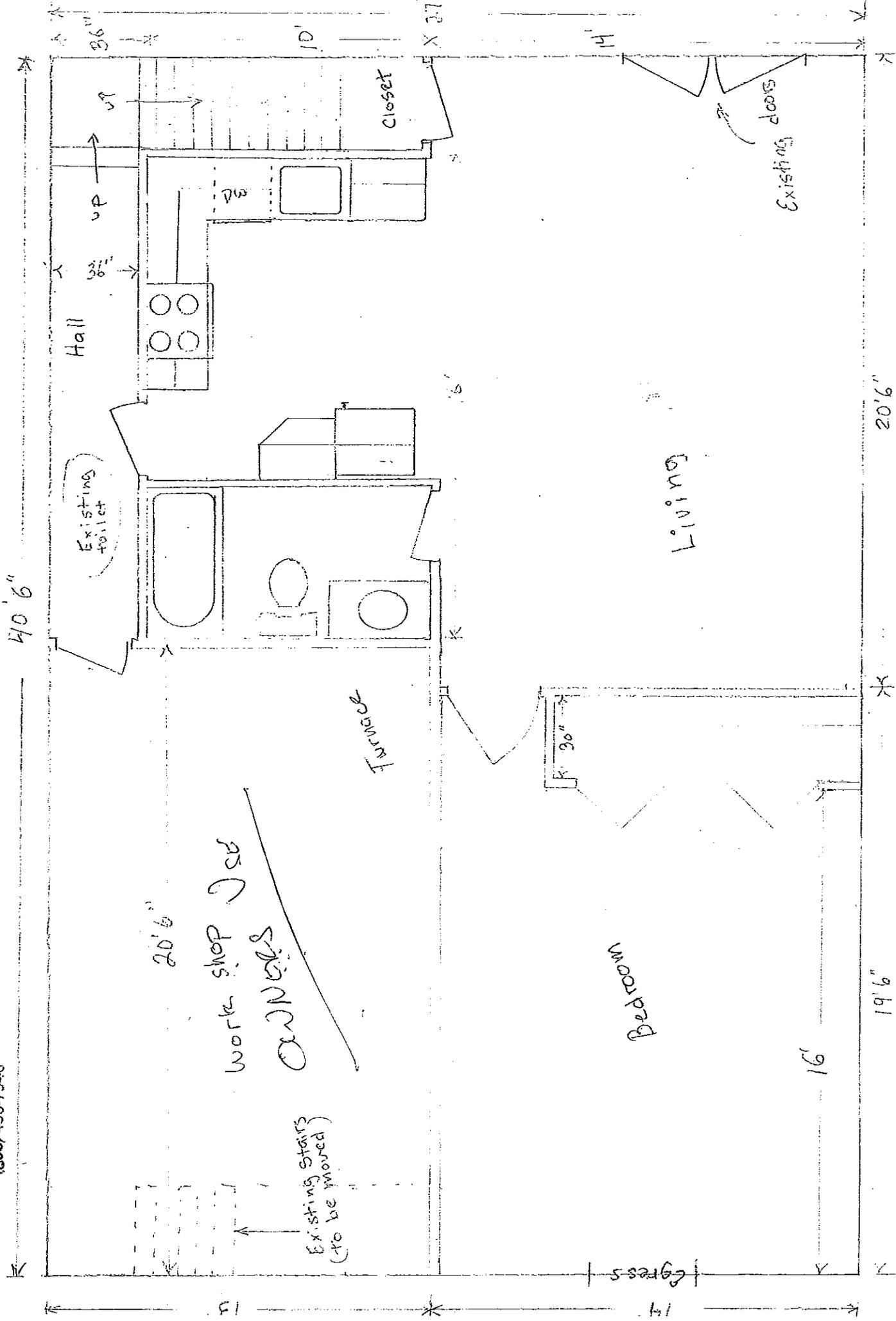


MainStreetGIS, LLC
www.mainstreetgis.com

Lance Klase Property
 650 Mansfield City Road
 10/28/15

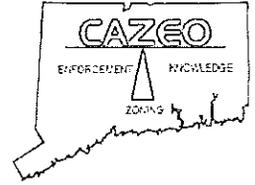
10/10/13

TOM WARD BUILDERS
205 Crane Hill Rd.
STORRS, CONNECTICUT 06268
(860) 456-7946





Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

To: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: October 27, 2015

Re: Live Music Permit Renewals (PZC #895)
Huskies Restaurant, 28 King Hill Rd., (file #780-2)
Pub 32, 847 Stafford Rd., (file #595)
Ted's Restaurant, 16 King Hill Rd., (file #1107)

The use of live music is permitted with special permit approval under Article VII of the Zoning Regulations, as accessory to a permitted restaurant use. Any special permit for live music shall expire on November 1st of each year and may be renewed upon application and Public Hearing. I am expecting that all three of the active live music permit holders will request a renewal of their special permits even though only two have responded thus far. Staff has submitted a legal notice in the newspaper for a public hearing on live music renewals, to be held at the PZC's 11/16/15 regular meeting.

I recommend that the PZC receive the requests for the renewal of special permits for the use of live music, from Huskies Restaurant, Pub 32 and Ted's Restaurant, and schedule a public hearing for November 16, 2015.



Department of Planning and Development

Date: October 28, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director *LMP*
Subject: Pre-Application Review-Meadowbrook Gardens
91-93 Meadowbrook Lane

Artisan Development LLC has requested a pre-application review pursuant to Section 7-159b, C.G.S., and the pre-application review process adopted by the Commission on a pilot basis on May 19, 2014. A copy of the policy is attached for your information along with the materials submitted by the applicant.

Pre-Application Process

Pre-application reviews are to be conducted in accordance with the following policies adopted by the Commission:

- Reviews will be strictly limited to 30 minutes. Proposed Applicants shall keep their presentations brief to allow sufficient time for Commission discussion.
- The Commission Chair will introduce the item and note the following for the record: "Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes by any person or entity, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project."
- Reviews are part of the public meeting and shall be open to the public for observation only. No public comment will be taken. The public will have the opportunity to comment during the public hearing process after the filing of a formal application.
- Commission members may offer comments on the proposed application, but are not required to do so. Any comment of a Commissioner is the opinion of that Commissioner and shall not be interpreted as the consensus of the Commission nor shall any comment of any Commissioner bind the Commission or that Commissioner's vote on formal application.
- Commissioners may offer comments which are contradictory to each other. Any interpretation of Commission comments is the responsibility of the proposed applicant.
- This is a non-binding process from which there is no appeal.

Pre-Application Policies and Procedures

Mansfield Planning and Zoning Commission = Adopted May 19, 2014

C.G.S. Sec. 7-159b^a Preapplication review of use of property.

Notwithstanding any other provision of the general statutes, prior to the submission of an application for use of property under chapters 124, 126, 440 and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commission, department or agency or authorized agent thereof may separately, jointly, or in any combination, conduct a preapplication review of a proposed project with the applicant at the applicant's request. Such preapplication review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

The following policies and procedures for a proposed Applicant's pre-application meeting with the Mansfield Planning and Zoning Commission is adopted on a pilot basis. The PZC reserves the right to revise and/or eliminate any or all of these policies and procedures at any time. These policies and procedures may also be adopted and/or amended for use by the Mansfield Inland Wetlands Agency. If these policies and procedures are adopted by the IWA, a pre-application meeting may be held for those proposed applications which will be subject to the Mansfield Wetlands and Watercourses Regulations. The Commission and Agency reserve the right to conduct a joint pre-application meeting.

Purpose of Pre-Application Review

- To provide an opportunity for proposed Applicants to present preliminary plans for site development, special permit, commercial, multi-family or mixed-use projects to the Commission for the purpose of receiving Commission comment on potential applications;
- To attempt to reduce an Applicant's expense and staff time by anticipating significant changes to proposed applications before formal filing; and
- To allow for more efficient and concise presentations at public hearings.

Pre-Application Procedures

Eligible Projects

Any proposed Applicant of a commercial, mixed use or multi-family residential project subject to public hearing may request a pre-application review. This process is intended for projects that have the potential to impact the character of the surrounding area due to their size and complexity. The process is not intended to be used for small-scale infill projects where minimal impacts are anticipated.

Filing Request for Pre-Application Review

Any request for a pre-application review shall be filed with the Director of Planning and Development on the form provided. The form will provide that a proposed Applicant sign an acknowledgment that this procedure is a non-binding process from which there is no appeal. The pre-application review request shall include a written summary of the project and a preliminary site plan. Additional information may be requested by the Director to assist in the determination as to whether the application for a review should be accepted.

The decision to accept a proposal for pre-application review is solely at the discretion of the Director. The Director's decision shall be final.

Pre-Application Review

- A pre-application review will be placed on the Commission's Agenda under New Business at a date and time solely at the convenience of the Commission.
- Reviews will be strictly limited to 30 minutes. Proposed Applicants shall keep their presentations brief to allow sufficient time for Commission discussion.
- Pre-Application Reviews will be noted on the meeting Agenda as follows:
Proposed Project Name, Address/Location, applicant name
The Commission will conduct a non-binding pre-application review of the above listed project.
- The Commission Chair will introduce the item and note the following for the record: "Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes by any person or entity, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project."
- Reviews are part of the public meeting and shall be open to the public for observation only. No public comment will be taken. The public will have the opportunity to comment during the public hearing process after the filing of a formal application.
- Any materials supplementing the original materials submitted with the application for a pre-application review shall be submitted to the Director on or before seven days from the scheduled review. (One full size set and 15 reduced size sets).
- Commission members may offer comments on the proposed application, but are not required to do so. Any comment of a Commissioner is the opinion of that Commissioner and shall not be interpreted as the consensus of the Commission nor shall any comment of any Commissioner bind the Commission or that Commissioner's vote on formal application.
- Commissioners may offer comments which are contradictory to each other. Any interpretation of Commission comments is the responsibility of the proposed applicant.
- This is a non-binding process from which there is no appeal.



Planning and Zoning Commission

Request for Pre-Application Review

Form Revised October 2015

As authorized by Sec. 7-159b, C.G.S., the Mansfield Planning and Zoning Commission has adopted policies and procedures for conducting pre-application reviews on a pilot basis. Any applicant proposing a commercial, mixed-use or multi-family residential project may request a pre-application review with the Commission; however, the process is specifically intended for projects that have the potential to impact the character of the surrounding area due to their size and complexity. The decision to accept a proposal for pre-application review is solely at the discretion of the Director of Planning and Development; this decision is final and may not be appealed.

Applicants interested in having a pre-application review with the Commission must submit the information required on this form to the Department of Planning and Development at least one week in advance of the meeting at which you would like to have your review. Please note that the actual date and time of the pre-application review will be scheduled at the convenience of the Commission and may not be the date requested.

A. Project Location

(Property Address or Tax Parcel ID Number)

91-93 Meadowbrook Lane

B. Project Name

Meadowbrook Gardens

C. Applicant Information

Name(s): Artisan Development LLC

Mailing/Street Address: 73 Meadowbrook Lane

City/Town: Mansfield State CT Zip Code 06250

Telephone: (203) 260-5325 Email Address: scott.garrett13@gmail.com

D. Project Information

Please submit the following information with your request for pre-application review:

- Completed Form (15 copies)
- Location Map (15 copies)
- Written summary of the project (15 copies)
- Preliminary site plan (1 full size copy and 15 reduced size copies no larger than 11" by 17")
- Any other drawings or plans that may be helpful in understanding the proposed project.

The Director of Planning and Development may request additional information as needed to determine whether to schedule a pre-application review with the Commission.

E. Applicant Certification

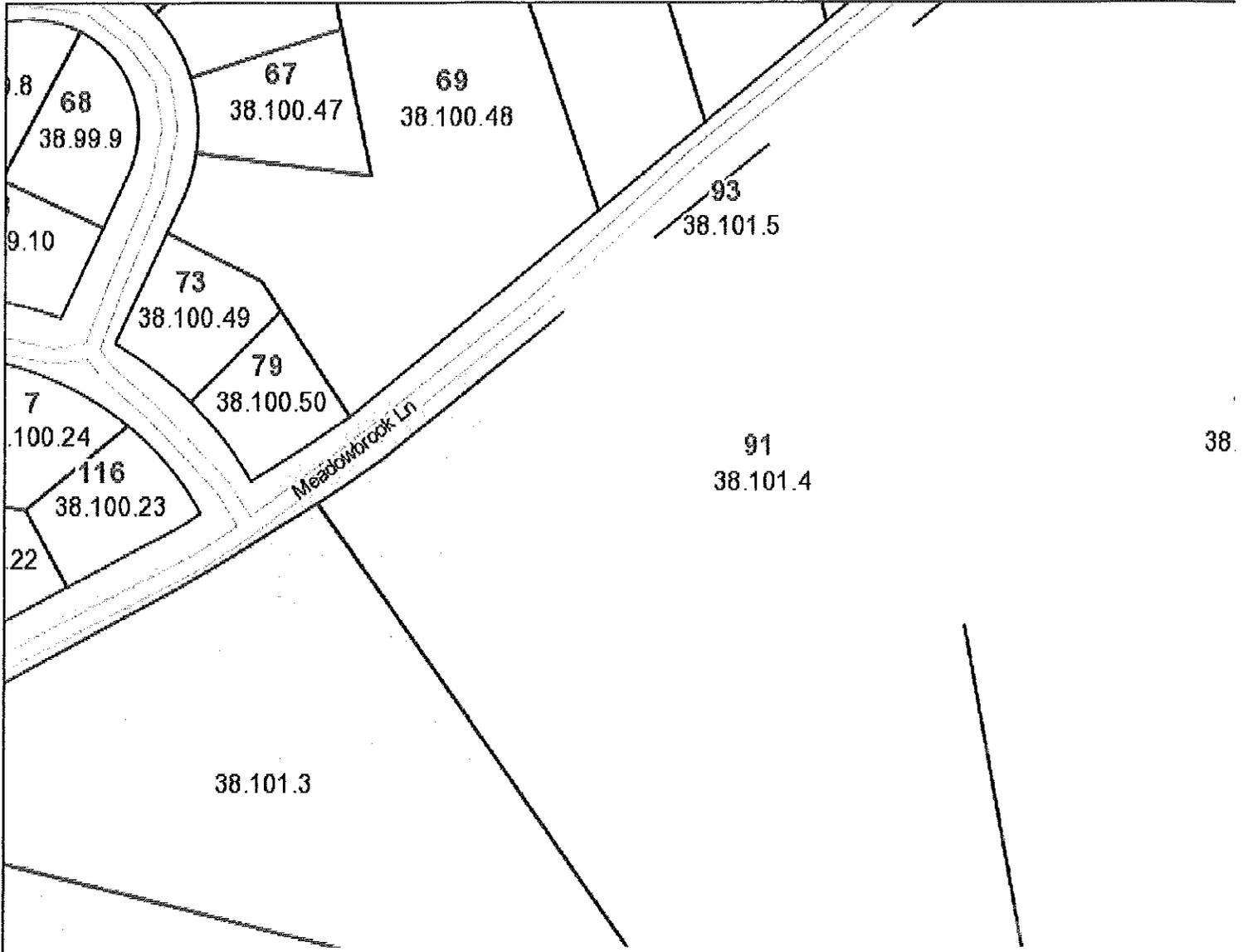
I hereby acknowledge that the pre-application review, if accepted, is being held at my request in accordance with Sec. 7-159b, C.G.S. and that any comments, thoughts, ideas or opinions provided by staff or Commission members are non-binding in all respects. Specifically, Sec. 7-159b, C.G.S notes: "Such preapplication review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project."

[Signature]

Applicant Signature

10/21/15

Date



Town of Mansfield, Connecticut

Selected Parcel: 91 MEADOWBROOK LA ID: 38.101.4

Printed on 10/21/2015 from <http://www.mainstreetmaps.com/ct/mansfield/public.asp>



MEADOWBROOK GARDENS PHASE II NARRATIVE SUMMARY

Meadowbrook Gardens Phase II as a plan & design is an extension of the previously approved and under construction Meadowbrook Gardens. From exception input and consultation has been taken from the Town of Mansfield Planning and Community Development, Conservation, Fire and Engineering Departments. With the goal of not only making Phase II an extension of Meadowbrook Gardens, but a cohesive part of the surrounding neighborhood.

Highlights of the proposed project include:

- 1 & 2 bedroom flats

- Ample parking

- Minimal traffic impact

- Physical integration with the existing Meadowbrook Gardens

The Meadowbrook team looks to develop the property in cooperation with the Town of Mansfield.



STUDIO
18 COTTAGE STREET 2D
MIDDLETOWN, CT 06455
PH: 860.303.1884
PO BOX 43
BLOOMINGTON, CT 06039

MystArch@aol.com
860.303.1884
www.MCArchitect.com

Architectural Designs

MEADOWBROOK GARDENS

Phase II

APARTMENTS AT MEADOWBROOK LANE
MANSFIELD, CT

prepared for

Artisan Development, LLC

JACK YANG

Issued for
October 15, 2015
Conceptual Review

No.	Date	Revision
P2-A	4-8-15	Pre-Im. Comments
P2-B	6-12-15	Review Comments
P2-C	6-18-15	Review Comments
P2-D	7-29-15	Review Comments
P2-E	8-12-15	Review Comments
P2-F	10-15-15	Review Team Rev

Architectural Site Plan "Phase II"

(For Diagrammatic Purposes - See Engineering Drawings)

© 2015 Mark A. Comeau, Architect

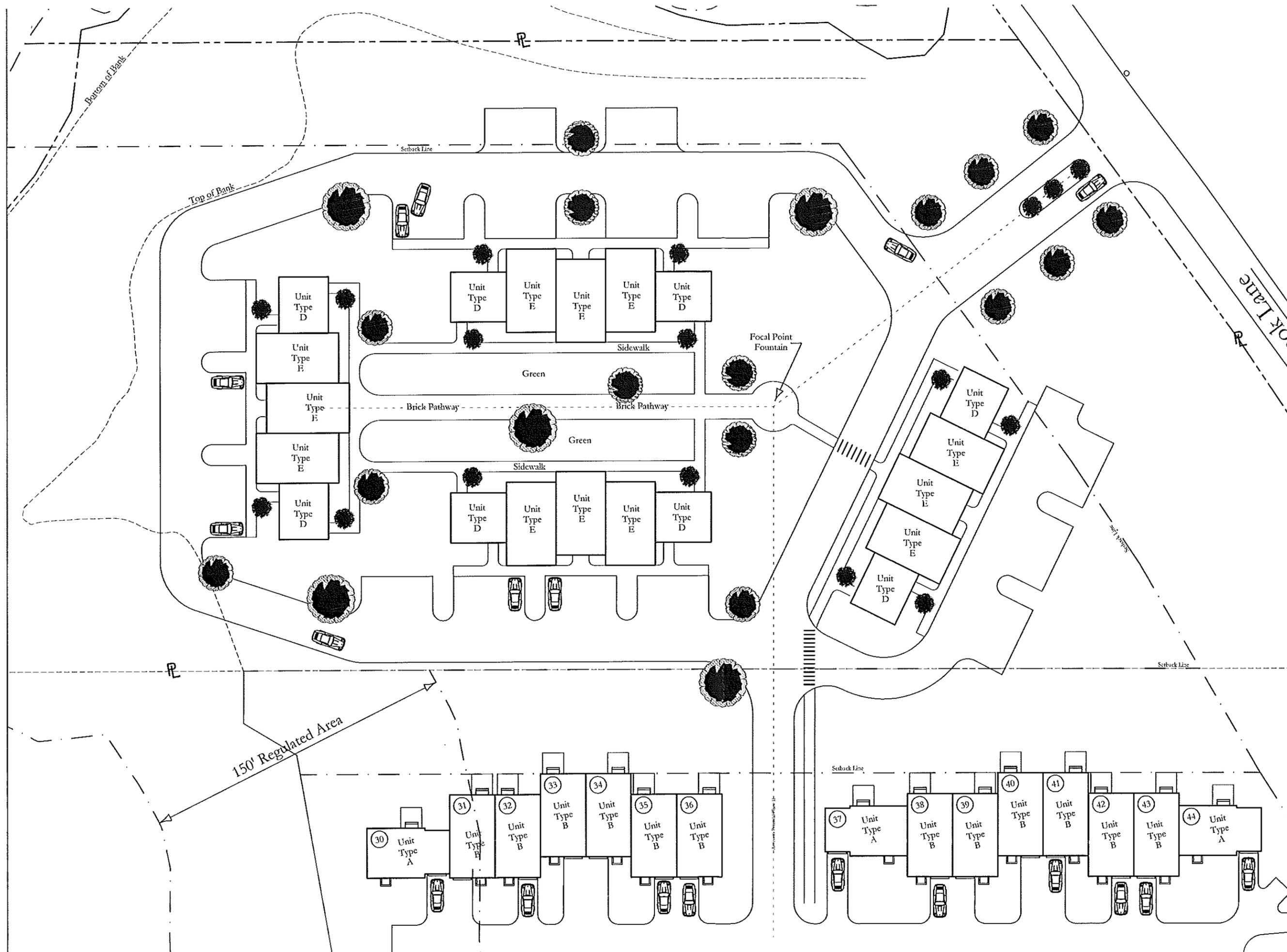
These Drawings are the property of Architect and have been specifically prepared for the Owner of this project at this Site and are not to be duplicated or used in part or whole for any other purpose, project, location or owner without the express written consent of the Architect.

Do not scale Drawings. Written dimensions shall take precedence.

All notes on these Drawings are typical and apply to all comparable conditions.

The Contractor shall verify all dimensions and relations to other Work before fabrication and/or installations.

Date: 10-15-15
 Project No: 0115-B
 Drawn By: MAC
 Scale: 1" = 20' - 0"
 Application: AutoCAD 2014
 File No: 0115



MARK A. COMEAU



ARCHITECT

ARCHITECTURE | DESIGN | PLANNING

STUDIO
11 COTTAGE STREET 25
MANSFIELD, CT 06108

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STONINGTON, CT 06378

MystArch@aol.com
860.303.1884
www.MCArchitect.com

Architectural Designs

MEADOWBROOK GARDENS

Phase II

APARTMENTS AT MEADOWBROOK LANE

MANSFIELD, CT

prepared for

Artisan Development, LLC

JACK YANG

Issued for

October 15, 2015

Conceptual Review

No.	Date	Revision
MP-A	4-8-15	Prelim. Comments
MP-B	8-12-15	Review Comments
MP-C	9-18-15	Per City W/Engineering
MP-C	10-15-15	Per Team Review

Architectural Master Plan Phases I & II

(For Diagrammatic Purposes - See Engineering Drawings)

© 2015 Mark A. Comeau, Architect

These Drawings are the property of Architect and have been specifically prepared for the Owner of this project at this Site and are not to be duplicated or used in part or whole for any other purpose, project, location or owner without the express written consent of the Architect.

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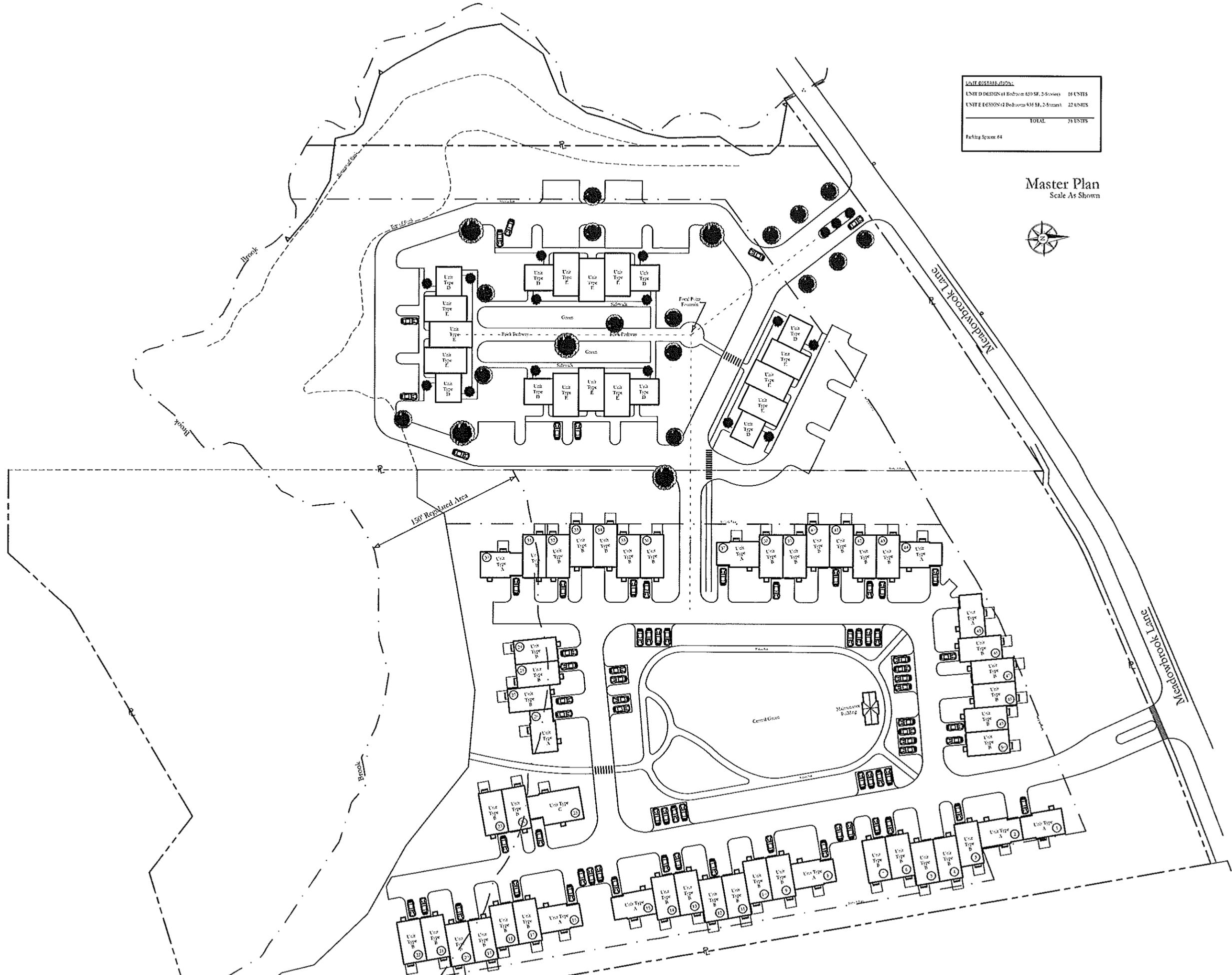
The Contractor shall verify all dimensions and relations to other Work before fabrication and/or installations.

Date: 10-15-15
 Project No. 0115-B
 Drawn By: MAC
 Scale: 1" = 40' - 0"
 Application: AutoCAD 2014
 File No. 0115

MP.1

UNIT DISTRI. COUNT:	
UNIT D DESIGN (1 Bedroom 650 SF, 2-Baths)	16 UNITS
UNIT E DESIGN (1 Bedroom 636 SF, 2-Baths)	22 UNITS
TOTAL	38 UNITS
Parking Spaces: 64	

Master Plan
Scale As Shown



Architectural Designs
MEADOWBROOK GARDENS

Phase II
APARTMENTS AT MEADOWBROOK LANE
MANSFIELD, CT
prepared for
Artisan Development, LLC
JACK YANG

Issued for
October 15, 2015
Conceptual Review

No.	Date	Revision
P2-A	4-8-15	Prelim. Comments
P2-B	6-12-15	Review Comments
P2-C	6-15-15	Review Comments
P2-D	7-23-15	Review Comments
P2-E	9-12-15	Review Comments
P2-F	10-15-15	Team Review

Architectural
Building Design
(Units D & E)

© 2015 Mark A. Comeau, Architect

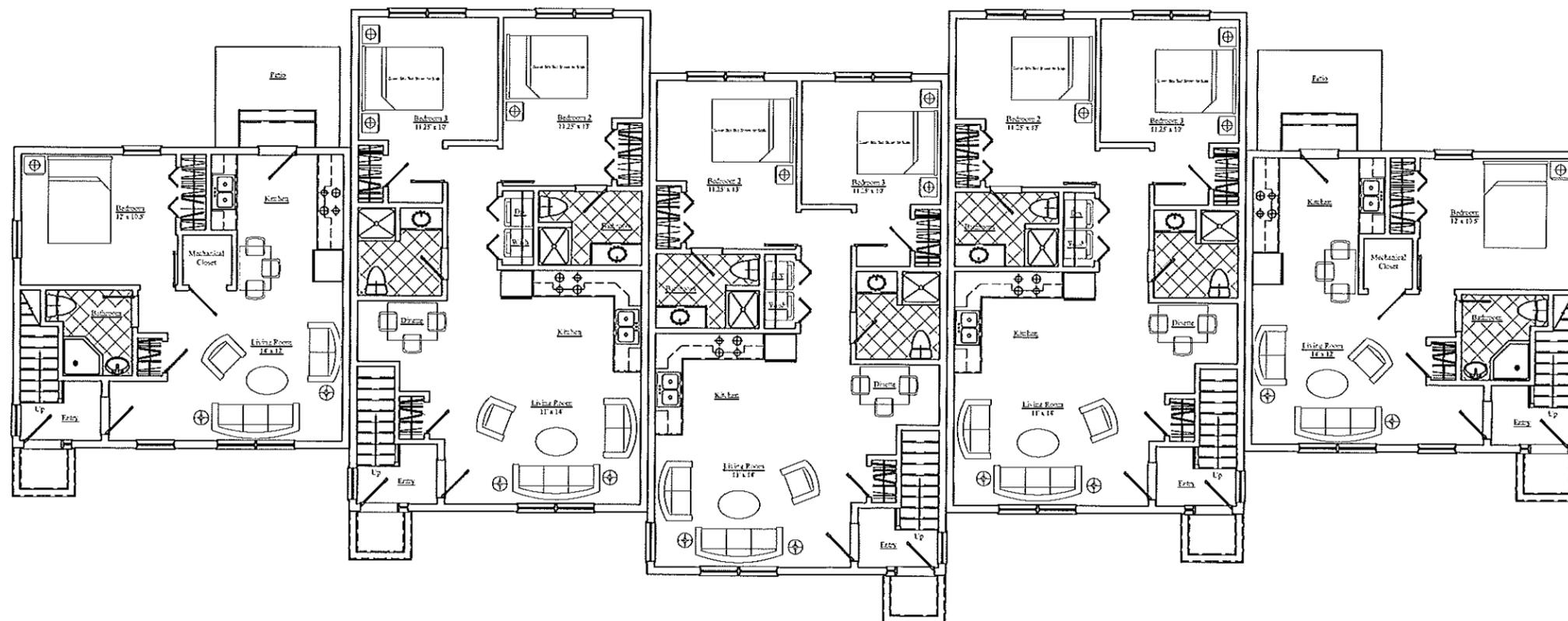
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Do not scale Drawings. Written dimensions shall take precedence.

All notes on these Drawings are typical and apply to all comparable conditions.

The Contractor shall verify all dimensions and relations to other Work before fabrication and/or installations.

Dates: 10-15-15
Project No.: 0115-B
Drawn By: MAC
Scale: As Noted
Application: AutoCAD 2014
File No.: 0115



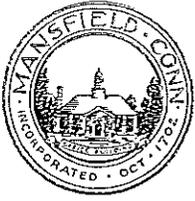
Unit Type D
1 Bedroom, 650 SF

Unit Type E
2 Bedrooms, 936 SF

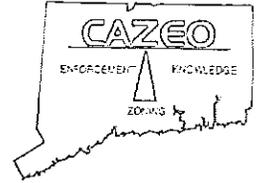
Unit Type E
2 Bedrooms, 936 SF

Unit Type E
2 Bedrooms, 936 SF

Unit Type D
1 Bedroom, 650 SF



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 28, 2015

Re: Request for bond release
The Woods Subdivision, PZC # 1210

On 11/3/03, the PZC approved a four-lot subdivision on Browns Road named "The Woods". A common driveway serving three of the lots was to be constructed prior to the filing of the subdivision. As per the subdivision regulations, the developer proposed, and the PZC accepted, the posting of a cash bond in the amount of \$17,500, to ensure the construction of the common driveway and to permit the filing of the subdivision and the conveyance of approved lots. A 2/25/04 Bonding Agreement was executed to fulfill this action. Two of the three houses served by the common driveway have been constructed and are occupied. The contractor involved with the construction of the driveway walked away from the project without fully completing the driveway and it has languished for almost a decade. Recently, the developer has regraded and resurfaced the driveway and completed the driveway apron at its Browns Road intersection.

The developer has submitted a 10/23/15 request for the release of the bond. The request includes a 10/22/15 letter from EJK Excavating, LLC, stating the scope of work performed and a compliance with the construction requirements of the PZC 2003 approvals. I conducted an inspection of the work on October 1st, along with the Assistant Town Engineer. He will be submitting a separate memo concerning his observations.

In my opinion, the common driveway, included related drainage work, has been constructed in substantial conformance to the approved subdivision plans. The lower lot along the driveway has some surface water entering their individual driveway. This appears to be a result of grading for that lot and not a result of the common driveway construction. The Assistant Town Engineer may have a comment on this. Provided that his report supports compliance with the PZC-approved plans, I recommend that the PZC authorize the staff to notify the Finance Director, that pursuant to the 2/25/04 Bonding Agreement, all work required to be completed under the terms of said Agreement have been satisfactorily completed and in accordance with paragraph 6 of said Agreement, all funds shall be returned to the developer.



TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS

Engineering Division

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

From: Derek M. Dilaj, P.E., Assistant Town Engineer
To: Curt Hirsch, Zoning Agent
Copy: John Carrington, P.E., Town Engineer
Date: October 29, 2015
Site Visit: October 1, 2015
Engineering Project #: E-1516010
Re: "The Woods" Common Driveway

This letter is the result of a request from the Town of Mansfield Zoning Agent for a joint site walk of the constructed common driveway and its concurrence with the approved plan set dated November 17, 2003 (PER PZA AND IWA APPROVAL CONDITIONS) by Datum Engineering and Surveying, LLC. The site visit was conducted following a rainfall event of approximately 2 inches in depth on September 30, 2015.

The following items were observed as it relates to construction of the common driveway and its associated appurtenances:

- It should be noted that the drainage structure installed approximately 350' feet from the edge of Browns Road was not installed according to the approved plan set, however, it appears correspondence with the previous Assistant Town Engineer approved the use of a smaller "yard drain" in lieu of the proposed catch basin.

Based on the site walk it appears the common driveway and driveway apron are in general conformance with the approved subdivision plans except as noted above.

October 23, 2015

JoAnn Goodwin, Chairman
Mansfield Planning & Zoning Commission
Audrey Back Municipal Building
4 South Eagleville Road
Storrs Mansfield, CT 06268

RE: Release of driveway bond, The Woods Subdivision, Browns Road, Mansfield Center

Dear JoAnn and PZC Commissioners:

I am respectfully requesting the release of a cash bond of #17,500.00 for the common driveway at The Woods Subdivision, as the driveway has been completed according to the conditions of the bond agreement dated February 25, 2004 and the PZC approvals dated November 3, 2003.

Please note the enclosures: the text of the bond agreement and the letter from Ed Pelletier, of EJK Excavating, LLC, whose company completed the driveway improvements.

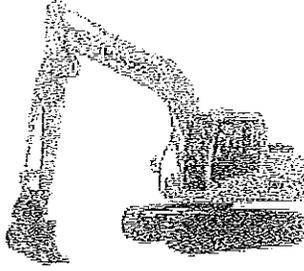
If there are any questions, or if you need additional information, please contact me.

Sincerely yours,



Katherine Holt

P.O. Box 163, Mansfield Center, CT 06250



EJK Excavating, LLC
46 Quercus Avenue
Willimantic, CT 06226
email: e.pelletier@datumengr.com
Phone: 860-933-4895
Fax: 860-456-1840

October 22, 2015

Kay Holt
P.O. Box 163
Mansfield Center, CT 06250

Re: The Woods Subdivision - common driveway improvements

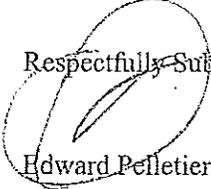
Dear Mrs. Holt:

EJK Excavating, LLC has regraded the existing driveway, constructed a turnaround area at the end of the common driveway, resurfaced the driveway with 3/4" process aggregate, installed a paved apron, cleaned debris from the existing swale and provided a swale at the end of the emergency vehicle by-pass to direct stormwater away from the existing dwelling down gradient.

I believe EJK Excavating, LLC has completed the common driveway improvements per the conditions of the bond and PZC approvals dated November 3, 2003.

If you have any questions please feel free to call me.

Respectfully Submitted,


Edward Pelletier, L.S.

CHECK DELIVERED
TO FINANCE
3/3/04 JSP

BONDING AGREEMENT

This Agreement entered into on February 25, 2004, between the Town of Mansfield, by its Planning and Zoning Commission (PZC) and Katherine K. Holt (Developer).

Recitals:

- A. On November 3, 2003, the PZC approved with conditions a four-lot Subdivision named "The Woods." Condition number 2 of said approval required common driveway improvements and all associated drainage and erosion and sedimentation work to be completed or bonded prior to the signing of final maps for filing on the Land Records.
- B. The Developer has submitted a cost estimate of \$17,299.00 for common driveway work and, based on this estimate, the necessary bond has been determined to be \$17,500.00.
- C. The Developer has agreed to post a cash bond in the amount of \$17,500.00 to ensure that the construction of the common driveway and associated drainage and sediment and erosion work are implemented as per approved plans. Said bond to be in the form of a bank check or certified check payable to the Town of Mansfield.

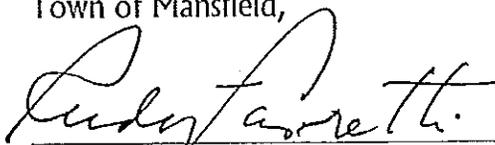
The Parties agree:

- 1. Said cash bond shall be delivered to the Mansfield Finance Director and the subject funds shall be retained for the purposes herein set forth.
- 2. Upon execution of this agreement, receipt and acceptance by the Finance Director of the cash bond and fulfillment of other regulatory requirements, the PZC Chairman is authorized to sign final maps for filing on the Land Records and the Zoning Agent is authorized to issue Zoning Permits for construction on the subject lots.
- 3. The Developer shall complete, to the satisfaction of the PZC and in accordance with the conditions of approval, all common driveway and associated drainage and sediment and erosion control work prior to the issuance of any Certificate of Compliance on Lot 1, 3 or 4 or August 15, 2004 (unless additional time is granted by the PZC officers). No

Certificates of Occupancy will be issued for each lot until the driveway is completed per town specifications servicing said lot. A written certification from the Developer's engineer shall be submitted to substantiate that the common driveway and drainage improvements have been completed according to the approved plan.

4. The Developer shall take immediate action to resolve any environmental drainage or erosion or sediment control problems associated with the subject site work.
5. In the event the Developer fails to complete the required driveway, drainage and sediment and erosion control work satisfactorily by August 15, 2004 (unless the deadline is revised pursuant to item 3 above) or in the event any environmental damage or sediment and erosion control problems are not remedied within forty-eight (48) hours of notice to the Developer or his agent onsite, the Town shall have the right, without interference from the Developer, to retain the services of a contractor to complete common driveway work and correct any environmental damage or erosion control problems. In such event, the cost thereof and related bonding agreement expenses shall be paid from the cash bond delivered to the PZC pursuant to paragraph 1. Said process shall be accomplished in a summary manner without further notice to the Developer.
6. When said work is completed to the satisfaction of the PZC, whether pursuant to paragraph 3 or 5 above, the Finance Director shall forthwith deliver to the Developer any funds not utilized pursuant to this agreement.
7. The subject cash bond shall earn simple interest at a rate equal to one-half percent less than the average rate of return on the State Treasurer's Investment Fund (STIF).

Town of Mansfield,



Rudy J. Favretti, Chairman
Planning & Zoning Commission

Developer,



Katherine K. Holt



Jeffrey H. Smith
Mansfield Finance Director



Town of Mansfield

Department of Planning and Development

Date: October 29, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development *LM*
Subject: Director's Report

If there are any other items or questions, I will address them at the November 2nd meeting.

Staffing

Curt Hirsch's position has been posted and initial interviews are scheduled for mid-November. We are still hoping to have the new Assistant Planner on board prior to Curt's departure for training purposes.

Mansfield Tomorrow

- *POCD* – The Plan has been posted on-line and we will be printing hard copies for the Commission in the next couple of weeks.
- *Zoning and Subdivision Regulations* – Staff continues to refine the initial draft prepared by the consultant and will provide an initial draft for Commission review once the internal review is completed.

At the request of the Commission, staff is working with the Regulatory Review Committee to expedite changes to the regulations related to water service connections in advance of the overall rewrite. The Committee has also identified the desire to expedite changes to regulations related to stormwater management and impervious surface restrictions. If there are other changes that members would like to see moved forward in advance of the overall rewrite, please notify staff and we will add to the agenda of the next RRC meeting for their consideration.

Open Space Preservation

- *DEEP Open Space Grant* – The Town was awarded a grant from the Department of Energy and Environmental Protection to acquire property located off of Puddin Lane that abuts the Sawmill Brook Preserve. The next step in the process is for the Town Council to refer the proposed acquisition to the PZC and schedule a public hearing on the proposed acquisition.

Economic Development

- *Brownfield Redevelopment Planning (BAR) Program* – As noted in my September report, UConn has expressed interest in partnering with the Town on an application for the Depot Campus under the state's brownfield redevelopment planning program. We are in discussions with the University, and if needed, may request a special meeting of the Commission with regard to that potential application.
- *Brew Pubs*. The Economic Development Commission voted at their October meeting to request that the Town Council and Planning and Zoning Commission initiate the process to amend applicable ordinances and regulations to allow brew pubs in Mansfield. Attached is a

copy of the research report prepared by Kevin Filchak, Planning and Community Development intern on this topic. A formal request will be coming from the Chair of the EDC.

Infrastructure

- *Infrastructure Subcommittee* – We need to convene a meeting of the Committee on Infrastructure Needs to discuss the following:
 - Request for sidewalk extension along North Eagleville Road between Northwood Road and Southwood Road and between Southwood Road and Bone Mill Road.
 - Potential projects for the State's Local Transportation Capital Improvement Program (LOTICIP); grant applications are due in January.

Upcoming Events and Training

Please email Jessie Richard if you are interested in attending any of the following events:

- *November 10, 2015* – Connecticut Land Use Academy Basic Training. This 2 hour training will focus on legal requirements and procedures and roles and responsibilities. The training will be held at the Lebanon Fire Safety Complex from 6:30 p.m. to 8:30 p.m.
- *November 17, 2015* – Connecticut Land Use Academy Basic Training. This 2 hour training will focus basic elements of plan reading. The training will be held at the Lebanon Fire Safety Complex from 6:30 p.m. to 8:30 p.m.

More information on the Connecticut Land Use Academy events can be found at <http://clear.uconn.edu/lua/index.htm>.



Town of Mansfield

Economic Development Commission

Date: October 29, 2015

To: Mansfield Town Council
Planning and Zoning Commission

From: Steven Ferrigno, Chair

Copy: Matthew Hart, Town Manager; Linda Painter, Director of Planning and Development;
Kevin Filchak, Planning & Development Intern; Cynthia van Zelm, Executive
Director, Mansfield Downtown Partnership

Subject: Brew Pubs

The Mansfield Economic Development Commission was recently asked to review the potential for allowing brew pubs in town. After researching the issue, the Commission voted at its October meeting to respectfully request that the Town Council and Planning and Zoning Commission begin the process of amending the Code of Ordinances and Zoning Regulations to allow brew pubs in Mansfield. A copy of the research report prepared for the EDC on brew pubs is attached for your information.

Please let me know if you have any questions on this request or if you need further assistance from the Economic Development Commission.



Town of Mansfield

Department of Planning and Development

Date: September 21, 2015
To: Economic Development Commission
From: Kevin Filchak, Planning and Development Intern
Copy: Matthew Hart, Town Manager; Linda Painter; Director of Planning and Development;
Curt Hirsch, Zoning Agent
Subject: Brew Pubs – Benefits and Challenges

Background

Storrs Center Alliance has expressed interest in adding a brew pub to the list of allowable uses at Storrs Center. As an initial step, SCA approached the Mansfield Downtown Partnership to request their support for changes that would be needed to local regulations to support such a use. The MDP in turn referred the request to the Economic Development Commission for review. If the Commission concludes that allowing brew pubs would be a positive change, staff would recommend that the EDC make a formal request to the Town Council and Planning and Zoning Commission to initiate the process to amend the Code of Ordinances and Zoning Regulations to allow such uses. The following research has been prepared to assist you in your review of this issue.

Summary of Findings

Brew pubs can bring positive economic and social benefits to Mansfield. Introducing a brew pubⁱ to Mansfield allows the town to tap into the growing interest in craft beer across the state and nation.ⁱⁱ However, current Town regulations and ordinances do not allow for such a business to be located in Mansfield. By supporting and implementing new regulations the Town can draw both local businesses and a large and growing group of people devoted to the craft brew industry to Mansfield.

Brew Pubs in Connecticut

Brew pubs are permitted under Connecticut Statute Chapter 545, Section 30-16(f) (see Attachment 1). It is a facility that brews and sells its beer usually in a restaurant setting. It can also sell its beer to customers to consume off-site by bottling it in a reusable two liter container called a growler;ⁱⁱⁱ please note that Connecticut's biennial budget passed this year has increased the permitted size of a growler.^{iv} The parallels of both brewing and selling beer makes it difficult to define which level of industry a brew pub belongs to. It brews beer thus it is a manufacturer, selling the beer makes it a retailer, and if they produce enough possibly even a whole seller.^v In Connecticut, all brew pubs are licensed through the Department of Consumer Protection: Liquor Control Division; it provides a license for Manufacturer Brew Pub or Manufacturer Beer and Brew Pub.^{vi} The difference between the two is that the Manufacturer Beer and Brew Pub permit is considered the same as a Manufacturer for Beer permit (see Attachment 1). It is important to note that brew pubs do not necessarily have to sell food on their premises, Connecticut law provides that option but does not require it (see Attachment 1). Regarding their production, rather than having a production limit like the majority of states impose, Connecticut law requires those with a manufacturing permit for brew pubs produce a minimum of five-thousand gallons of beer per year.^{vii}

Brew pubs are found across the state, but in the Tolland and Windham County area there are only three: Main Street Café / Willimantic Brewing Company (Windham), The Crossings Restaurant and Brew Pub (Putnam), and the recently opened These Guys Brewing Co. (Norwich) (see Attachment 2).

Benefits

Brew pubs are part of a culture of craft brew that is growing in Connecticut and across the country. The *PEW Charitable Trusts* reported in 2014 that the craft brew industry on average is now producing sixteen million barrels of beer or about 7.8 percent of the beer industry, an overall increase of over three and a half percent since 2008.^{viii} This increasing level of production nationwide brings with it about 110,000 jobs, 62,000 of which are full time.^{ix} A recent Fox Connecticut news report stated that there are now 33 federally registered breweries in the state, with an economic impact of \$569 million.^x Due to the small size and uniqueness of each brew pub, they have become destinations reflective of the communities they reside in.^{xi} A good brew pub has the potential to draw crowds from across the state and beyond.^{xii} This brings increases in tourism to the Town and region, increasing the visibility and use of local businesses.

Challenges

The challenge for a potential brew pub would be the current Town zoning regulations and ordinances as the current language does not permit brew pubs. Both the Code of Ordinances (see Attachment 3) and Zoning Regulations (see Attachment 4) specifically identify the types of state alcoholic beverage permits that are allowed in Mansfield; the types of licenses required to operate a brew pub are not listed as permitted. It is further complicated as brew pubs manufacture their beer on-site requiring access to large amounts of water. A 2015 faculty paper published by Portland State University notes that efficient brewers can use as little as 3.45 gallons of water to make one gallon of beer.^{xiii} Conversely a brewer who has an inefficient system could use as much as 20 gallons to make the same amount.^{xiv} This means that with Connecticut's mandate of a production level of no less than 5,000 gallons of beer per year, an inefficient brewer could use as much as 100,000 gallons of water just to meet that minimum, not including the other utilities they would consume. While this volume may appear significant, it accounts for approximately 274 gallons per day when averaged out over the course of a year. In contrast, the water allocation for the Storrs Center project is over 160,000 gallons per day.

Additionally, as the wastewater from a brewery has different characteristics than normal sewage, it can be more complicated to treat. Any permit process should involve consultation with Windham Water Works and/or the University of Connecticut. Beyond wastewater spent grains are also a byproduct that can be problematic as it begins to develop an odor after some time. There are some residential communities located near breweries that have complained of these foul odors associated with brewing. Examples can be found in California,^{xv} Minnesota,^{xvi} Ohio,^{xvii} and Oregon.^{xviii} One challenge that did not come up in researching this memo was issues related to overconsumption of beer; authors may have alluded to it, but few gave it more than a passing reference. With no regulations in place there is no clear process to address these or any other concerns.

Regulation and Ordinance Changes

The creation of zoning regulations regarding brew pubs would allow owners and the Town a path to solving the above concerns. There are several towns and cities in the state with specific zoning regulations that define brew pubs and create a path to permitting (see Attachment 5). Generally these communities will define brew pubs, and detail which zone it is allowed to operate in. Some also discuss how brew pubs can obtain permits for their facility. Based on the existing language in the Town ordinances, the Town Council would need to amend Sec. 101-1 and add Manufacturer Brew Pub license to the list of permits allowed in Town. The Council may also wish to address the Manufacturer Beer and Brew Pub permit. The Connecticut Department of Consumer Protection lists both permits on the same application, the Council should clarify which is permitted in Town.^{xxx} Secondly the Planning and Zoning Commission must amend the zoning regulations^{xxx} to allow brew pubs as well. As part of that regulatory update, the Commission may want to tie the brew pub to a restaurant if there is concern with allowing stand-alone brew pubs that do not include restaurant uses. Changes to the regulations would need to address both town-wide requirements as well as requirements specific to the Storrs Center Special Design District. While the sale of alcoholic beverages is a permitted use in the SC-SDD in accordance with the permits allowed by Section 101 of the Code of Ordinances, it does not currently allow for the manufacturing of alcoholic beverages.

Furthermore, consideration should be given to adding requirements regarding water and wastewater use, including water efficiency measures and involvement of the Water Pollution Control Authority, water suppliers, wastewater treatment providers, and/or other departments/agencies in the permit review process.

Regarding the issue of odors produced from the brewing process, some communities have adopted limited brewing hours and regular/routine removal of spent grains.^{xxxi} Communities also have held public hearings on the matter when the odor becomes pervasive such as in the City of Cold Springs, Minnesota.^{xxxi} The town may wish to address other environmental impacts;^{xxxi} however in the research for this memo no such language was found in other town's regulations.^{xxxi} Ultimately these regulations will streamline the local process for potential brewers while meeting the state's requirements for a liquor permit. Connecticut requires that prior to issuing a liquor permit, "local zoning approval" must be given.^{xxxi} These new regulations will meet that standard.

Summary

A brew pub in Mansfield can be a financial and social benefit to the community. As it is a part of a nationwide move toward craft brews, it would be a part of a rapidly expanding and lucrative market. The Town ordinances and zoning regulations could be altered to address all existing issues currently preventing brew pubs in Mansfield and develop a process consistent with current state statutes. These revisions will make it easier to bring this new type of business Mansfield, and in turn will introduce the Town to a host of new and diverse patrons while providing local residents a new location to sample.

Attachment 1:

CGS Chapter 545, Sub-Section 30-16 (b), (f), & (g)

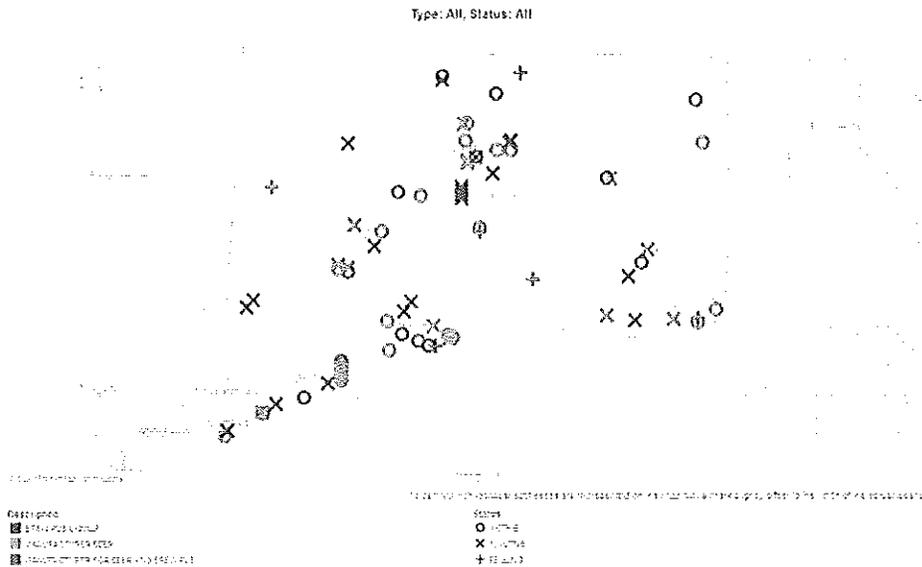
(b) A manufacturer permit for beer shall be in all respects the same as a manufacturer permit, except that the scope of operations of the holder shall be limited to beer, but shall permit the storage of beer in any part of the state. Such permit shall also authorize the offering and tasting, on the premises of the permittee, of free samples of beer brewed on such premises and the selling at retail from the premises of sealed bottles or other sealed containers of such beer for consumption off the premises. The offering and tasting may be limited to visitors who have attended a tour of the premises of the permittee. Such selling at retail from the premises of sealed bottles or other sealed containers shall comply with the provisions of subsection (d) of section 30-91 and shall permit not more than nine liters of beer to be sold to any person on any day on which such sale is authorized under the provisions of subsection (d) of section 30-91. The annual fee for a manufacturer permit for beer shall be one thousand dollars.

(f) A manufacturer permit for a brew pub shall allow: (1) The manufacture, storage and bottling of beer, (2) the retail sale of alcoholic liquor to be consumed on the premises with or without the sale of food, (3) the selling at retail from the premises of sealed bottles or other sealed containers of beer brewed on such premises for consumption off the premises, and (4) the sale of sealed bottles or other sealed containers of beer brewed on such premises to the holder of a wholesaler permit issued pursuant to subsection (b) of section 30-17, provided that the holder of a manufacturer permit for a brew pub produces at least five thousand gallons of beer on the premises annually. Such selling at retail from the premises of sealed bottles or other sealed containers shall comply with the provisions of subsection (d) of section 30-91 and shall permit not more than nine liters of beer to be sold to any person on any day on which such sale is authorized under the provisions of subsection (d) of section 30-91. The annual fee for a manufacturer permit for a brew pub shall be three hundred dollars.

(g) A manufacturer permit for beer and brew pub shall be in all respects the same as a manufacturer permit for beer, as defined in subsection (b) of this section, and shall allow those additional permissible uses specified in the manufacturer permit for a brew pub, as defined in subsection (f) of this section, provided the holder of a manufacturer permit for beer and brew pub produces at least five thousand gallons of beer on the premises annually. The annual fee for a manufacturer permit for beer and brew pub shall be one thousand five hundred dollars.

Attachment 2:

This interactive map is from 2014 and is available at the URL listed below. It does not include the new brew pub in Norwich.



<<http://www.courant.com/data-desk/hc-breweries-in-connecticut-20141115-htm1story.html>>

Attachment 3:

Retrieved from Town of Mansfield Ordinances, Article I: Sale of Alcoholic Liquor, Sub Section 101-1 Permits Established:

[Amended Election 11-4-1969]

The following types of permits for the sale of alcoholic liquor are allowed in the Town of Mansfield:

- Restaurant permit
- Club permit
- Restaurant permit for wine and beer only
- Restaurant permit for beer only
- Package store permit
- Package store beer permit
- Grocery store beer permit
- Druggist permit
- Hotel permit

Temporary beer permit

[Added Election 11-8-1983]
Temporary liquor permit

[Added Election 11-8-1983]

Attachment 4:

Retrieved from the Mansfield Zoning Regulations, Article X, Section 4, Subsection A: Permitted Uses in the SC-SDD, pages 189-191.

4. Uses Permitted in the Storrs Center Special Design District

a. The following land uses are allowed within the Storrs Center Special Design District, whether in separate buildings or in mixed use buildings and whether owned or leased:

* * * * *

(xxvi) Sale of alcoholic liquor, subject to the provisions of all town ordinances.

* * * * *

Retrieved from the Mansfield Zoning Regulations, Article X, Section I, 1-5, pages 166-168.

I. Sale Of Alcoholic Liquor

1. Definitions

All definitions of words used in this section which are not defined in this section or elsewhere in the Mansfield Zoning Regulations shall be the same as defined in the Liquor Control Act, Chapter 545 of the 1958 Revision of Connecticut Statutes, as revised, and the current regulations of the State Department of Liquor Control.

a. **Permit Premises** - That structure or building or that portion of a lot used for the manufacture, storage, or wholesale or retail sale of alcoholic liquor.

2. General

All proposed uses of land, buildings or structures involving the wholesale or retail sale of alcoholic liquor, whether for consumption upon the premises or otherwise, or involving the storage or manufacture of alcoholic liquor shall conform with the specific requirements contained in this section and shall conform with the permitted use provisions of Article VII

or the non-conformity provisions of Article IX. The requirements contained in this Section I shall not apply to any permit premises located within an SC-SDD zone district.

The sale of alcoholic liquor is not considered an accessory use. In situations where the sale of alcoholic liquor was not specifically authorized by the Planning and Zoning Commission in association with the establishment of a land use, special permit approval in accordance with the provisions of Article V, Section B shall be required to initiate the sale of alcoholic liquor at the subject property.

Currently, the only liquor permits that may be authorized in Mansfield are: Club; Druggist; Grocery Beer; Hotel; Package Store; Package Store Beer; Restaurant; Restaurant Beer; Restaurant Wine and Beer, and Temporary Special Outing Facility.

3. Prohibition

Night Club (Extra Hour) Permits - Night Club Permits as defined in the Liquor Control Act shall not be allowed in the Town of Mansfield.

4. Separation Distance Requirements.

a. There shall be a minimum distance of 500 feet between all parts of permit premises and all parts of a building used for any of the following purposes except that described in subsection 1(b) below:

1. (a) A public or private school conducted for the instruction of children primarily from 5 to 18 years of age and giving instruction at least three days a week for eight or more months a year;

(b) The above limitation shall not apply to a permit premises in a Planned Business II zone which is a restaurant serving alcoholic beverages from a service bar in conjunction with the service of meals to customers seated at tables within a building and which premises does not contain a cocktail lounge or area where alcoholic beverages are served to patrons standing or seated at a bar.

2. A hospital

3. A training school for mentally retarded persons of any age

4. A convalescent home or nursing home

5. A library

b. There shall be a minimum of 250 feet between all parts of permit premises and all parts of a building used for the following purposes:

1. A church or other building used for worship

2. A public or private school conducted for the instruction of children primarily under 5 years of age and giving instruction at least three days a week for eight or more months a year.

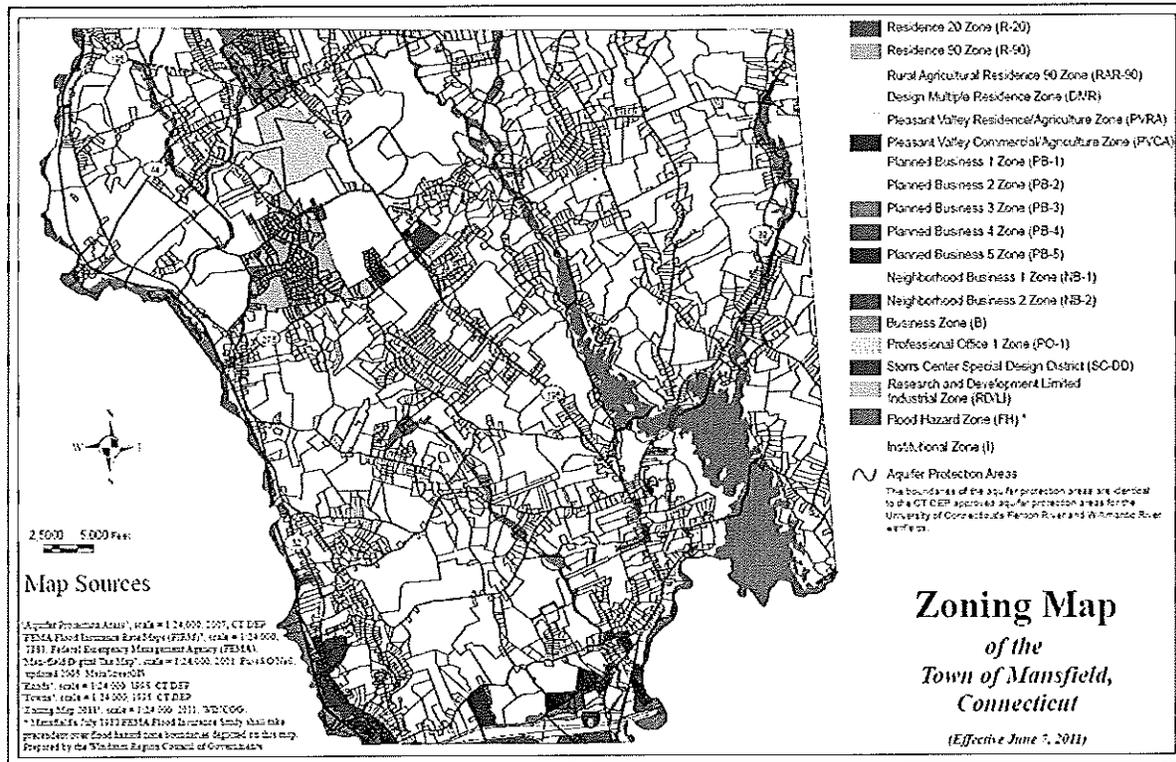
In subsections (a) and (b) above, the distance referred to shall be measured in line without regard to intervening terrain or the actual means or ways of foot or vehicle travel between the two points.

c. There shall be a minimum distance of 1,000 feet between the permit premises of all package store permits. This 1,000-foot separation distance shall be measured in a straight line between the respective customer entrances of the subject permit premises which are closest together without regard to intervening terrain or the actual means or ways of foot or vehicle travel between the two points.

5. Temporary Special Outing Facility Permits

Temporary Special Outing Facility Permits may be authorized by the Planning and Zoning Commission, provided site plan approval is obtained as per the provisions of Article V, Section A and provided the following requirements are met:

- a. Written approval from the Mansfield Police Department is submitted with the site plan application. Said approval shall specifically address the proposed plans for parking, traffic control, crowd control, hours or operation and protection of minors;
- b. Written approval from the Mansfield Health Officer is submitted with the site plan application. Said approval shall specifically address the proposed plans for providing sanitary facilities for the subject event.



Alcoholic beverages are currently allowed to be sold in the following area:

- Planned Business 1 Zone
- Planned Business 2 Zone
- Planned Business 3 Zone
- Planned Business 4 Zone
- Planned Business 5 Zone
- Neighborhood Business 1 Zone
- Neighborhood Business 2 Zone
- Storrs Center Special Design District (SC-DD)

Attachment 5:

City of Hartford, Zoning Regulations. Excerpt from page 17.

"Brew pub means any building where beer is manufactured, stored, and bottled, with retail sale of alcoholic liquor to be consumed on the premises with or without the sale of food, with retail sale of sealed bottles or other sealed containers of beer brewed on such premises for consumption off the premises, and with wholesale sales of sealed bottles or other sealed containers of beer brewed on such premises, and as otherwise defined and regulated by the Liquor Control Act of the general statutes."

Town of Manchester, Zoning Regulations. Excerpt from Article 1, Section 2, Page 3.

"Brewpub – A facility where beer is manufactured, stored, bottled, sold at wholesale or at retail in sealed bottles or other sealed containers for consumption off premises or sold to be consumed on the premises in a room that is ancillary to the production of beer, with or without the sale of food, and in accordance with Article IV Section 8"

Town of Norwich:

*No specific definition of "Brew pub" or any variant found in Zoning Regulations.

Town of Putnam, Zoning Regulations. Excerpt from page 157.

"Brewpub – means a restaurant/microbrewery that sells the majority of the beer it produces on site. The beer shall be brewed primarily for sale and consumption in the adjacent restaurant and/or bar within the same structure."

Town of Windham, Zoning Regulations. Excerpt from page 198.

"73.2.4 If the use is for a brew pub in the B1, B1A or B2 District, approval by the Zoning Officer is required; to be located in any other zone requires a Special Permit considered for approval by the Commission after a Public Hearing."

ⁱ Different entities use "Brew Pub" or "Brewpub" in their regulations. To match what the State of Connecticut uses, this memo will use "Brew Pub."

ⁱⁱ Griffin, Leeanne. 2013. "Connecticut's Craft Beer Culture Thriving With Tastings And Tours." *Hartford Courant*. <<http://www.courant.com/entertainment/hc-ct-brewery-tours-20131008-story.html>> Procured on 08/21/2015.

ⁱⁱⁱ Duffy, Daniel. 1999. Office of Legislative Research. "OLR Research Report. 99-R-1215. Brew Pubs." <<http://cga.ct.gov/PS99/rpt%5Colr%5Chtm/99-R-1215.htm>> Procured 08/17/2015. Current state law prohibits the selling of more than one growler per person, per day.

^{iv} Phaneuf, Keith M. Thomas, Jacqueline R. and Becker, Arielle L. (2015). <http://ctmirror.org/2015/06/03/house-debate-begins-on-fiercely-contested-state-budget-deal/> The CT Mirror. Procured 08/19/2015.

^v Duffy. 2005.

^{vi} CT Department of Consumer Protection. 2012. "Instructions and Information: Manufacturer Brew Pub or Beer and Brew Pub Liquor Permit Application." <http://www.ct.gov/dcp/lib/dcp/pdf/applications_added_2014/new_application_-_manufacturer_for_brew_pub_&_beer_and_brew_pub.pdf> Procured 08/18/2015.

^{vii} Duffy, Daniel. 2005. Office of Legislative Research. "OLR Research Report. 2005-R-0`93. Brewpub Sales for Off-Premises Consumption." < <http://www.cga.ct.gov/2005/rpt/2005-R-0193.htm>> Procured 08/17/2015.

^{viii} Povich, Elaine S. 2014. "Craft Beer Industry Taps Profits of 'Big Beer.'" *The PEW Charitable Trusts*. <<http://www.pewtrusts.org/en/research-and-analysis/blogs/stateline/2014/05/27/craft-beer-industry-taps-profits-of-big-beer>> Procured on 08/18/2015.

^{ix} Povich. 2014.

^x Altman, Jim. 2015. "Keeping it 'crafty' for Connecticut's beer industry." FoxCT. <<http://foxct.com/2015/09/14/keeping-it-crafty-for-connecticuts-beer-industry/>> Procured on 09/15/2015.

^{xi} Best, Allen. 2015. "Welcome to Beer Country." *Planning*. <<https://www.planning.org/planning/open/2015/welcometobeer.htm>> Procured on 08/25/2015.

^{xii} Ross, M. 2013. "Boston the epicenter of craft beer?" *The Boston Globe*. <<https://www.bostonglobe.com/opinion/2013/11/04/boston-created-craft-brewing-but-must-fight-keep/ibDBMQbelTZGBeXuSQ66NO/story.html>> Procured on 09/02/2015.

^{xiii} Pullman, Madeleine E.; Greene, Jacen; Liebmann, Devin; Ho, Nga; and Pedisich, Xan. 2015. "Hopworks Urban Brewery: A Case of Sustainable Beer." *Business Administration Faculty Publications and Presentations*. Paper 30. <http://pdxscholar.library.pdx.edu/cgi/viewcontent.cgi?article=1029&context=busadmin_fac> Procured on 08/18/2015. Pg. 8.

^{xiv} Pullman, et al. 2015. Pg. 8.

^{xv} Warren, George. 2013. "Sacramento neighbors sue city over brewery odor." *News10ABC*. <http://www.coldspring.govoffice.com/index.asp?SEC=1BB80AC9-8179-4F54-9F07-3E7636FF70E8&DE=79BD4FB3-1695-40AB-A680-36CAB4F9B8BC&Type=B_PR> Procured 09/01/2015.

^{xvi} City of Cold Spring, Minnesota. 2013. "Cold Spring Brewing Company Odor Issues." <http://www.coldspring.govoffice.com/index.asp?SEC=1BB80AC9-8179-4F54-9F07-3E7636FF70E8&DE=79BD4FB3-1695-40AB-A680-36CAB4F9B8BC&Type=B_PR> Procured 09/01/2015.

^{xvii} Davis, Jon. 2015. "Glenview grants preliminary OK to downtown brewpub." *Chicago Tribune*. <<http://www.chicagotribune.com/suburbs/glenview/news/ct-gla-ten-ninety-brewing-tl-0813-20150811-story.html>> Procured 09/01/2015.

^{xviii} Brown, Charles E. 1996. "Downtown Brewery's Odor Repels Neighbors." *The Seattle Times*. <<http://community.seattletimes.nvsource.com/archive/?date=19960722&slug=2340486>> Procured 08/25/2015.

^{xix} CT Department of Consumer Protection. 2012.

^{xx} Depending on when the PZC plans to address the issue, it may be under the new Zoning Regulations currently being drafted and reviewed or it could be under the old plans.

^{xxi} Davis. 2015 & Warren. 2013.

^{xxii} City of Cold Spring, Minnesota. 2013.

^{xxiii} Shea, Andrea. 2015. "Survival Of The Greenest Beer? Breweries Adapt To A Changing Climate." NPR. <<http://www.npr.org/sections/thesalt/2015/06/24/415538451/survival-of-the-greenest-beer-breweries-adapt-to-a-changing-climate>> Procured 09/01/2015. Shea discusses how the environmental changes that are currently occurring have forced brewers to adapt to meet their needs and that of the environment.

^{xxiv} While no such language was found, Pullman, et al. did discuss how brewers have found ways to leave less of an environmental footprint. This includes harnessing carbon dioxide for later use and selling spent grains to local farmers provided the grains had not spoiled. Pg. 8.

^{xxv} CT Department of Consumer Protection. 2012.

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EQUAL PROTECTION VIOLATION NOT FOUND WHERE COMMISSION HAD LEGITIMATE BASIS FOR DISPARIT TREATMENT

A re-subdivision application was denied by a planning and zoning commission due to concerns over traffic, harmony with existing residential development and most important, flooding concerns. The land to be developed had been flooded in the recent past as had other adjacent residential developments. There was concern that the proposed development would make flooding worse and that the new homes were not adequately engineered to be safe from flooding.

An appeal to superior court followed, where the court reversed the commission's decision. In so doing, the court found that on the issue of flooding, the commission ignored the only expert evidence on the issue. As for the other issues, they were not valid reasons to deny a resubdivision. The applicant then sued the commission, several of its members and the town in federal court claiming that its constitutionally guaranteed equal protection rights had been denied as other similar subdivision applications had been approved by the Commission.

The federal court rejected this case, finding that the applicant failed to meet its burden of showing that a similarly situated application(s) had been approved by the commission in the past.

The burden of proof in an equal protection challenge to a commission's

decision is high. Not only must the challenger present identical approvals, it must also demonstrate that the composition of the commission was the same and also that no intervening factors took place during the period of time covered by the commission's decisions.

In this case, large scale flooding in the town provided a basis for the commission's new found emphasis on drainage and flooding when deciding subdivision applications. With no comparables, the case failed. See *Papas v. Town of Enfield*, 18 F. Supp. 3d 164 (2014).

U.S SUPREME COURT HOLDS ALL SIGNS MUST BE TREATED EQUAL

A comprehensive town ordinance regulating signs was challenged by a local church on the ground that the code violated its First Amendment Rights under the U.S. Constitution. The code generally required that a permit be obtained from the town before a sign could be installed. Certain exceptions to this permit requirement were included in the ordinance that allowed certain types of signs to be installed without a permit such as political signs, ideological signs and qualified events such as church service signs.

When one of the church's signs was seized by the town and citations for violating the ordinance were threatened, the Church filed a lawsuit in federal court challenging the validity of the ordinance. The basis for the challenge was that the ordinance treated signs

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differently depending on what the sign advertised. For example, political signs were treated more favorably than signs that advertised events such as church services.

Since a person would need to read a sign to determine what provisions of the sign code would apply, the Supreme Court found the town's sign ordinance to be content based.

The Court stated that the First Amendment of the U.S. Constitution provides that "a government, including a municipal government vested with state authority [such as a zoning commission] has no power to restrict expression because of its message, its ideas, its subject matter or its content." It went on to state that "Content based laws – those that target speech based on its communicative content – are presumptively unconstitutional."

Since the town could not provide a compelling reason for treating the Church's signs more restrictively than other signs, such as political signs, the sign ordinance was struck down. *See Reed v. Gilbert, 135 S.Ct. 2218 (2015).*

COMMISSION MEMBERS IMMUNE FROM PERSONAL LIABILITY

After a successful appeal by an applicant of a decision by a planning and zoning commission, the applicant brought a lawsuit against one of the commission members. During the successful appeal, the applicant had proven that the commission member was personally biased against him and his

application. The applicant now sought a court decision finding the commission member personally liable for her actions in prejudicing and tainting the administrative process for his application.

In its decision, the court applied the well-established rule that in quasi-judicial proceedings, such as those held by land use agencies, there is an absolute immunity for agency members from any liability stemming from their role as an agency member. It makes no difference whether the action by the agency member was intentional, such as here where the commission member had actively opposed the application. *See Villages LLC v. Longhi, 58 Conn. L. Rptr. 155 (2014).*

COURT FINDS MEMBER OF COMPANY TO BE AN AGGRIEVED PARTY

A developer's application to re-zone his property as a design development district was denied by a planning and zoning commission. The property was owned by a limited liability company with the developer as the sole member of the company. When the developer appealed the commission's decision to deny his application, the court raised the issue of whether he was properly aggrieved. While he had filed the application in his own name and took the appeal the same way, the property was owned by his company, a separate legal entity.

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The court eventually found him to be aggrieved. While strictly speaking under section 8-8 of the General Statutes he was not aggrieved, the court did find that he was personally aggrieved because, as the sole member of the company, he did have a specific and personal interest in the matter and would suffer harm if his appeal was denied. *Haggett v. Planning & Zoning Commission*, 57 Conn. L. Rptr. 397 (2014).

REQUIREMENT TO AMEND PLAN OF CONSERVATION AND DEVELOPMENT RESTORED

Public Act 15-95 amended Connecticut General Statute Sec. 8-23 to restore the requirement that every municipality must amend its Plan of Conservation and Development at least once every 10 years or risk losing state funding for certain projects. During the recession, the State had adopted provisions to forgive towns for not keeping their POCD's up to date.

STATE LEGISLATURE DEFINES CERTIFIED MAIL

In an action that effects the statutory definition of Certified Mail, Return Receipt Requested, the State legislature has amended this term to reflect changes to the U.S. Postal service as well as changes in technology. This term now includes all electronic and digital methods of receiving the return receipt. Thus, a green card is no longer

the only acceptable proof of service. Commissions may want to consider amending mail notice requirements in their zoning regulations to reflect the current status of proof of delivery. See *C.G.S. sec. 1-2b as amended 10/1/15*.

ANNOUNCEMENTS

Membership Dues

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

Workshops

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

ABOUT THE EDITOR

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

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