



MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

MONDAY, JUNE 6, 2016 ■ 6:45 PM

OR UPON COMPLETION OF INLAND WETLANDS AGENCY MEETING

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MINUTES
 - A. MAY 16, 2016 – REGULAR MEETING
3. ZONING AGENT'S REPORT
4. PUBLIC HEARINGS
 - A. NO HEARINGS SCHEDULED
5. OLD BUSINESS
 - A. ZONING AMENDMENT APPLICATION, 91 & 93 MEADOWBROOK LANE (PZC FILE 1338)
 - B. SPECIAL PERMIT APPLICATION, MEADOWBROOK GARDENS, 91 & 93 MEADOWBROOK LANE (PZC FILE 1284-3)
 - C. AMENDMENT TO ZONING REGULATIONS RELATED TO THE BUSINESS ZONE, S. SCHRAGER (PZC FILE 1341)
Tabled pending a 6/20/16 Public Hearing
 - D. AMENDMENTS TO ZONING REGULATIONS RELATED TO STORMWATER MANAGEMENT, WATER SERVICE CONNECTIONS, ALCOHOL, AND LIVE MUSIC; AND AMENDMENTS TO ZONING REGULATIONS AND MAP TO CREATE A WATER PIPELINE OVERLAY DISTRICT
Tabled pending a 6/20/16 Public Hearing
 - E. REQUEST FOR PRE-APPLICATION REVIEW: THE LODGES AT STORRS, HUNTING LODGE ROAD/ NORTHWOODS ROAD
 - F. OTHER
6. NEW BUSINESS
 - A. GRAVEL PERMIT RENEWAL REQUESTS
Memo from Assistant Planner/Zoning Agent
 - B. REQUEST FOR MODIFICATION TO EFFICIENCY UNIT PERMIT, S. & C. SORRELS (PZC FILE 1332)
Memo from Assistant Planner/Zoning Agent
 - C. ZONING REGULATION REVISIONS-MULTI-FAMILY
Memo from Director of Planning and Development
 - D. OTHER
7. 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

8. COMMUNICATIONS AND BILLS

- A. EASTERN GATEWAYS POP-UP MEETING SUMMARY
- B. SUMMER CONCERTS ON THE SQUARE SCHEDULE
- C. MINUTES FOR AD HOC COMMITTEE ON RENTAL REGULATIONS
- D. SOIL POWERED FARMING

9. ADJOURNMENT

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, May 16, 2016
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, K. Rawn, B. Ryan, V. Ward, S. Westa
Members absent: G. Lewis
Alternates present: P. Aho, T. Berthelot
Alternates absent: K. Fratoni
Staff present: Linda Painter, Director of Planning and Development
Janell Mullen, Assistant Planner/Zoning Enforcement Officer
Jennifer Kaufman, Inland Wetlands Agent

Chairman Goodwin called the meeting to order at 6:30 p.m. and appointed Alternate Berthelot to act.

Approval of Minutes:

- a. May 2, 2016- Regular Meeting:
Ward MOVED, Chandy seconded, to approve the 05-02-2016 minutes as presented. MOTION PASSED with all in favor except Berthelot who disqualified herself.
- b. May 11, 2016- Field Trip Notes
The Field Trip notes from 05-11-16 were noted.

Zoning Agent's Report:

Noted.

New Business:

a. Zoning Permit for Storrs Center: Trail Access (PZC File #1246-22)

Linda Painter, Director of Planning and Development, summarized her 5/10/16 memo regarding the Zoning Permit Request for Trail Access at Storrs Center and stated that a June 2, 2016 Public Hearing will be held at 5:30 p.m. in the Nash-Zimmer Transportation Center.

Public Hearing:

Special Permit Application, Efficiency Unit, 819 Middle Turnpike, D. & K. Ricci, PZC File #1340

Chairman Goodwin opened the Public Hearing at 6:35. Members present were Goodwin, Ausburger, Chandy, Hall, Rawn, Ryan, Ward, Westa and Alternates Aho and Berthelot. Berthelot was seated. Jessie L. Richard, Planning and Community Development Assistant, read the Legal Notice as it appeared in The Chronicle on 5/3/16 and 5/11/16 and noted a 5/9/16 memo from Janell M. Mullen, Assistant Planner/Zoning Agent.

Dustin Ricci, applicant and resident of 819 Middle Turnpike was present.

Chairman Goodwin noted there were no questions or comments from the Commission or Public. Hall MOVED, Rawn seconded, to close the Public Hearing at 6:37 p.m. MOTION PASSED UNANIMOUSLY.

New Business:

b. Request for Pre-Application Review: The Lodges at Storrs

Linda Painter, Director of Planning and Development noted her 5/12/16 memo. The consensus of the Commission was to add the Pre-Application Review to the Agenda for 6/6/16.

Old Business:

f. Special Permit Application, Efficiency Unit, 819 Middle Turnpike, D. & K. Ricci, PZC File #1340

Ryan MOVED, Chandy seconded, to approve the April 21, 2016 application of Dustin and Kristen Ricci to allow an efficiency dwelling unit at 819 Middle Turnpike in an RAR-90 zone, as shown on submitted plans and described in other application submissions and as presented at Public Hearing on May 16, 2016.

Pursuant to Article V, Section B.4 of the Mansfield Zoning Regulations, the site plan requirements contained in Section B.3.d are hereby waived as there is no proposed expansion of the building and the information is not needed to determine compliance with the zoning regulations.

This approval is granted because the application is not expected to result in any detrimental neighborhood impacts and is considered to be in compliance with Article X, Section L; Article V, Section B; and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval has been granted for a one-bedroom efficiency in association with a single-family home having up to four additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from the Eastern Highlands Health District and the Planning and Zoning Commission.
2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article X, Section L.2, the applicant shall submit a notarized affidavit certifying owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2018.
3. This special permit shall not become valid until filed upon the Land Records by the applicant.

MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

Chairman Goodwin noted that since Holt retired from the Commission, a member must be appointed to the Sustainability Committee. Painter reported that Fratoni volunteered. By consensus, the Commission agreed to appoint Fratoni to this committee.

Communications and Bills:

Noted.

**At 6:44 p.m. Chairman Goodwin suspended the Planning and Zoning Commission meeting to open the Inland Wetlands Agency Meeting to hear the Continued Public Hearing.

*At 7:01 p.m. Chairman Goodwin re-convened the Planning and Zoning Commission.

Public Hearing:

Zoning Map Amendment Application, 91 & 93 Meadowbrook Lane, PZC File #1338

Special Permit Application, Meadowbrook Gardens, 91 & 93 Meadowbrook Lane, PZC File #1284-3

Chairman Goodwin opened the Continued Public Hearings at 7:01 p.m. Members present were Goodwin, Ausburger, Chandy, Hall, Rawn, Ryan, Ward, Westa and Alternates Aho and Berthelot. Berthelot was seated. Linda Painter, Director of Planning and Development, noted for the record that the hearings for the Zoning Map Amendment and Special Permit would be combined and that all testimony and materials presented would be made part of the record of both applications. Attorney Leonard Jacobs, appearing for the Applicant, consented. Painter stated that a set of revised plans, dated May 16, 2016, were distributed this evening and her 5/12/16 memo and the following communications have been received and distributed to members of the Commission:

- Revised information submitted in response to initial staff comments:
 - Letter from Michael Yenke, Uniglobe Investment LLC dated April 26, 2016
 - Letter from Datum Engineering dated April 26, 2016
 - Report from Civil Engineering Services dated April 26, 2016
 - Email from Michael Yenke dated May 3, 2016
 - Meadowbrook Gardens Lease document
 - Updated traffic report and data prepared by F.A. Hesketh and Associates dated May 3, 2016
 - Updated traffic report prepared by F.A. Hesketh and Associates dated May 12, 2016
 - Updated traffic report prepared by F.A. Hesketh and Associates dated May 16, 2016
 - 11-Page Site Plan set revised through April 11, 2016 prepared by Datum Engineering
 - 7-page architectural plan set prepared by Mark A. Comeau, Architect, dated March 30, 2016
 - 7-page architectural plan set prepared by Mark A. Comeau, Architect, dated April 15, 2016
 - Email from Michael Yenke dated May 11, 2016
- The following correspondence regarding the proposed development has been received:
 - Email from Steven Frederick, 69 Circle Drive, dated February 26, 2016
 - Memo from Peter Miniutti (Design Review Panel) dated March 2, 2016
 - Memo from Fran Raiola, Deputy Chief/Fire Marshal, dated March 10, 2016
 - Minutes from Open Space Conservation Committee dated March 15, 2016
 - Minutes from Conservation Commission dated March 16, 2016
 - Memo from Rudy J. Favretti, FASLA, dated March 29, 2016
 - Letter from Will Walter, PE, BSC Group, dated March 31, 2016
 - Email from Will Walter, PE, BSC Group, dated May 13, 2016
 - Memo from Linda Painter, Director of Planning and Development dated April 27, 2016.
 - Letter from Will Walter, PE, BSC Group, dated May 11, 2016
 - Memo from Fran Raiola, Deputy Chief/Fire Marshal, dated May 12, 2016
 - Email from Richard Christenson, 19 Adeline Place, dated May 16, 2016
 - Email from Amy Gorin, 42 Michelle Lane, dated May 16, 2016
 - 2 Emails from Thomas J. Peters, 27 Michelle Lane, both dated May 16, 2016
 - Email from Bob Goldberg, 28 Michele Lane, dated May 16, 2016

Edward Pelletier, Datum Engineering and Surveying, distributed a report from F.A. Hesketh and Associates dated 5/12/16; a 4/11/16 revised Zone Change Map; and a 4/15/16 revised set of Architectural Plans. Pelletier then addressed the comments made in Painter's 5/12/16 memo.

Ward requested that Painter explain the proposed 20% affordable housing units.

Rawn asked if the applicant has spoken to WRTD to request service to the development. Yenke responded that they had, but no decision has been made to date.

Attorney Jacobs noted for the record that the Applicant's and independent traffic consultants have agreed on the findings of the traffic report.

John Alexapolous, Licensed Landscape Architect, reviewed the landscaping plan. He noted that plantings have been chosen that are in keeping with the feel of the existing trees in the neighborhood. Yenke noted that they intend to request a modification of the Phase I landscaping plan so as to make it consistent with this proposed plan.

Zeljko Boskovic, 11 Michelle Lane, expressed concern with the condition of the construction site at Phase I, the abandoned state of the Phase II property and the potential for an increase in traffic.

Jessica Higham, 96 Meadowbrook Lane, asked: if the mound along the road will be removed when the sidewalk is installed; the final height of the road buffering trees; if the backsides of the buildings will be facing Meadowbrook; if a bus route will be added to the neighborhood (which was a concern); and how the property will be maintained in the future.

Min Yang, 24 Adeline Place, was strongly opposed and expressed concern for the neighborhood children due to the potential for an increase in traffic and other safety issues.

Jay Brown, 7 Adeline Place, urged the Commission not to approve a second phase until the first one is complete, stating that it is currently an eyesore.

Scott Garrett, on behalf of Uniglobe Investment, LLC, clarified that his company recently purchased the property and was not previously responsible for the boarded up house.

Jessica Higham, 96 Meadowbrook Lane, noted that since Uniglobe Investment, LLC., purchased it, it has remained in a deteriorated state.

Michelle Boskovic, 11 Michelle Lane, expressed concern with the safety of the existing neighborhood and potential for an increase in break-ins. She questioned whether the Town will provide increased police services.

Chairman Goodwin asked Garrett when they will begin demolition of the existing structures. Garrett stated that if approval is granted, demolition and site preparation will begin immediately.

Chairman Goodwin noted no further questions or comments from the applicant, public or Commission. Rawn MOVED, Hall seconded to close the Public Hearing at 7:58 p.m. MOTION PASSED UNANIMOUSLY.

Old Business:

a. Zoning Map Amendment Application, 91 & 93 Meadowbrook Lane, PZC File #1338

Item tabled for discussion at the next meeting.

b. Special Permit Application, Meadowbrook Gardens, 91 & 93 Meadowbrook Lane, PZC File #1284-3

Item tabled for discussion at the next meeting.

c. Request for Interpretation of Lot Frontage Requirements

After extensive discussion among members, Rawn MOVED, Hall seconded, issuance of the following determination regarding frontage requirements as applied to a proposed lot line revision for property located on Dog Lane. This determination is issued in accordance with Article Eleven, Section A of the

Zoning Regulations which authorizes the Zoning Agent to review any questions that arise regarding interpretation and/or enforcement of the regulations with the Planning and Zoning Commission.

This determination is based on the definition of lot frontage contained in the Mansfield Zoning Regulations as well as previous actions by the Commission with regard to lot frontage requirements. In making this determination, the Commission considered the following information provided by staff in memos dated March 31, 2016 and April 28, 2016 and in response to questions from the Commission at the April 18 and May 2, 2016 meetings. Additionally, the Commission considered information provided in correspondence from nearby property owners James Wohl and Janet Welch of 128 Dog Lane, Mark and Allison Kohan of 127 Dog Lane, Kathryn and Richard Ratcliff of 60 Bundy Lane, and Joan and Jerome Neuwirth of 54 Bundy Lane dated March 28, 2016 and correspondence from James Wohl and Janet Welch dated April 20, 2016.

- The subject property is located on the southeast side of Dog Lane and is zoned RAR-90.
- The property consists of ± 15.85 acres and has 857.15 feet of frontage on Dog Lane.
- The property owner submitted an application to the Inland Wetlands Agency depicting a proposed lot line revision that would create a second lot. The proposed Lot 1 has 250.68 feet of frontage. The proposed Lot 2 wraps around Lot 1 and has 414.57 feet of frontage located along Dog Lane east of Lot 1; however, this portion of the property contains extensive wetlands. Lot 2 also has 107.32 feet of frontage located west of Lot 1 and abutting the property located at 128 Dog Lane; this portion of Lot 2 shares an upland area with Lot 1. The applicant is proposing to locate the house and driveway for Lot 2 on the upland portion of the property.
- As the frontage of the western portion of Lot 2 is less than 200 feet, the proposed houses would be located closer together than other homes on Dog Lane as most of the other lots have in excess of 200 feet of frontage.
- The owners of property at 128 Dog Lane, 127 Dog Lane, 60 Bundy Lane, and 54 Bundy Lane submitted a written request dated March 28, 2016 for Commission review of the Zoning Agent's interpretation of minimum lot frontage requirements as applied to the subject property. This memo articulates several arguments as to why the abutters believe the frontage requirement was improperly interpreted by the Zoning Agent.

Based on the information provided, the Commission makes the following findings:

1. Article 4, Section B of the Mansfield Zoning Regulations states: "For the purpose of these regulations, certain terms used herein shall be used, interpreted and defined as set forth in this section. Any questions that arise regarding the regulatory meaning of other words and terms shall be determined by the Planning and Zoning Commission with reference to the Connecticut General Statutes and the Random House Dictionary of the English Language, unabridged edition, respectively."
2. Article 4, Section B.39 defines Lot frontage as "The horizontal distance measured along the full length of the front lot line. At existing, proposed or future streetline intersections with a radius, the frontage may be measured along the full length of the front lot line to the point of intersection of the front lot lines extended beyond the radius to their point of intersection."
3. Article 4, Section B. 42 defines front lot line as "A front lot line is the line of a street on which a lot abuts."
4. Article 4, Section B.88 defines required yard as "Open and unobstructed ground area of the lot extended inward from a lot line for the distance specified in the Regulations for the district in which the lot is located."
5. Article 4, Section B.89 defines required front yard as "A required yard extending along the full length of the front lot line to a depth required by these regulations."

6. The Schedule of Dimensional Requirements contained in Article 8 requires a minimum lot frontage of 200 feet for lots in the RAR-90 zone. Footnote 6 to the Schedule of Dimensional Requirements states: "The minimum lot frontage shall be continuous and uninterrupted along a street line. In residential zones, corner lots situated at the junction of two or more streets shall be required to have minimum lot frontage along all abutting streets."
7. Article 8, Section B.6 establishes the minimum lot area requirements for new lots: "To help ensure that all new lots have adequate land for a house, accessory structures, driveway, well, septic system and reserve area and accessory uses without inappropriate encroachment on natural resources and manmade resources such as stone walls and other historic structures, all residential lots created after the effective date of this regulation that are not served by a public sewer system, shall contain a contiguous area of at least 40,000 square feet in size (20,000 square feet in R-20 zones) that does not include visible ledge, existing slopes exceeding fifteen percent, drainage easements, conservation easements or other easements that will limit or restrict onsite uses, or any watercourses, water bodies or inland wetland soils as depicted on the Mansfield Inland Wetland & Watercourses Map and as may be modified by on-site inspection and testing. Said 40,000 square foot area (20,000 square feet in R-20 zones) must be defined with all portions of the defined area having a minimum depth or width of 75 feet, and this area must be suitable for the uses noted above. . . ."
8. The Mansfield definition of lot frontage refers solely to the length of the front lot line. Neither the definition, the footnotes in the Schedule of Dimensional Requirements, nor the minimum lot area requirements contain any references to the location of development/buildings in relation to the required frontage.
9. As the term lot frontage is clearly defined within the regulations, there is no cause for the Commission to seek guidance on regulatory interpretation from Statutes or the dictionary pursuant to Article 4, Section B.
10. As identified in the April 28, 2016 memo from Janell Mullen, the Commission has previously approved lots where the required minimum lot frontage was located adjacent to an undevelopable portion of the lot due to the location of wetlands. In these instances, driveways and structures were not located within or adjacent to the portion of the lot that met minimum frontage requirements. None of the examples cited included a waiver or reduction of lot frontage as authorized by Section 7.6 of the Subdivision Regulations. As such, it is clear that the Commission determined that those lots complied with minimum frontage requirements.

Based on the above findings, the Commission finds that the lot configuration identified on plans dated March 16, 2016 complies with the minimum frontage requirements as identified in the Mansfield Zoning Regulations.

MOTION PASSED with all in favor except Ausburger and Ward who were opposed.

Adjournment:

The Chair declared the meeting adjourned at 8:26 p.m.

Respectfully submitted,

Vera S. Ward, Secretary



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)

MAP 15, BLOCK 21, LOT 3

B. Project Name

Lodges at Storrs

C. Applicant Information

Name(s):

STORRS LODGES LLC

Mailing/Street Address:

30 DORSET CROSSING, SUITE 600

City/Town:

SUNSBURY

State

CT.

Zip Code

06070

Telephone:

860-217-1700

Email Address:

tony@thekeystonecompanies.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."

Applicant Signature

[Handwritten Signature]

Date

May 12, 2016

Lodges at Storrs Project Summary

The Lodges at Storrs is a student apartment development intended for undergraduate and graduate students at the University of Connecticut. It is located on Hunting Lodge Road (Parcel I.D. 15.21.3) in an area designated under the current Mansfield Tomorrow: Plan of Conservation and Development for "compact residential" (Map 8.3: Future Land Use page 8.14) This designation is designed to "accommodate residential growth in compact, walkable developments accessible to employment, the University, and shopping areas" (pp. 8.25, Mansfield Tomorrow: Plan of Conservation and Development).

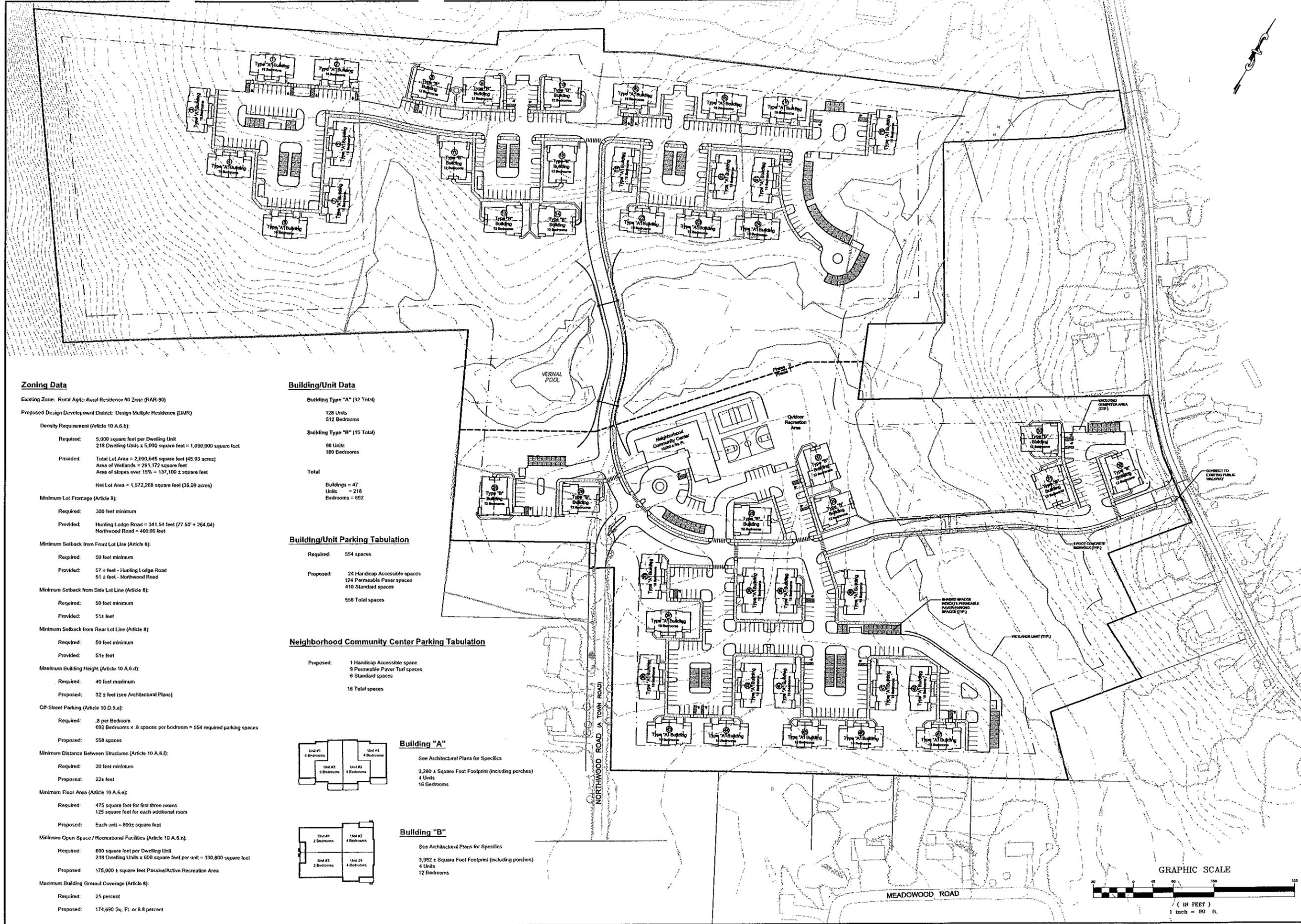
This is a joint venture between EdR and The Keystone Companies, LLC where in EdR will construct and manage the apartment complex on property once owned by Ponde Place, LLC of which The Keystone Companies, LLC is the sole member. The lodges will be a combination of compact residential units organized around court yards, rain gardens and designated parking areas for individual residencies. The community will include a combination of (4) bedroom town homes and two (2) bedroom flats. As part of the application process the applicant will request that the commission modify its definition of "family" from a maximum of three (3) unrelated individuals to four (4) unrelated individuals so as to more accurately reflect multifamily apartment complex.

The Lodges will consist of 47 individual buildings, 218 residential units and offer 692 beds. The site consists of 45.93 acres of which only 22 acres will be developed. Extensive land use planning has been undertaken to preserve the natural characteristics of the site including wetlands, water courses and specimen plants and trees. There will be a single main entrance from Hunting Lodge Road with an emergency exit/access from Northwood Road. Sidewalks, walking trails, community recreational areas, and a neighbor community center will also be included in the development. Additionally, a privately operated shuttle bus will operate between the Lodges and downtown Storrs.

The Lodges at Storrs represent a dramatic change in development for this property. Originally, in 2006, there was a proposal by Ponde Place, LLC to construct three (3) mid-rise apartment buildings on the site. These were intended for student housing as well, but there were some concerns expressed about the

building scale and neighborhood compatibility. The Lodges are designed as compact residential and are, not only consistent with the future land use vision for this parcel, but are also extremely compatible in scale and design with the single family homes that abut the property to the south and southwest.

We are excited by the prospect of adding quality compact residential product to the housing stock in Mansfield. Not only will it afford students with new, modern, and attractive housing options, but it will go a long way in diminishing the steady creep of unwelcomed, unsightly and economically devastating student housing in established single-family neighborhoods. We look forward to an open and constructive discussion of the Lodges at Storrs with the Land Use Boards, our neighbors and the residents of the Town of Mansfield.



Zoning Data

Existing Zone: Rural Agricultural Residence 98 Zone (RAR-98)
 Proposed Design Development District: Design Multiple Residence (DMR)

Density Requirement (Article 10 A.6.b):
 Required: 5,000 square feet per Dwelling Unit
 218 Dwelling Units x 5,000 square feet = 1,090,000 square feet
 Provided: Total Lot Area = 2,000,645 square feet (45.93 acres)
 Area of Wetlands = 251,172 square feet
 Area of slopes over 15% = 137,100 ± square feet
 Net Lot Area = 1,572,268 square feet (35.99 acres)

Minimum Lot Frontage (Article 8):
 Required: 300 feet minimum
 Provided: Hunting Lodge Road = 341.54 feet (77.50' + 264.04)
 Northwood Road = 400.06 feet

Minimum Setback from Front Lot Line (Article 8):
 Required: 50 feet minimum
 Provided: 57 ± feet - Hunting Lodge Road
 51 ± feet - Northwood Road

Minimum Setback from Side Lot Line (Article 8):
 Required: 50 feet minimum
 Provided: 51 ± feet

Minimum Setback from Rear Lot Line (Article 8):
 Required: 50 feet minimum
 Provided: 51 ± feet

Maximum Building Height (Article 10 A.6.d):
 Required: 40 feet maximum
 Proposed: 32 ± feet (see Architectural Plans)

Off-Street Parking (Article 10 D.5.a):
 Required: .8 per Bedroom
 692 Bedrooms x .8 spaces per bedroom = 554 required parking spaces
 Proposed: 558 spaces

Minimum Distance Between Structures (Article 10 A.6.i):
 Required: 20 feet minimum
 Proposed: 22 ± feet

Minimum Floor Area (Article 10 A.6.e):
 Required: 475 square feet for first three rooms
 125 square feet for each additional room
 Proposed: Each unit = 800 ± square feet

Minimum Open Space / Recreational Facilities (Article 10 A.6.n):
 Required: 600 square feet per Dwelling Unit
 218 Dwelling Units x 600 square feet per unit = 130,800 square feet
 Proposed: 175,000 ± square feet Passive/Active Recreation Area

Maximum Building Ground Coverage (Article 8):
 Required: 2% percent
 Proposed: 174,690 Sq. Ft. or 8.8 percent

Building/Unit Data

Building Type "A" (32 Total)
 128 Units
 512 Bedrooms

Building Type "B" (15 Total)
 98 Units
 180 Bedrooms

Total
 Buildings = 47
 Units = 218
 Bedrooms = 692

Building/Unit Parking Tabulation

Required: 554 spaces
 Proposed: 24 Handicap Accessible spaces
 124 Permeable Paver spaces
 410 Standard spaces
 558 Total spaces

Neighborhood Community Center Parking Tabulation

Proposed: 1 Handicap Accessible space
 9 Permeable Paver Turf spaces
 6 Standard spaces
 16 Total spaces



Building "A"

See Architectural Plans for Specifics
 3,260 ± Square Foot Footprint (including porches)
 4 Units
 16 Bedrooms



Building "B"

See Architectural Plans for Specifics
 3,982 ± Square Foot Footprint (including porches)
 4 Units
 12 Bedrooms

THE LODGES AT STORRS

Phone (860) 658-8000
 Fax (860) 344-8800
 e-mail ml@fah.com

F. A. Hesketh & Associates, Inc.
 6 Creamery Brook, East Granby, CT 06026
 Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

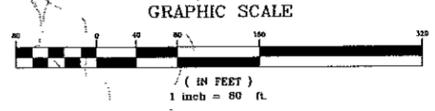


No.	Date	Description

MASTER PLAN
 PREPARED FOR
STORRS LODGES, LLC
 HUNTING LODGE ROAD
 MANSFIELD, CONNECTICUT

Date: 03-18-2016 Drawn by: KLL Job no: 04161
 Scale: 1" = 80' Checked by: DSZ Sheet no: 1 OF 1

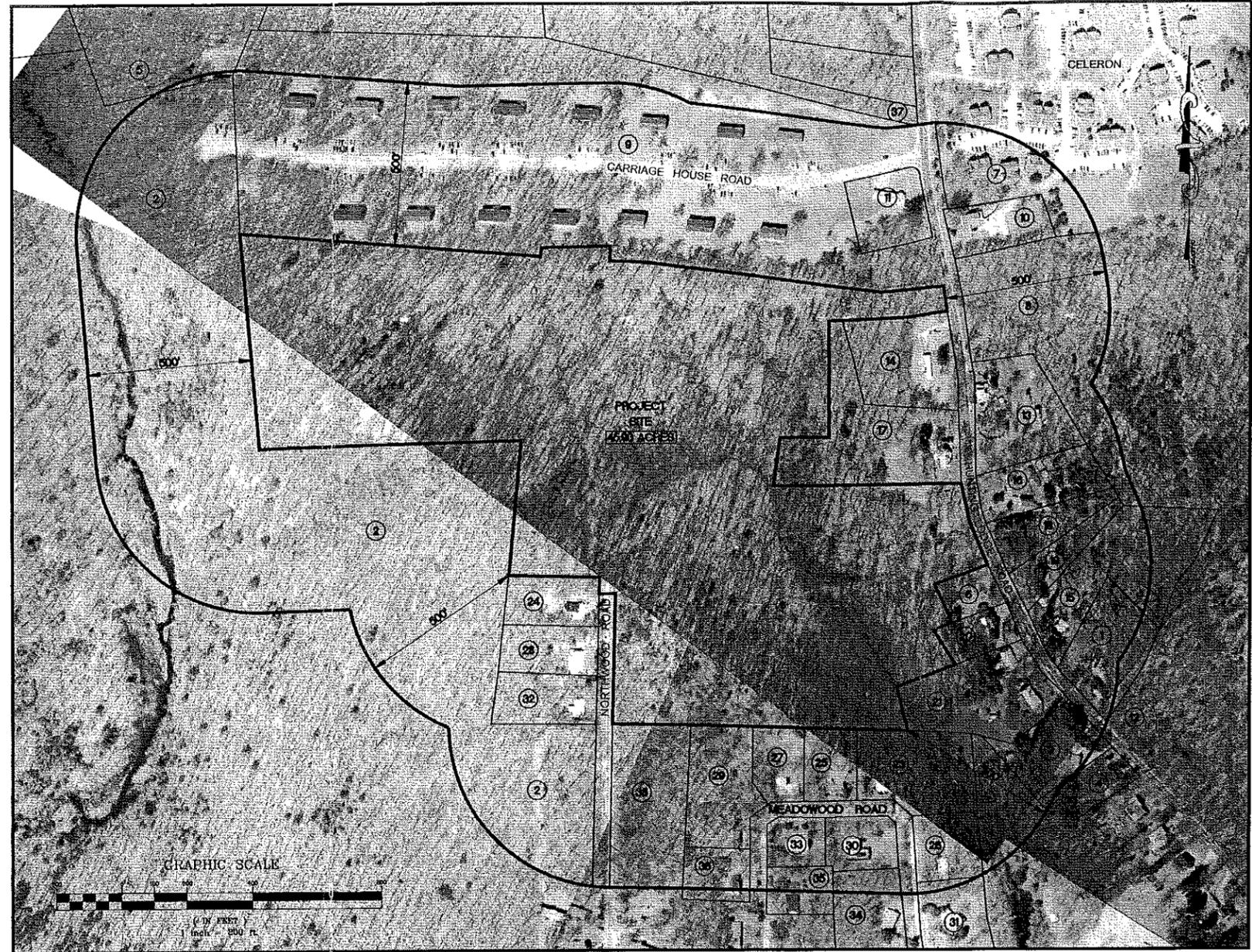
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Property Owners and Addresses within 500' of Site

- | | | | |
|--|---|---|--|
| 1. Parcel #15.23.6
Rose M. Yuschak
122 Hunting Lodge Rd.
Storrs, CT 06268 | | 20. Parcel #15.21.5
Dong Guk Shin and Dong-Ju Shin
131 Hunting Lodge Rd.
Storrs, CT 06268 | Owner Address:
37 Maxfelix Dr.
Storrs, CT 06268 |
| 2. Parcel #14.21.2
University of Connecticut
Northwood Road
Storrs, CT 06268 | Owner Address:
Northwood Apartments
Storrs-Mansfield, CT 06269 | 21. Parcel #15.21.6
Walter A. Hirsch
132 Hunting Lodge Rd.
Storrs, CT 06268 | |
| 3. Parcel #15.21.7
Thina N. Cooper
115 Hunting Lodge Rd.
Storrs, CT 06268 | | 22. Parcel #15.21.11
Thomas A. Tavar
97 Hunting Lodge Rd.
Storrs, CT 06268 | Owner Address:
23 Old Farm Hill Rd.
Newtown, CT 06470 |
| 4. Parcel #15.21.8
Maria Tavaréz and Thomas A. Tavar
109 Hunting Lodge Rd.
Storrs, CT 06268 | Owner Address:
23 Old Mill Farm Rd.
Newtown, CT 06470 | 23. Parcel #15.21.23
Linda E. Robinson
38 Meadowood Rd.
Storrs, CT 06268 | |
| 5. Parcel #8.21.1
Town of Mansfield
Open Space
Hunting Lodge Rd.
Storrs, CT 06268 | Owner Address:
4 South Eagleville Rd.
Storrs, CT 06268 | 24. Parcel #15.21.38
Jacob Friedman
65 Northwood Rd.
Storrs, CT 06268 | |
| 6. Parcel #15.21.4
Robert L. Cooper
135 Hunting Lodge Rd.
Storrs, CT 06268 | | 25. Parcel #15.21.24
Brian J. and Kathy M. Usher
44 Meadowood Rd.
Storrs, CT 06268 | |
| 7. Parcel #8.23.16-1
Celeron Square Associates LLC
c/o Flagship Mgt. Services, Inc.
1 Penner Place
Storrs, CT 06268 | Owner Address:
55 Erieview Plaza
Cleveland, OH 44114 | 26. Parcel #15.21.21
Terese A. Karmel
28 Meadowood Rd.
Storrs, CT 06268 | |
| 8. Parcel #8.23.16-2
Celeron Square Associates LLC
c/o Flagship Mgt. Services, Inc.
Hunting Lodge Rd.
Storrs, CT 06268 | Owner Address:
55 Erieview Plaza
Cleveland, OH 44114 | 27. Parcel #15.21.25
Richard S. and Elizabeth A. Cowles
50 Meadowood Rd.
Storrs, CT 06268 | |
| 9. Parcel #8.21.5
Storrs Polo Run Ltd Partnership
Carrage House Rd.
Storrs, CT 06268 | Owner Address:
380 Union Street, Suite 300
West Springfield, MA 01089 | 28. Parcel #15.21.37
Beverly P. Sims
61 Northwood Rd.
Storrs, CT 06268 | |
| 10. Parcel #8.23.15
Celeron Square Associates LLC
180 Hunting Lodge Rd.
Storrs, CT 06268 | Owner Address:
55 Erieview Plaza
Cleveland, OH 44114 | 29. Parcel #15.21.27
John R. Jr. and Elizabeth L. Miller Est.
John K. Miller Executor
54 Meadowood Rd.
Storrs, CT 06268 | |
| 11. Parcel #8.21.5-1
Storrs Polo Run Ltd Partnership
183 Hunting Lodge Rd.
Storrs, CT 06268 | Owner Address:
380 Union Street, Suite 300
West Springfield, MA 01089 | 30. Parcel #15.22.6
Joan F. Cariglia Trustee
41 Meadowood Rd.
Storrs, CT 06268 | |
| 12. Parcel #15.23.7
Mohammad Hlyas
Hunting Lodge Rd.
Storrs, CT 06268 | Owner Address:
9026 Leesburg Pike
Vienna, VA 22182 | 31. Parcel #15.21.20
Edward R. Postles Jr. and Victor A. Chadd
22 Meadowood Rd.
Storrs, CT 06268 | |
| 13. Parcel #15.23.1
George A. Gianopoulos
156 Hunting Lodge Rd.
Storrs, CT 06268 | Owner Address:
2930 Sagebrush Dr.
Fort Collins, CO 80525 | 32. Parcel #15.21.36
Barbara Osborn
55 Northwood Rd.
Storrs, CT 06268 | |
| 14. Parcel #15.21.1
Silvana M. Brescia
163 Hunting Lodge Rd.
Storrs, CT 06268 | Owner Address:
P. O. Box 185
Storrs, CT 06268 | 33. Parcel #15.22.7
Lila A. Tulin Trustee
47 Meadowood Rd.
Storrs, CT 06268 | |
| 15. Parcel #15.23.5
Walter Alan Hirsch
132 Hunting Lodge Rd.
Storrs, CT 06268 | | 34. Parcel #15.22.5
Virginia A. Holihan and John E. Bransfield
21 Meadowood Rd.
Storrs, CT 06268 | |
| 16. Parcel #15.23.2
Thomas A. Tavar
146 Hunting Lodge Rd.
Storrs, CT 06268 | | 35. Parcel #15.22.8
Wilbur J. Widmer Est. of Pearl Widmer
61 Meadowood Rd.
Storrs, CT 06268 | |
| 17. Parcel #15.21.2
Safe Havens, Inc.
153 Hunting Lodge Rd.
Storrs, CT 06268 | Owner Address:
P. O. Box 340
Storrs, CT 06268 | 36. Parcel #15.21.28
Moses and Clara Taylor
60 Meadowood Rd.
Storrs, CT 06268 | |
| 18. Parcel #15.23.3
Marty L. Coles
Hunting Lodge Rd.
Storrs, CT 06268 | Owner Address:
4 Middle Butcher Rd.
Ellington, CT 06029 | 37. Parcel #8.21.2-1
Town of Mansfield
Open Space
Hunting Lodge Road
Storrs, CT 06268 | Owner Address:
4 South Eagleville Rd.
Storrs, CT 06268 |
| 19. Parcel #15.23.4
Radu Gageonca
134 Hunting Lodge Rd.
Storrs, CT 06268 | | 38. Parcel #14.21.2A
University of Connecticut
Northwood Road
Storrs, CT 06268 | Owner Address:
Northwood Apartments
Storrs-Mansfield, CT 06269 |



No.	Date	Description

500' AREA MAP
PREPARED FOR
HUNTING LODGE ROAD
MANSFIELD, CONNECTICUT

Date: 12-04-08
Scale: 1" = 200'

Drawn by: CAD
Checked by: TSH

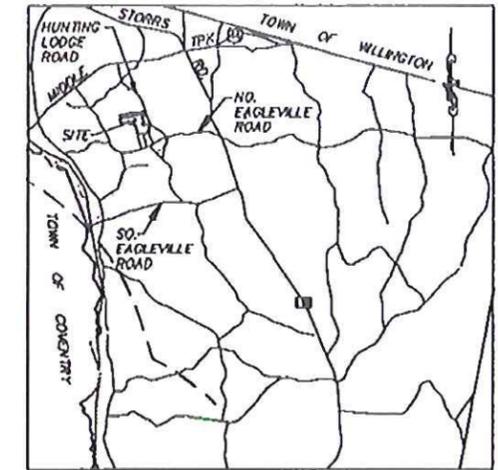
Job no: 04161
Sheet no: 1 OF 1

AM-1

FAH F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
CT & Traffic Engineers • Surveyors • Planners • Landscape Architects

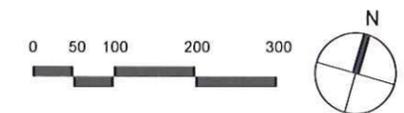
Phone (860) 658-8000
Fax (860) 844-8000
e-mail: fah@fahweb.com

G:\2004\04161\Submitted ERT 2008-12-15\0416101.dwg, AM-1, Apr. 02, 2009 - 8:46:43 AM



Key Map

Site Summary			
Development Area:	± 22 ac		
Total Buildings:	47		
Total Beds:	692		
Parking:	554 spaces (0.8 / bed) ±15 spaces for rec. area		
	# Bldgs.	# Units	# Beds
Bldg "A"			
4-BD Towns x4 Units	32	128	512
Bldg "B"			
2-BD Flats x2 Units	15	90	180
4-BD Towns x2 Units			
Total	47	218	692



THE LODGES AT STORRS

CONCEPTUAL SITE PLAN



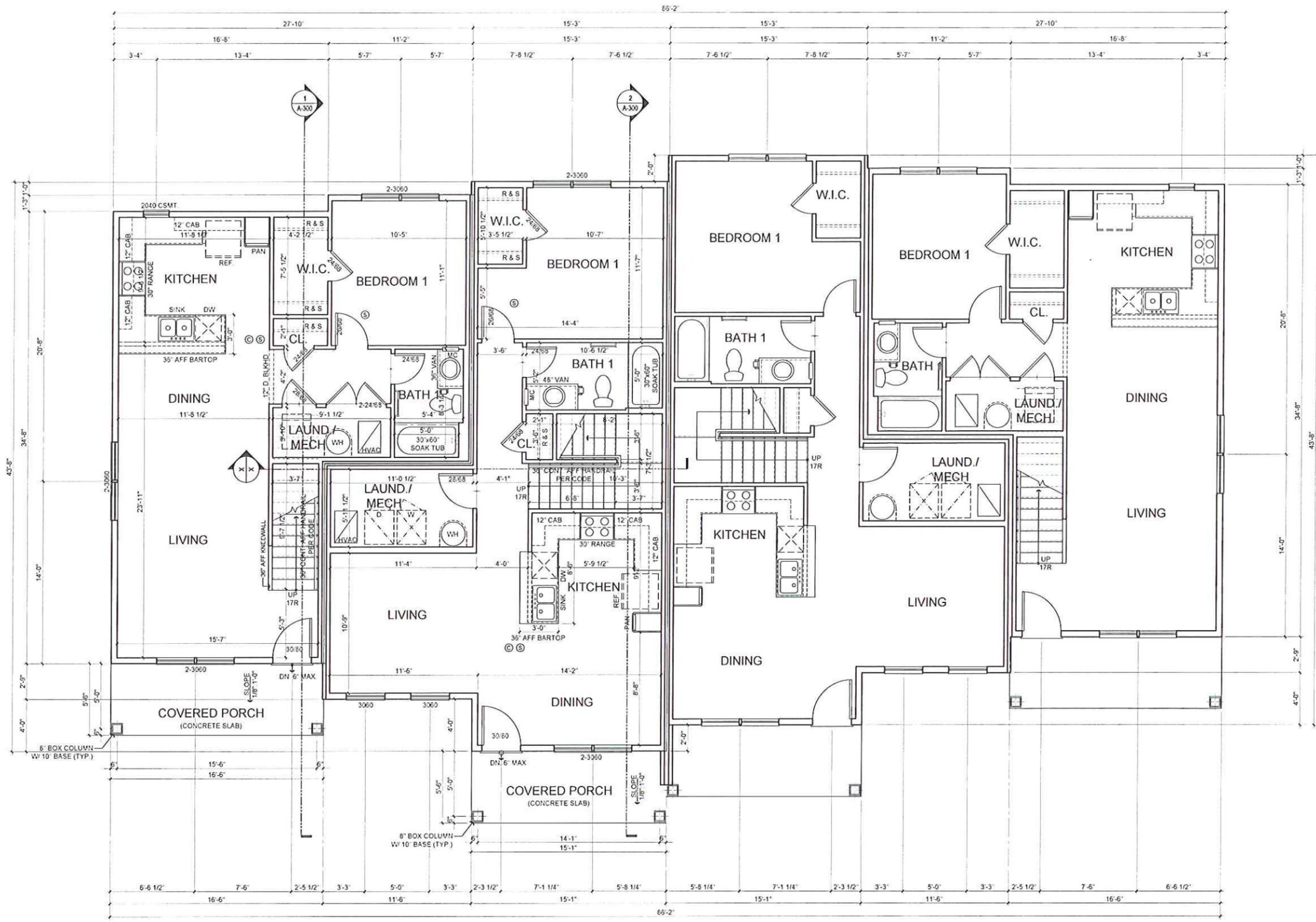
KTGY # 20140673
2016.01.26

Architecture+Planning
8605 Westwood Ctr Dr, Ste 300
Vienna, VA 22182
703-992-6116
ktgy.com



**THE LODGE AT STORRS
BUILDING A**

CLIENT: EdR COLLEGIATE HOUSING



1 END UNIT - LOWER LEVEL PLAN
AREA - 805 SQ. FT.
TOTAL AREA - 1566 SQ. FT.

2 INTERIOR UNIT - LOWER LEVEL PLAN
AREA - 870 SQ. FT.
TOTAL AREA - 1673 SQ. FT.

3 INTERIOR UNIT - LOWER LEVEL PLAN
REVERSE PLAN

4 END UNIT - LOWER LEVEL PLAN
REVERSE PLAN

1	04.13.2016	PROGRESS SET
2	04.22.2016	ISSUE FOR PERMITS
3	05.14.2016	PERMITS
REV	DATE	DESCRIPTION

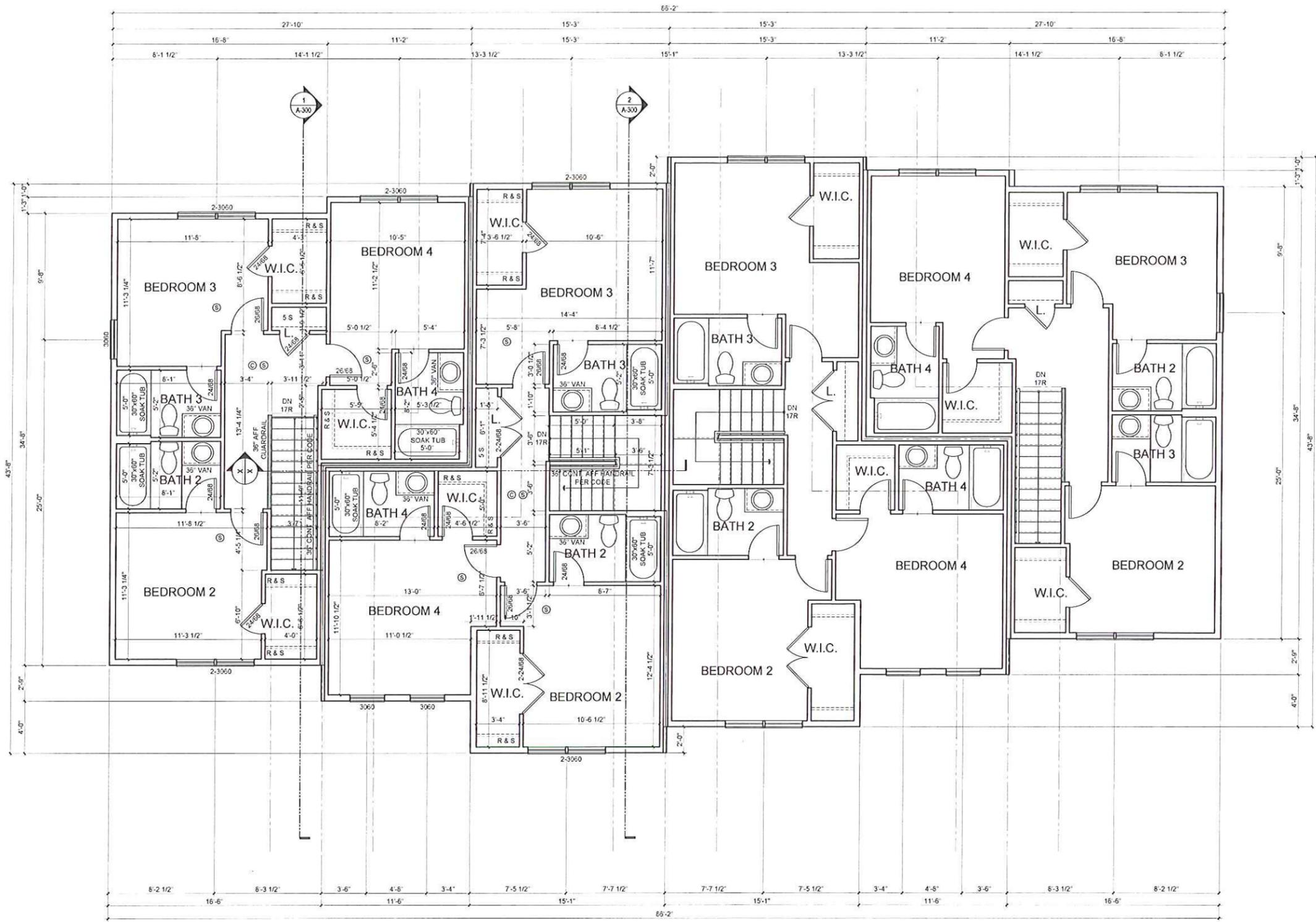
DESIGN DELIVERABLE: _
ISSUE DATE:

PROJECT NUMBER: 20140673.00
DRAWN BY: ---
CHECKED BY: ---
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SHEET TITLE:
LOWER LEVEL PLAN

**THE LODGE AT STORRS
 BUILDING A**

CLIENT: EdR COLLEGIATE HOUSING



1 END UNIT - UPPER LEVEL PLAN
 AREA - 759 SQ. FT.

2 INTERIOR UNIT - UPPER LEVEL PLAN
 AREA - 803 SQ. FT.

3 INTERIOR UNIT - UPPER LEVEL PLAN
 REVERSE PLAN

4 END UNIT - UPPER LEVEL PLAN
 REVERSE PLAN

REV	DATE	DESCRIPTION
1	06/15/2016	PROPOSED
2	04/27/2016	ISSUE FOR PERMIT
3	03/18/2016	PROPOSED

DESIGN DELIVERABLE: --
 ISSUE DATE:

PROJECT NUMBER: 20140673.00
 DRAWN BY: --
 CHECKED BY: --
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SHEET TITLE
UPPER LEVEL PLAN



REAR ELEVATION @ HIGH VIS. SCALE: 1/4"=1'-0" 2



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

**THE LODGE AT STORRS
 BUILDING A**

CLIENT: EGR COLLEGIATE HOUSING

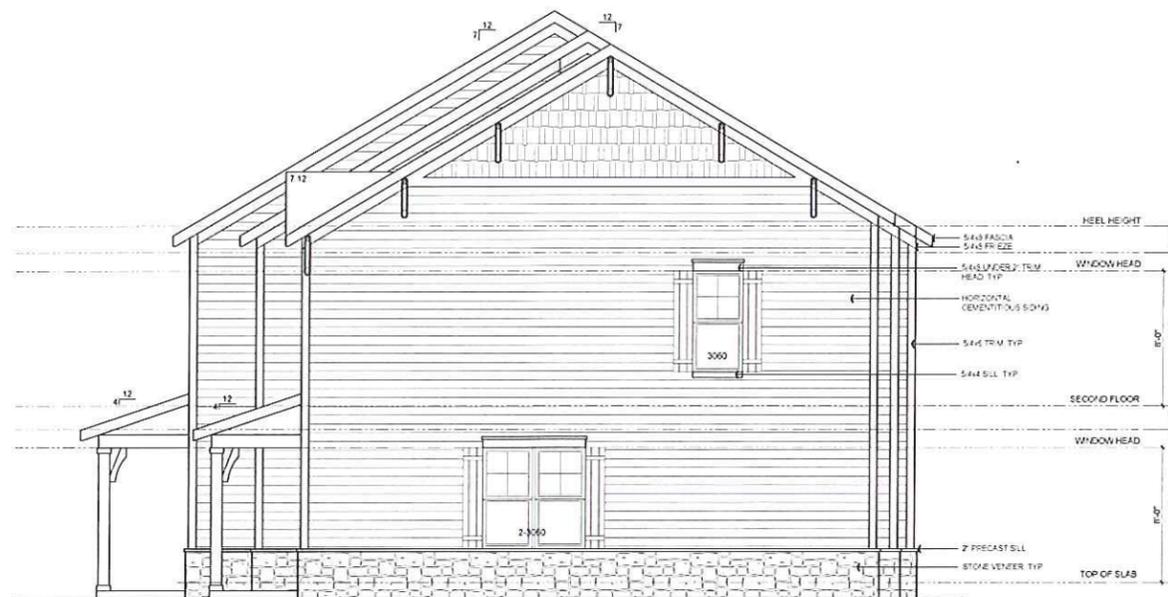
REV	DATE	DESCRIPTION
3	05.12.2016	PROGRESS SET
2	04.22.2016	DESIGN DEVELOPMENT
1	02.18.2016	PRELIMINARY

DESIGN DELIVERABLE: --
 ISSUE DATE: --

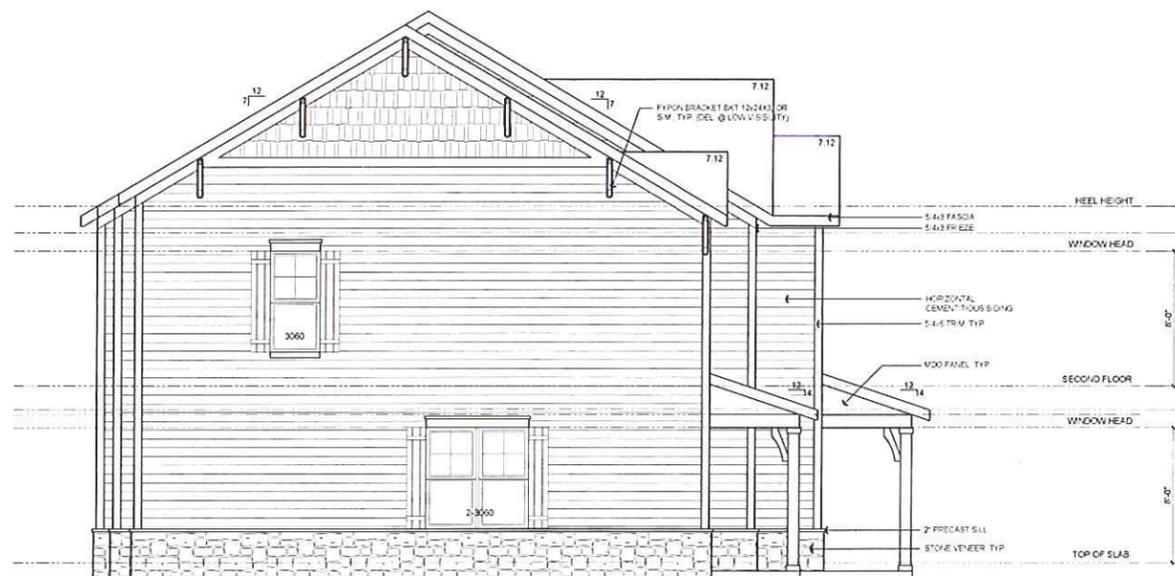
PROJECT NUMBER: 20140673.00
 DRAWN BY: --
 CHECKED BY: --
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SHEET TITLE:
FRONT AND REAR ELEVATIONS

SHEET NUMBER:
A-200



RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0" 2



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

**THE LODGE AT STORRS
 BUILDING A**

CLIENT: EdR COLLEGIATE HOUSING

REV	DATE	DESCRIPTION
1	05.13.2016	PROGRAM SET
2	04.22.2016	DESIGN DEVELOPMENT
3	02.18.2016	PERMITS

DESIGN DELIVERABLE: ...
 ISSUE DATE: ...

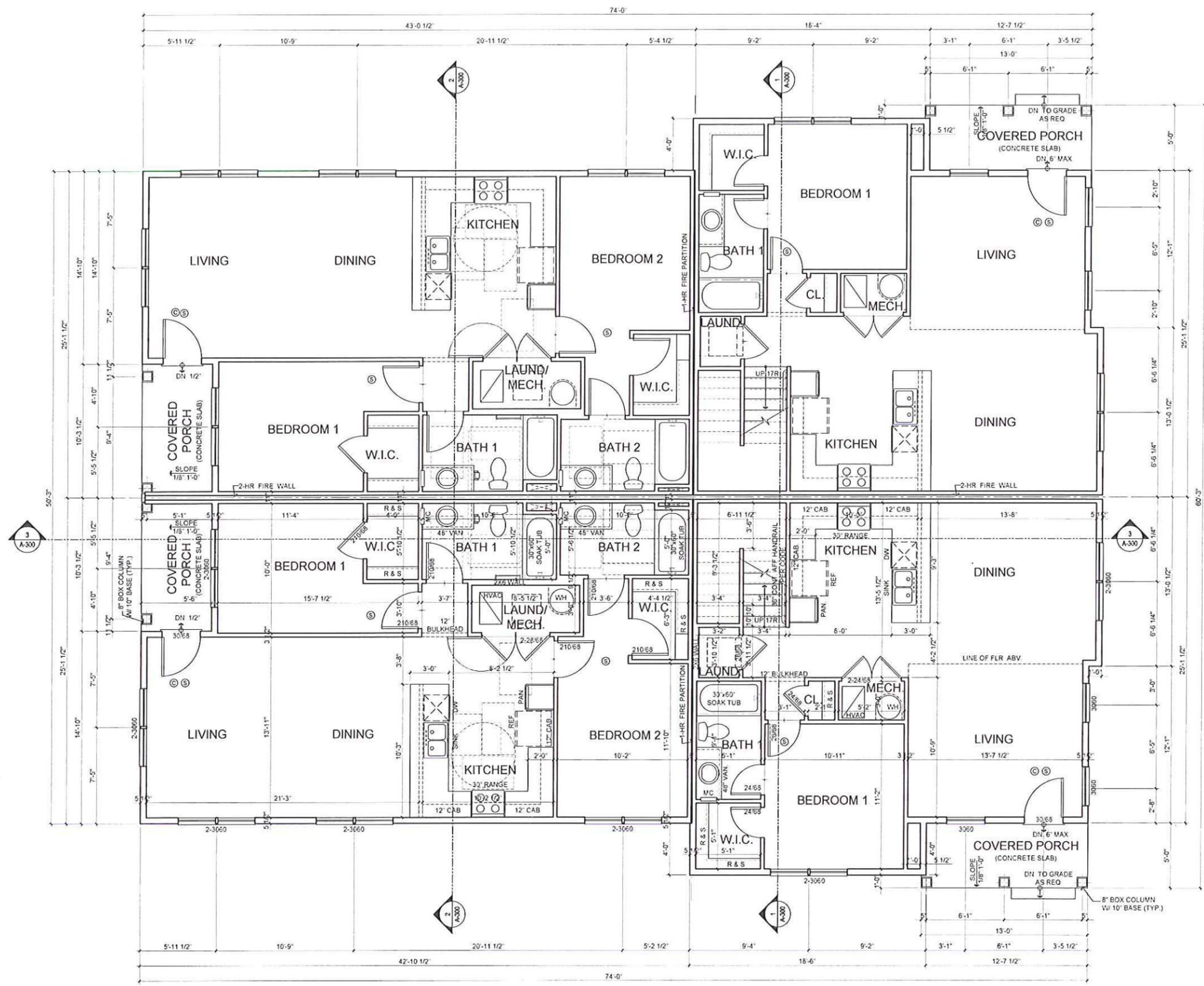
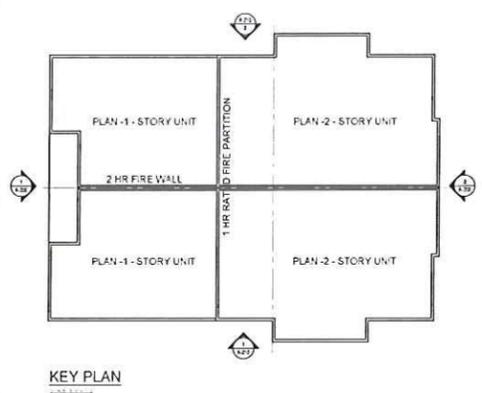
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 DRAWN BY: ...
 CHECKED BY: ...
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SHEET TITLE:
SIDE ELEVATIONS

SHEET NUMBER:
A-210

**THE LODGE AT STORRS
BUILDING B**

CLIENT: EGR COLLEGIATE HOUSING



1 PLAN 1 - 1-STORY UNIT
AREA - 1026 SQ. FT.

1 PLAN 2 - 2 STORY UNIT - LOWER LEVEL PLAN
AREA - 866 SQ. FT.
TOTAL AREA - 1763 SQ. FT.

NO.	DATE	DESCRIPTION
1	05.13.2016	PROPOSED
2	04.22.2016	ISSUE FOR PERMIT
3	03.18.2016	PERMIT
4	03.18.2016	PERMIT

DESIGN DELIVERABLE: --
ISSUE DATE: --

PROJECT NUMBER: 20140673.00
DRAWN BY: --
CHECKED BY: --
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**THE LODGE AT STORRS
 BUILDING B**

CLIENT: EGR COLLEGIATE HOUSING

REV	DATE	DESCRIPTION
3	05.12.2016	PROGRESS SET
2	04.29.2016	ISSUE DEVELOPMENT
1	02.18.2016	PRELIMINARY

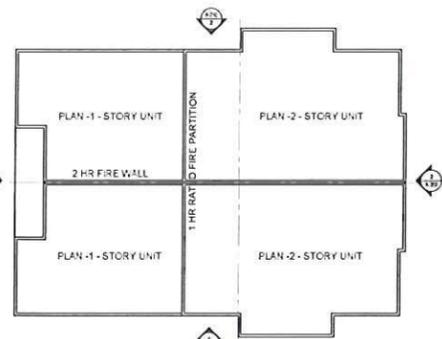
DESIGN DELIVERABLE:
 ISSUE DATE:

PROJECT NUMBER: 20140673.00
 DRAWN BY: --
 CHECKED BY: --
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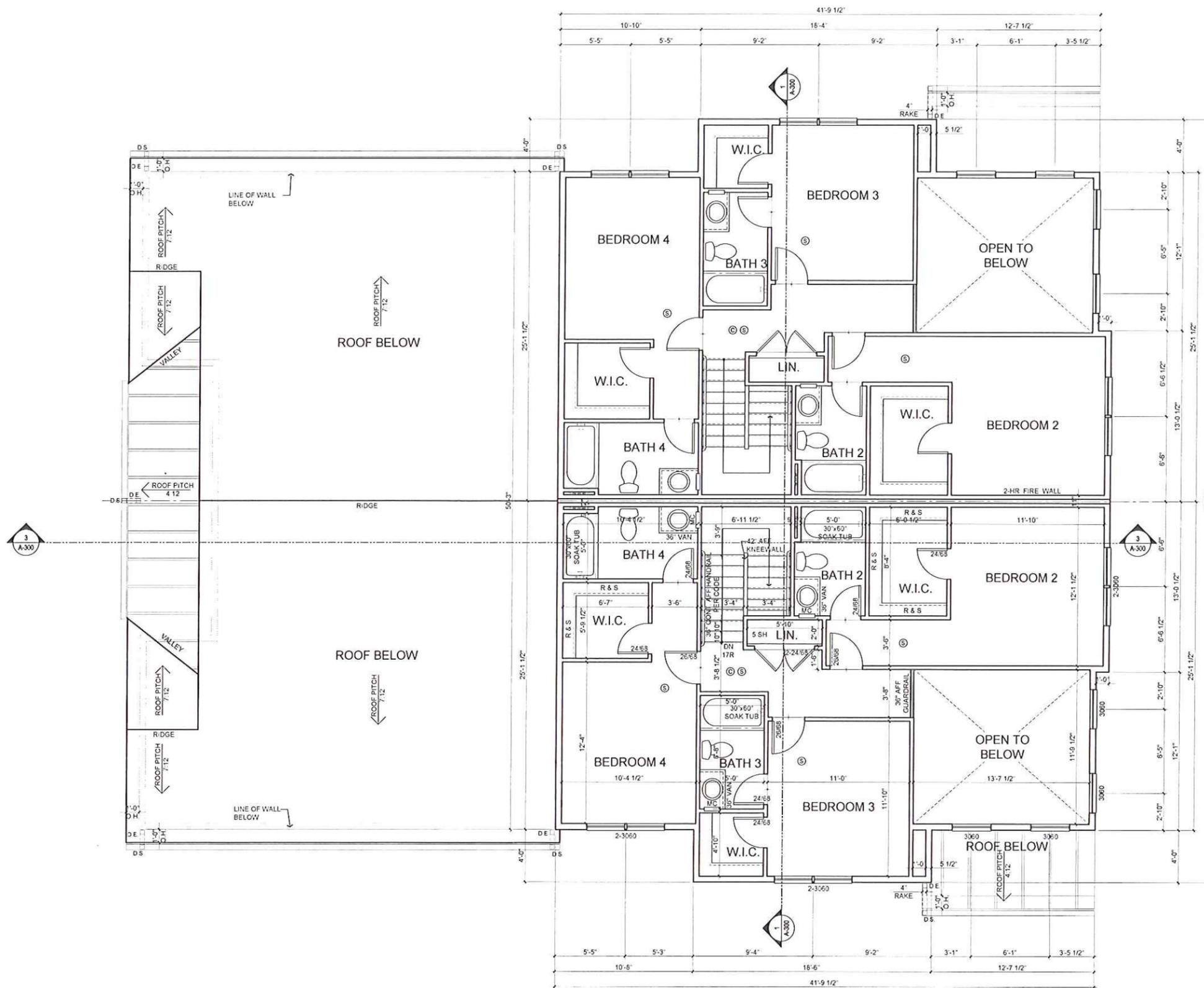
SHEET TITLE:
UPPER LEVEL PLAN

SHEET NUMBER:

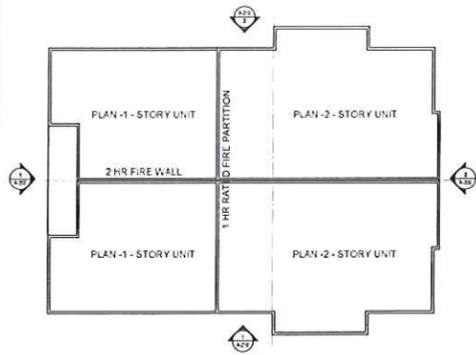
A-110



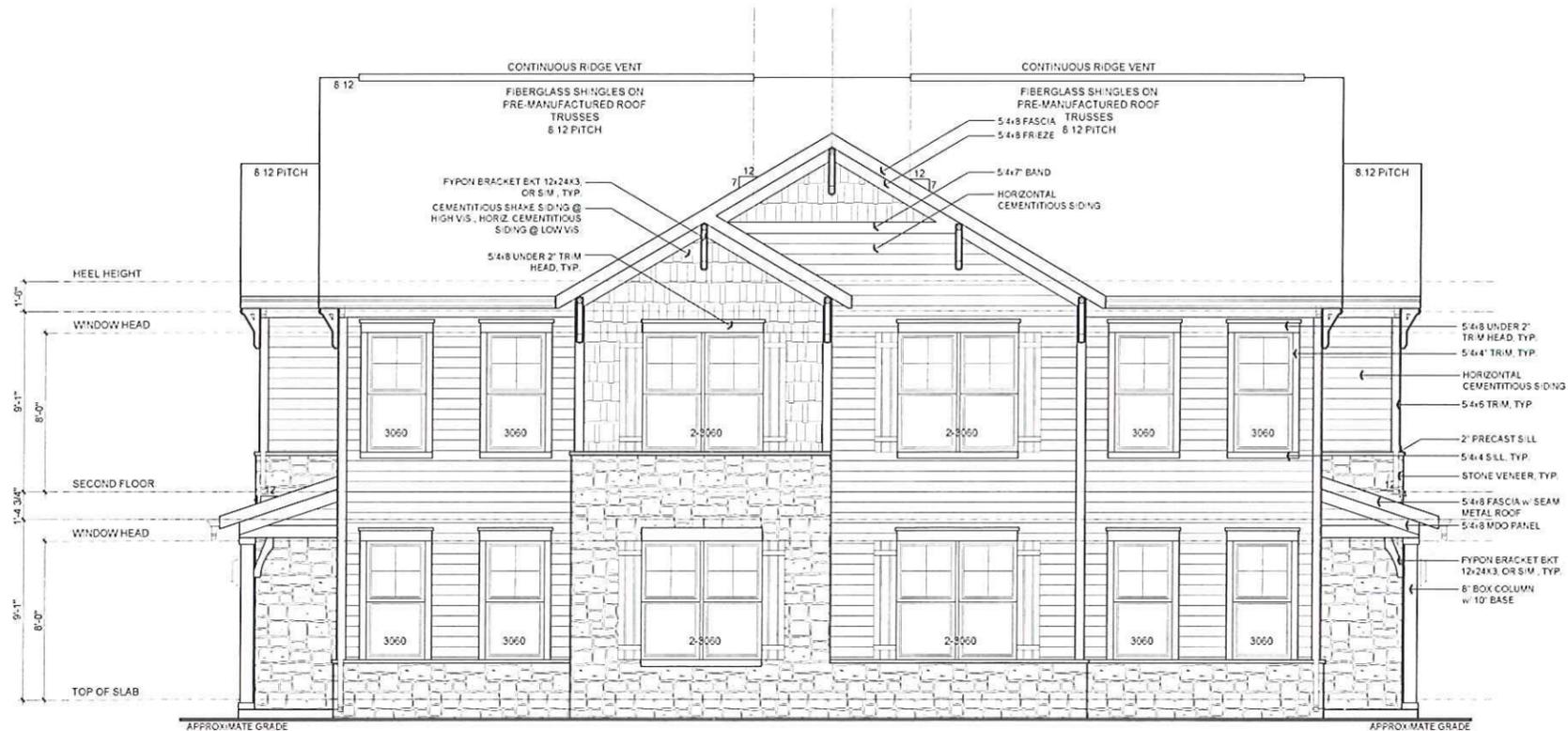
KEY PLAN



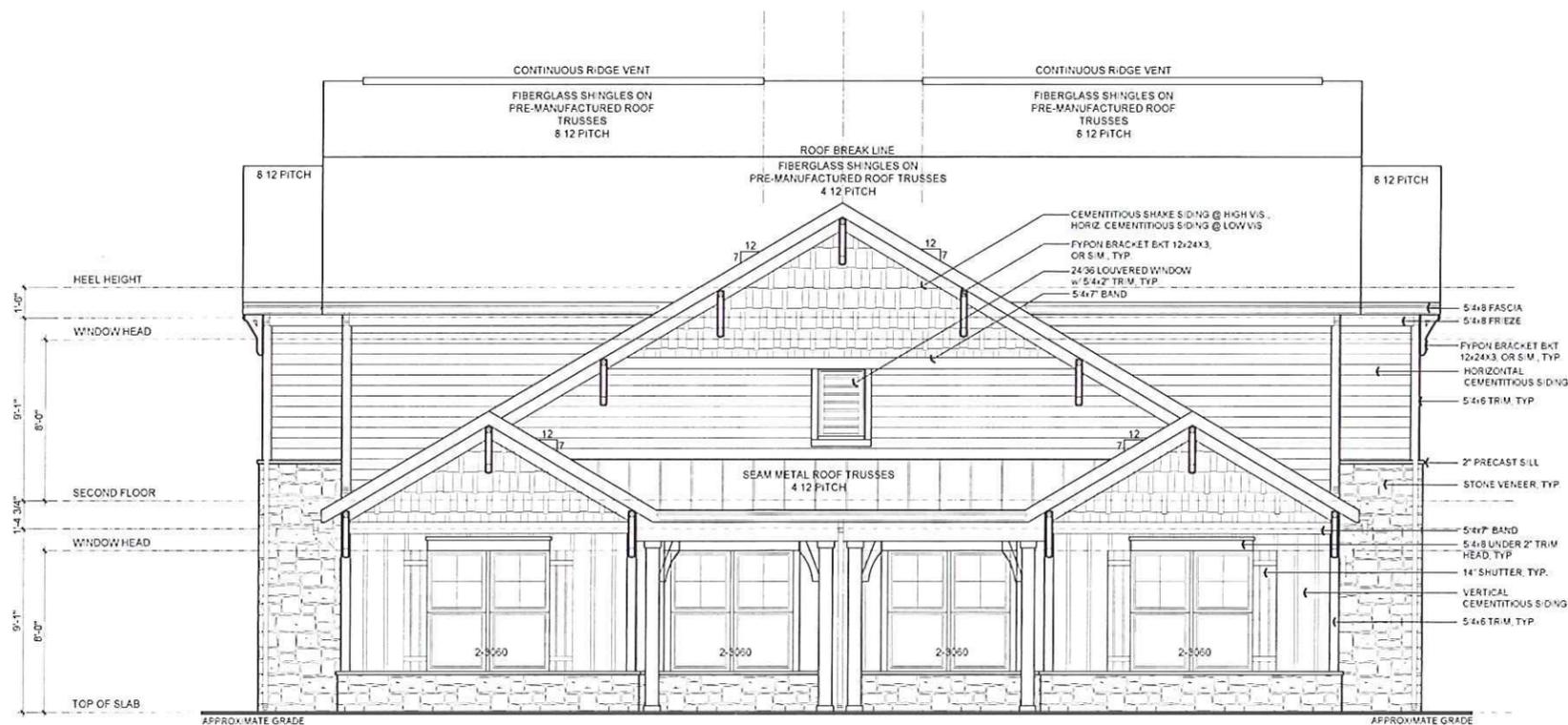
1 PLAN 2 - 2 STORY UNIT - UPPER LEVEL PLAN
 AREA - 897 SQ. FT.



KEY PLAN



ELEVATION 2 SCALE: 1/4"=1'-0" 2



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

**THE LODGE AT STORRS
BUILDING B**

CLIENT: EdR COLLEGIATE HOUSING

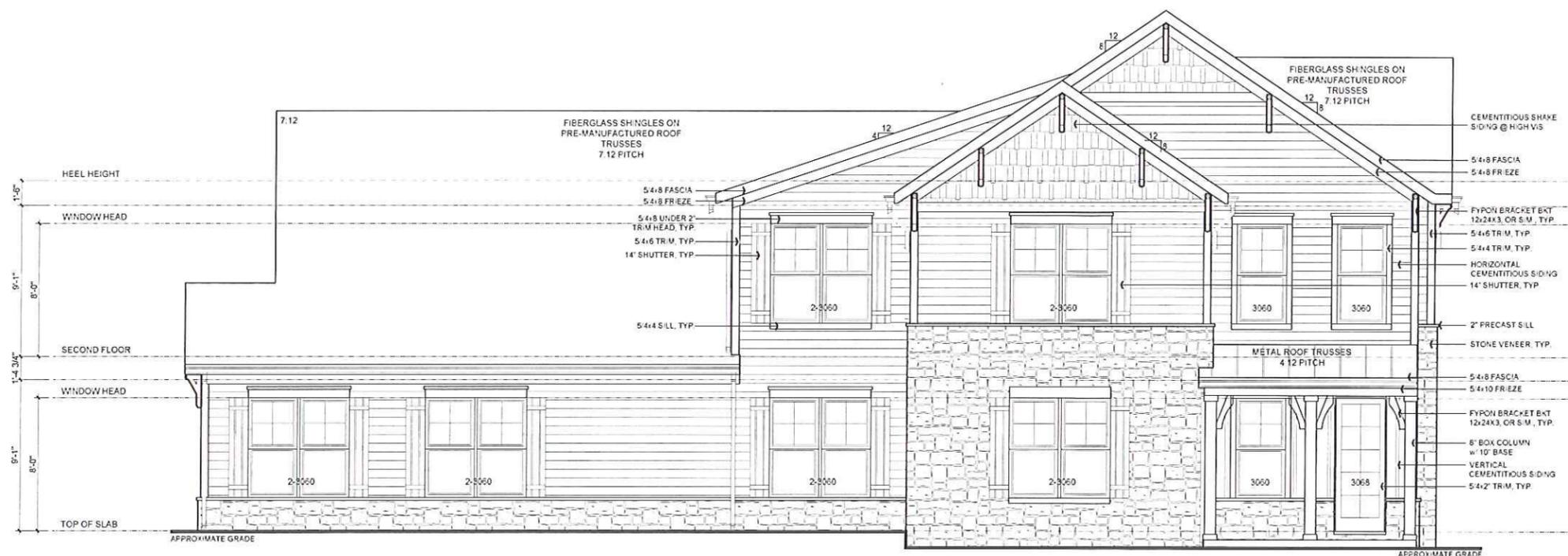
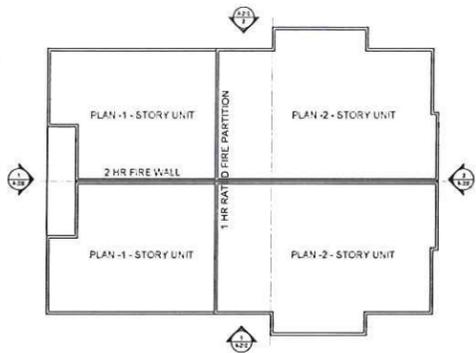
REV	DATE	DESCRIPTION
1	05-13-2016	PROGRESS SET
2	04-22-2016	DESIGN DEVELOPMENT
3	03-18-2016	PRELIMINARY

DESIGN DELIVERABLE: ---
ISSUE DATE: ---

PROJECT NUMBER: 20140673.00
DRAWN BY: ---
CHECKED BY: ---
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-200



THE LODGE AT STORRS
BUILDING B

CLIENT: EdR COLLEGIATE HOUSING

REV	DATE	DESCRIPTION
3	05.10.2014	PROGRESS SET
2	04.23.2014	DESIGN DEVELOPMENT
1	02.18.2014	PRELIMINARY

DESIGN DELIVERABLE: --
ISSUE DATE:

PROJECT NUMBER: 20140673.00
DRAWN BY: --
CHECKED BY: --
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-210



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: June 1, 2016

To: Planning and Zoning Commission

From: Janell M. Mullen, Assistant Planner/ZEO

Subject: Special Permit Renewal of Gravel Permits, 2016-2017 (Article X, Section H)

- 1) Steven Banis, Pleasant Valley Rd., PZC #1164
- 2) Karen Green, Stafford Rd., PZC #1258
- 3) Edward Hall, Old Mansfield Hollow Rd., PZC #910-2

PROJECT OVERVIEW

Special permits for gravel removal expire on July 1st of each year but may be renewed by the PZC for additional periods of up to one year. There are three active special permits for the removal of material. Each permittee has requested a renewal of the existing permit. I will comment on each of the applicant's permits below.

1) Banis, Pleasant Valley Road, PZC # 1164

Mr. Steven D. Banis has submitted a letter dated 4/25/16 describing the status of his removal operation and a revised site plan showing the proposed site for removal during this upcoming year. His activity involves the blasting of rock ledge and the removal of the broken rock to an out-of-town location. A small amount is used on site for the farm. This gravel extraction operation started about 16 years ago. His letter states that about 500 cubic yards of material was removed during the past permit period and that the excavation area has not expanded for three years. Approximately 5,650 cubic yards of materials remain. It is stated in Mr Banis' letter that additional permit renewals will be requested to finish this project. There is no change to the equipment being used.

2) Green, Stafford Road, PZC # 1258

On March 15, 2016, Philip DeSiato was granted approval for a Special Permit modification in regard to his gravel operation on Karen Green's property. A copy of the PZC-approval with modified site

plan dated January 4, 2016 is included with this memo. The renewal request states that about 1,500 cubic yards have been removed in the past year. The renewal application indicates that the volume of material remaining is estimated at about 3,500 cubic yards. Mr. DeSiato estimates that another year will be required to complete the removal. Activity on the site is done at a frequency when Mr. DeSiato is not especially active on other jobs. The removal is confined to a protected area within the Green farm property and there are no erosion concerns because of this containment. The equipment that he has been using will remain the same during this renewal period.

3) Hall, Bassett's Bridge Road, PZC # 910-2

This gravel operation will continue much like it has for the past several years, however, the applicant is scaling back on the operation. The special permit (PZC #910-2) limits the excavation to 8,000 yards or the amount remaining in the Phase 1 area, which is approximately 600 to 1,000 cubic yards. The active work is still confined to the areas indicated on the map. The PZC retains a bond in the amount of \$8,300 for site stabilization and restoration. Per a memo submitted by Edward Hall on June 1, 2016, 500 cubic yards will be removed during this upcoming renewal period. Approximately 1,500 cubic yards of material remains. The applicant has not changed the equipment used in the extraction process and the remaining number of renewals that he requests will remain on the market.

SUMMARY

The letter prepared by the Zoning Agent was sent to all holders of the gravel permits on March 21, 2016 is attached along with all supporting materials submitted as responses to this letter.

A field trip to the gravel sites is scheduled for June 15, 2016. A public hearing is scheduled for June 20, 2016. At these hearings, interested persons may speak and we will accept written communications.

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT



Janell M. Mullen, Assistant Town Planner

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3330
Fax: (860) 429-6863

March 21, 2016
Renewal of Special Permit for Gravel Removal
Bassett's Bridge Road

Dear Mr Hall,

Your Special Permit approval (PZC #910-2) for gravel removal expires on July 1, 2016. All applications for renewal of gravel permits shall be submitted to the Planning and Zoning Commission no later than May 15, 2016. The submission of a renewal request shall give the Commission and its staff the right to enter upon the permit premises at reasonable times for the purpose of determining compliance with the approved permit and the zoning regulations. Denial of such permission shall be cause for revocation of the permit. You will be given written notice of any proposed site inspection.

If you wish you renew your Special Permit, you shall submit a written statement containing the answers to the following questions:

1. What is the amount of material removed/filled in the last year?
2. What is the volume of material left to be removed or filled on the site?
3. How long will it take to complete the authorized work?
4. Are any changes to the type or amount of equipment being used for this activity?
5. Has the site of gravel removal/fill changed since your last renewal?

The Commission will use your statement (a site plan if you plan to submit one) and information gathered from an inspection of your site to determine whether you are in compliance with the permit, and therefore, if the permit should be renewed.

Please submit the aforementioned information and return to the Zoning Office no later than May 15, 2016 with a renewal fee of \$250.00.

Thank you,

Janell M. Mullen
janell.mullen@mansfieldCT.org
860-429-3341

pd \$250.00
#3753 ck

Permit Renewal 2016

April 25, 2016

Steven D. Banis

29 Norwich Rd.
Salem, Ct. 06420

Town of Mansfield
Janell M. Mullen – Zoning Agent
4 South Eagleville Rd.
Storrs, Ct. 06268

RE: Renewal of Special Permit for gravel removal / filling

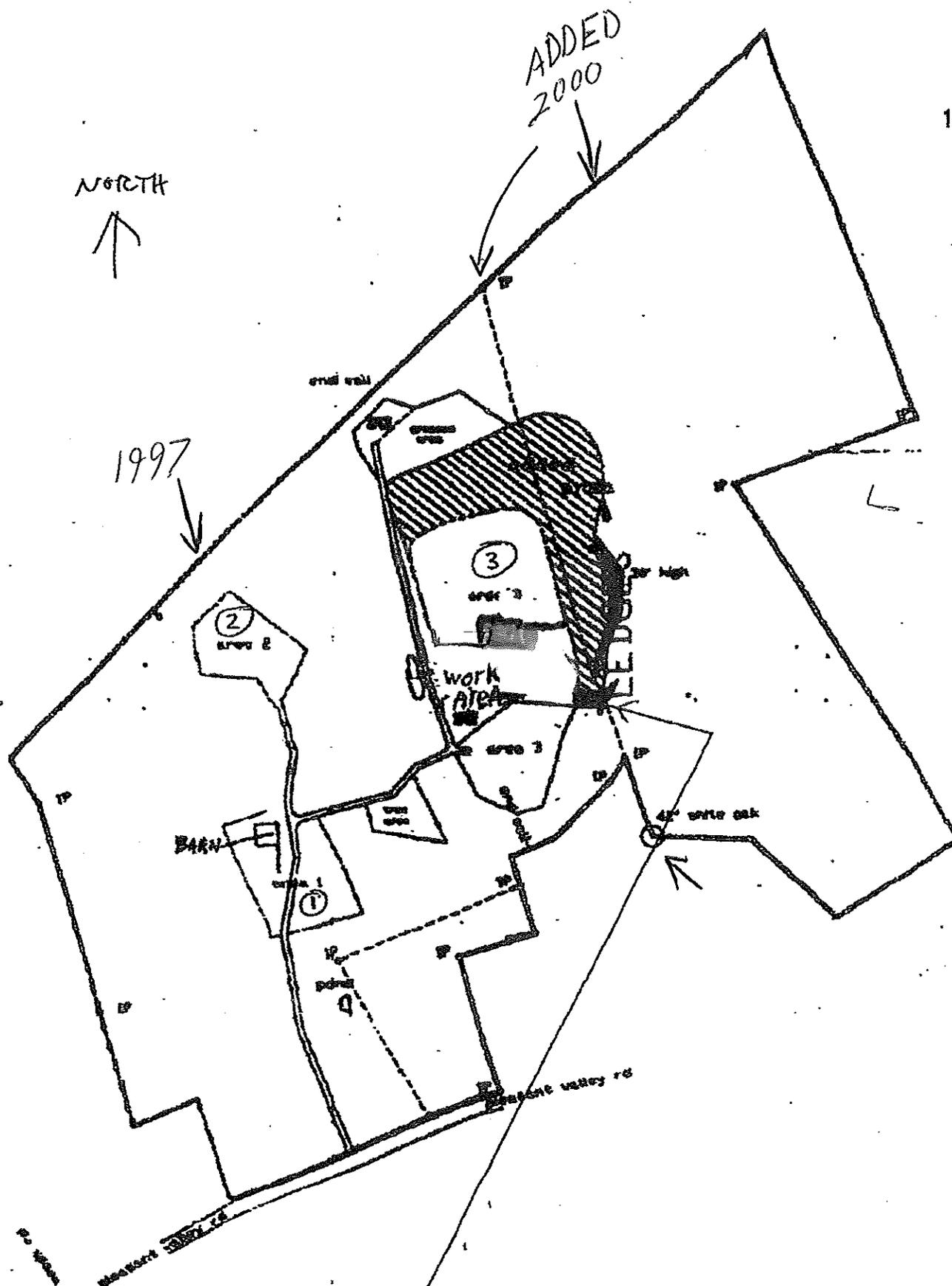
Yes, I do wish to renew my special permit. Enclosed is a check for \$250.00 for the renewal fee. I have removed 500+/- yards yet of material from the farm. Also some material has been used on site around the farm. I still have 5,650+/- yards yet to be removed. I estimate I will need several more renewals.

The site will have no expansions this year on the area of removal. There has been no change in the type of equipment being used. I have attached a copy of the approval site plan, and it has been revised to show the existing condition of the removal activity.

If any questions please call me at {860} 884-3728

Sincerely yours,





NORTH
↑

ADDED
2000

1997

end wall

②
Area 2

③
Area 3

Work Area

Area 3

BARN

①

42" high

42" white oak

Pleasant valley rd

Medford rd

● new Removal

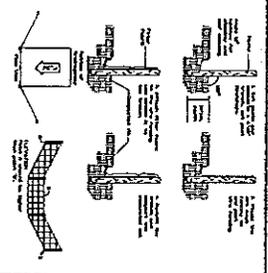
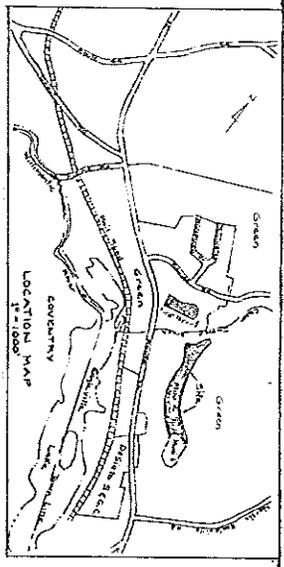
Steven D. Banis
Pleasant valley Rd
April 25th 2016
PZ.C # 1164



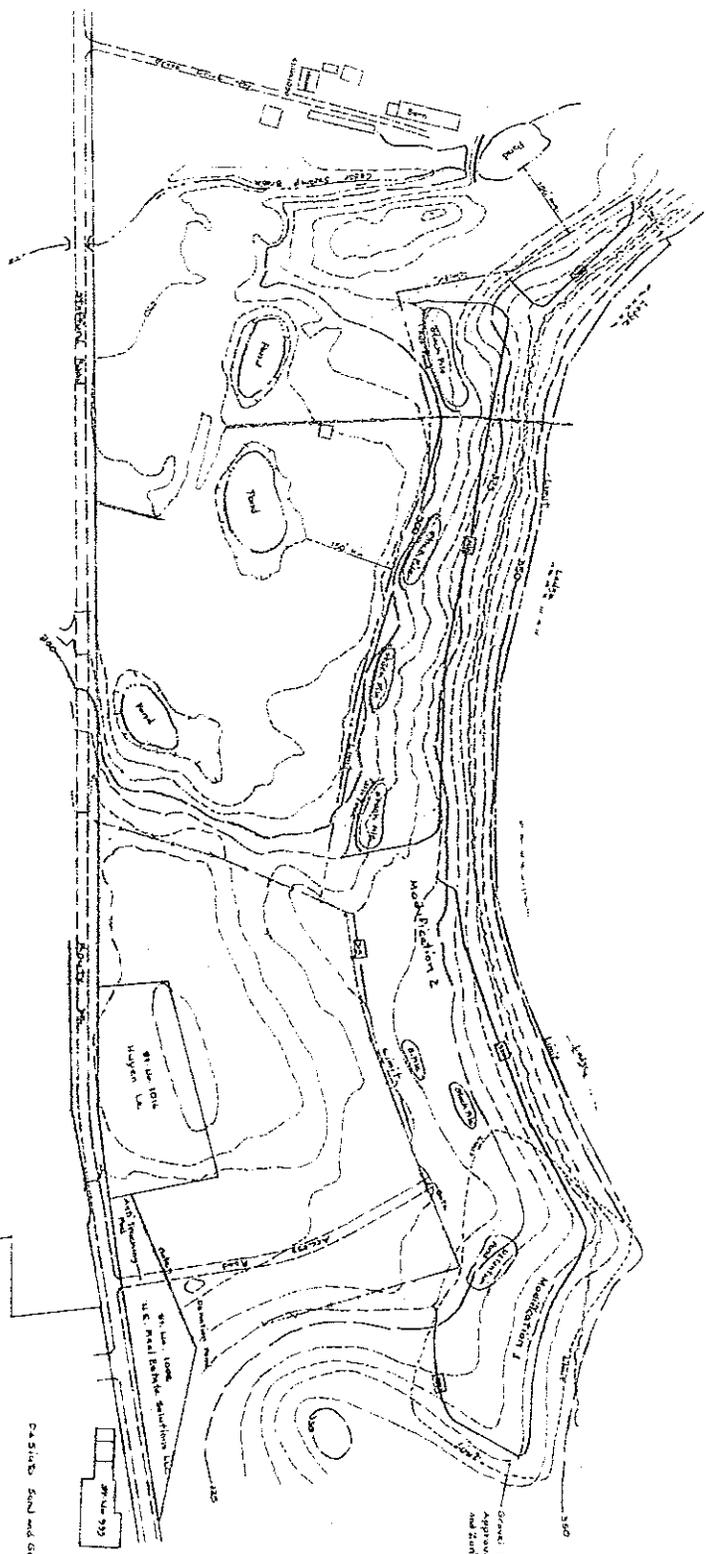
May 17, 2014
Town of Mansfield
Gravel Renewal / Greens Farm

- #1. 1,500 cy. hauled out.
- #2. 3,500 cy. or more.
- #3. 1 year
- #4. No charge. of equipment
- #5. Digging into side of hill then leveling off.

Phil DeSiato (pres.)



SILT FENCE DETAIL



- EXISTING STRUCTURE
- UTILITY POLE
- SAND HILL
- SILT FENCE
- EXISTING TO CONVENTRY
- EXISTING TO GARDEN

NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

FLIP ASSOCIATES LAND SURVEYING 50-8 HONEY ROAD, CHAUN, CONNECTICUT 06025 (860) 423-5888	
BORROW PIT PLAN MODIFICATION KAREN GREEN & DESIATO SAND AND GRAVEL CORP. 1080 STAFFORD ROAD - ROUTE 32 MANSFIELD, CONNECTICUT	
SCALE: 1" = 100'	JANUARY 4, 2018
SHEET 1 OF 1	

I DO WISH TO RENEW PERMIT.

6/1/16

- 1) REMOVED: 500± cu yds
- 2) LEFT: 1,500± cu yds - LAST YEARS EST. WAS OFF BY A BIT
- 3) TIME LEFT: UNKNOWN - DEPENDS ON MARKET
- 4) NO CHANGE IN EQUIP.

QUESTIONS - PLEASE CALL

860-617-5299

Edward Hall



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: June 1, 2016

To: Planning and Zoning Commission

From: Janell M. Mullen, Assistant Planner/ZEO

Subject: Request for Modification to Special Permit (PZC File 1332)
Efficiency Unit –5 Hillside Circle
Steven and Carol Sorrels

PROJECT OVERVIEW

The applicants are requesting a modification to the Special Permit granted for an efficiency unit within an existing single-home located at 5 Hillside Circle. The initial Special Permit application for a one bedroom efficiency was approved on June 15, 2015; however, the unit has not yet been constructed. The applicant would like to revise the plans to include two bedrooms in place of one as shown in the attached floorplan.

According to the applicants:

- The subject efficiency unit is not expected to detract from the house's overall appearance as a single-family home.
- The applicant does not propose any changes to the current parking configuration as the existing driveway has space for 6 cars.
- The efficiency apartment will still be occupied by two individuals despite interior alterations.
- The property is connected to the UConn water and sewer systems.

According to the original approval, the application for the efficiency unit was approved "because the application is not expected to result in any detrimental neighborhood impacts."

2-Bedroom Efficiency Units

While unusual, the request for a 2-bedroom efficiency unit is not unprecedented. The PZC approved a 2-bedroom efficiency unit at 17 Olsen Drive (PZC 1333) on the same evening the original special permit for the subject property was approved (see attached minutes). After discussion, the consensus of the Commission was that with regard to efficiencies, the "regulations do not restrict the number of bedrooms, only the number of inhabitants in a unit". The application for the Special Permit for 17 Olsen Drive was subsequently approved with the standard conditions of an efficiency unit, as stated in

Mansfield's Zoning Regulations for efficiency units (X Section L.2). It should be noted that an appeal of that approval is currently pending.

RECOMMENDATION/SUMMARY

Given the sensitive nature of occupancy issues in town and particularly in the Hillside Circle area as well as the unusual nature of 2-bedroom efficiency units, this modification is being presented for the consideration of the full Commission.

Pursuant to Article 5, Section B.9, which addresses Revisions to Special Permits:

"The Commission, in the reasonable exercise of discretion, shall have the right to approve the revision without the submission of a new application; or where the proposed revision is considered a significant alteration of the approved plans, the Commission shall have the right to require the submission and processing of a new special permit application."

It should be noted that other than the posting of the meeting agenda, there is no neighborhood notification for modifications to special permits.

ATTACHMENTS

- Request for Site/Building Modifications (May 27, 2016)
- Revised Floor Plan
- Recordation of Special Permit
- June 15, 2015 PZC Meeting Minutes
- Statement of John J. Manning, 7 Hillside Circle (provided as part of the original public hearing)

\$250.00

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

APPLICANT/OWNER SECTION

1. Owner(s) STEVEN & CAROL SCORRELS Telephone 203-535-4426
(please PRINT)

Address 5 HILLSIDE CIRCLE Town STORRS MANSFIELD Zip 06268

2. Applicant(s) SAME AS ABOVE Telephone _____
(please PRINT)

Address _____ Town _____ Zip _____

3. Site Location 5 HILLSIDE CIRCLE

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

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

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

IN PREVIOUSLY APPROVED PLANS FOR A ONE BEDROOM EFFICIENCY APARTMENT - WE WOULD LIKE TO ADD A WALL CONTAINING TWO CLOSETS AND ONE DOOR TO SEPARATE THE ONE BEDROOM INTO TWO BEDROOMS. THE WALL WOULD BE PLACED IN THE MIDDLE OF THE ONE BEDROOM (NORTH-SOUTH) TO MAKE TWO BEDROOMS. SEE ATTACHED FLOOR PLANS -

7. [Signature]
Applicant's signature

date 5-27-16

ZONING AGENT'S SECTION

After reviewing this application with respect to provisions of the Mansfield Zoning Regulations, including Article XI, Section D and Article V, Sections A.8 and B.9, the following determination has been made:

1. The subject modification request does not contain adequate information and is therefore denied. Applicable comments are listed below.
2. The subject modification is denied for reasons listed below.
3. The subject modification request has been reviewed with the PZC Chairman and we have concurred that the requested modification is minor in nature. Subject to any special conditions or comments noted below, the subject modification request is approved.
4. The subject modification request has been reviewed with the PZC and, in accordance with PZC action on _____, the subject modification request is approved, subject to any special conditions or comments noted below.
- ⑤ The subject modification request has been reviewed with the PZC and, in accordance with PZC action on _____, the subject modification request is considered a significant alteration of the approved plans and/or site, and shall require the submittal and processing of a new site plan or special permit application.
6. Other (see comments below)

Special conditions/comments/reasons for denial:

Zoning Agent's signature

date _____

PZC Chairman's signature (items 3 and 4 above)

date _____

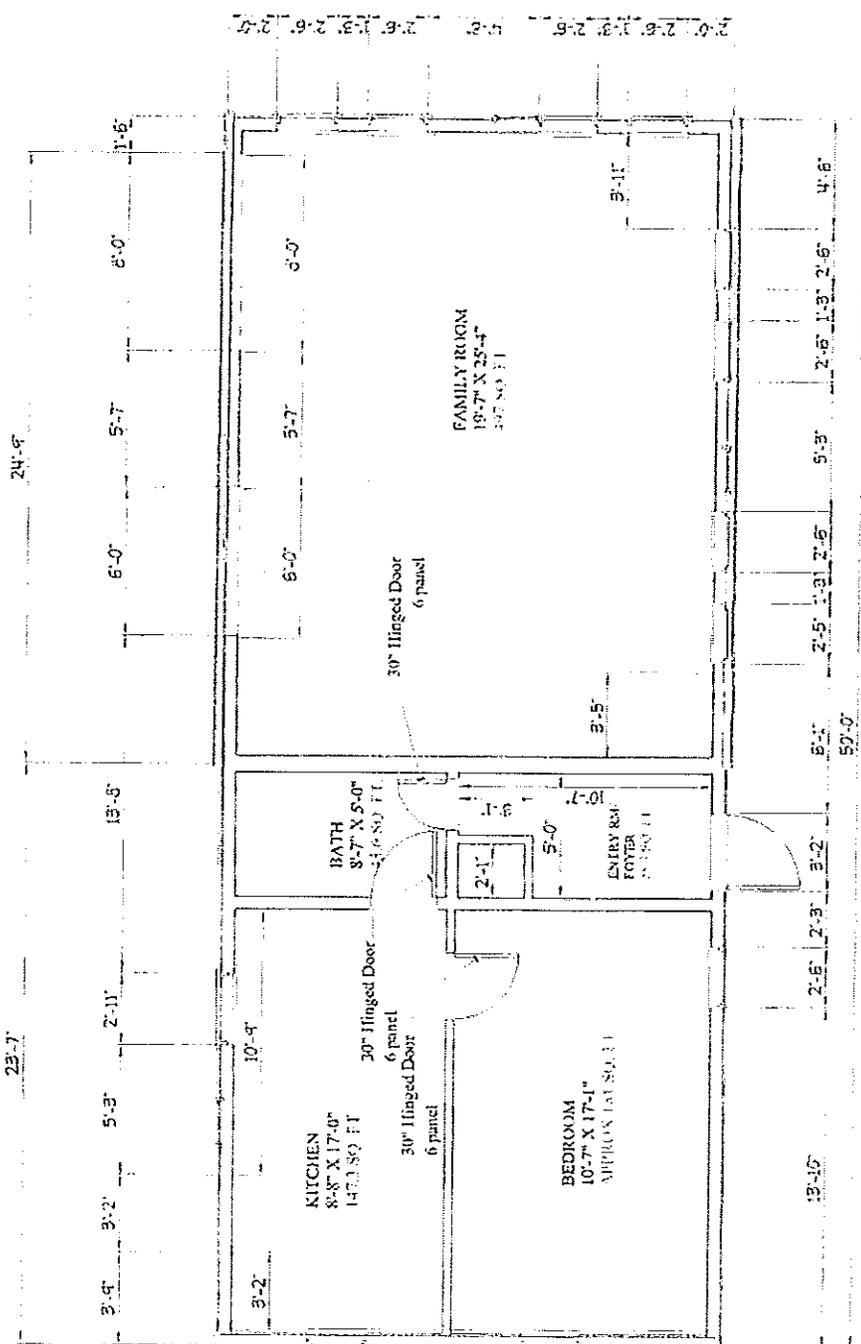
GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

OWNER: STEVE AND CAROL
 ADDRESS: 12345 MAIN ST
 STORING: ST-100

DATE: 08/15/2010
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES

PROJECT NO.	100001
DATE	08/15/2010
SCALE	1/8" = 1'-0"
PROJECT NAME	APPROVED ONE BEDROOM EFFICIENCY APARTMENT



APPROVED ONE BEDROOM
 EFFICIENCY APARTMENT

To: Town Clerk
From: Planning and Zoning Commission
Subject: Public Act 75-31, RECORDATION OF SPECIAL PERMIT-
Correction of Special Permit recorded in Bk 772, Pg 446

- I Notice is hereby given that the Mansfield Planning and Zoning Commission, at a regular meeting held on 6/15/15, did grant to Steven Sorrels a special permit for an efficiency unit apartment, pursuant to Article X, Section L, Article V, Section B, and other provisions of the Mansfield Zoning Regulations.
- II The special permit for the efficiency unit was approved subject to the conditions given below. Failure to comply with these conditions may result in revocation of the special permit. Information regarding any modifications of the permit may be found in the files of the Planning Office.

Pursuant to Article V, Section B.4 of the Mansfield Zoning Regulations, the site plan requirements contained in Section A.3. are hereby waived as there is no proposed expansion of the building and the information is not needed to determine compliance with the zoning regulations.

This approval is granted because the application is not expected to result in any detrimental neighborhood impacts and is considered to be in compliance with Article X, Section L; Article V, Section B; and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval has been granted for a one-bedroom efficiency unit in association with a single-family home having four additional bedrooms.
2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article X, Section L.2, the owner shall submit a notarized affidavit certifying owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2016. This requirement shall apply to present and all future owners.
3. This approval waives the requirement for an A-2 survey plan as the information is not needed to determine compliance with the regulations.

(see PZC File #1332)

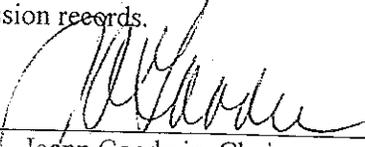
- III The premises subject to the special permit for single-family dwelling with efficiency unit may be described as follows:

Assessor's Map 16, Block 32, Lot 20
5 Hillside Circle

- IV The record owner of the above described property is:

Steven P. Sorrels
5 Hillside Circle
Storrs, CT 06268

I certify that the above is a true and correct copy of the foregoing approval from the Planning and Zoning Commission records.

By 
Joann Goodwin, Chairman
Mansfield Planning & Zoning Commission

Date 6/24/15

Received for Record at Mansfield, CT
On 06/24/2015 At 4:11:08 pm



MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday June 15, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, R. Hall, G. Lewis, P. Plante, K. Rawn, V. Ward
Members absent: B. Pociask, B. Ryan
Alternates present: P. Aho, K. Holt, S. Westa
Alternates absent: None
Staff present: Linda Painter, Director of Planning and Development
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed alternates Holt and Westa to act.

Approval of Minutes:

a. June 1, 2015 Regular Meeting

Plante MOVED, Hall seconded, to approve the 6-1-15 minutes as presented. MOTION PASSED UNANIMOUSLY. Holt and Hall noted that they listened to the recording of the meeting.

b. June 10, 2015 Field Trip

Ward MOVED, Goodwin seconded, to approve the 6-10-15 field trip minutes as presented. MOTION PASSED with Ward and Goodwin in favor and all others disqualified.

Zoning Agent's Report:

None.

Public Hearings:

Special Permit Application, Efficiency Unit, 17 Olsen Drive; Adam Lambert, PZC File#1333

Chairman Goodwin opened the Public Hearing at 7:02p.m. Members present were Goodwin, Chandy, Hall, Lewis, Plante, Rawn, Ward and Alternates Aho, Holt and Westa. Holt and Westa were appointed to act. Painter read the legal notice as it appeared in The Chronicle on 6-2-15 and 6-10-15 and noted a 6/11/15 memo from Curt Hirsch, Zoning Agent.

Applicant Adam Lambert, 17 Olsen Drive, presented his application and acknowledged his understanding of the owner occupancy requirement and 2 person maximum restriction in the efficiency unit, despite his request for 2 bedrooms.

Arthur Smith, Mulberry Road, expressed his opposition to the application, stating his concerns for neighborhood and environmental impacts, referring to this application as a multi-family in a single family residential neighborhood. He also stated that he does not believe the intent of the regulation has been met and that approval of a 2 bedroom efficiency is not a common practice of this Commission.

Janet Lowe, Olsen Drive, expressed her opposition to the application, stating that Olsen Drive is a rural community. She is concerned with the potential for neighborhood disturbance.

Jan Fried, Olsen Drive, expressed her opposition to the application, questioned whether this property was the applicant's principal residence and stated her concerns for the impacts on the neighborhood as a result of what she believes is the owner's absenteeism.

2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article X, Section L.2, the owner shall submit a notarized affidavit certifying owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2016. This requirement shall apply to present and all future owners.
3. This approval waives the requirement for an A-2 survey plan as the information is not needed to determine compliance with the regulations.
4. This special permit shall not become valid until filed upon the Land Records by the applicant.

MOTION PASSED UNANIMOUSLY.

b. Special Permit Application, Efficiency Unit, 17 Olsen Drive; Adam Lambert, PZC File#1333

Members discussed the concerns raised by the public testimony, including the concern regarding a two bedroom unit. Although a two bedroom unit is unusual, the regulations do not restrict the number of bedrooms, only the number of inhabitants in a unit. Members noted that if any issues arise, (as is the case with any efficiency unit), a complaint can be made to the Zoning Enforcement Agent. Members suggested placing this regulation on the Regulatory Review Committee's agenda for review.

Westa MOVED, Holt seconded, that the 5/7/15 special permit application for an efficiency unit at 17 Olsen Drive, submitted by Adam Lambert, as described in a 5/7/15 statement of use and shown on a series of plans dated 5/7/15, as revised to 5/26/15, and as presented at a public hearing on 6/15/15, be approved with the following conditions:

1. This approval has been granted for a two-bedroom efficiency unit in association with a single-family home having four additional bedrooms.
2. Prior to the issuance of a Certificate of Zoning Compliance for the efficiency, the applicant shall construct a walkway, suitable to the Zoning Agent, connecting the exterior door of the efficiency unit with another existing walkway.
3. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article X, Section L.2, the owner shall submit a notarized affidavit certifying owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2016. This requirement shall apply to present and all future owners.
4. This approval waives the requirement for an A-2 survey plan as the information is not needed to determine compliance with the regulations.
5. This special permit shall not become valid until filed upon the Land Records by the applicant.
6. The applicant is reminded that a Building Permit is required for renovations to create the efficiency unit and a review for code-complying windows in the bedrooms will be conducted at that time.

MOTION PASSED with all in favor except Plante who was opposed.

Statement of John J Manning, 7 Hillside Circle, to the Mansfield P & Z Commission, 1 June 2015

I should like to register my objection to the construction project proposed for land use at 5 Hillside Circle in Storrs, which lot abuts my own at number 7, where I have lived for about 47 years. In my view this project does not conform to the meaning, spirit and intent expressed and implied in Mansfield's zoning regulations as the ordinary homeowner would understand such matters.

In a word, my neighbors do not propose, as they claim, "to establish an efficiency within [their] single-family residence" in a neighborhood intended for single-family use. They actually propose to undertake new construction to be used for commercial purposes. This new construction would house independent living facilities for a second family, or (as stated) for transient individuals, in rental space that has not yet been built.

It is easy to understand why my neighbors' choice of language seems misleading. The "efficiency unit" traditionally evokes a sense of rearranging one's living facilities in response to compassion or need within the nuclear or extended family. Parents age while continuing to merit privacy and dignity, so space of their own within the larger contours of their children's dwelling is often desirable.

To serve such needs our zoning rules expressly permit both internal remodeling and the modest expansion of a family home's residential footprint, while striving to preserve a community sense of "one residential building per lot". The regulations imply that efficiency units are primarily intended to provide for family arrangements; they also define family housekeeping units as not for profit.

One can sense in the regulatory language an ongoing struggle to cope with the incursion of undergraduates, particularly in groups, into single-family neighborhoods, and the language touching upon "efficiency units" shows signs of that struggle. It is difficult, for instance, for the ordinary homeowner to interpret the compassionate but sometimes imprecise language of Article X, L., where some apparent ambiguity was thought useful, presumably to be resolved case-by-case through the permitting process.

A permit requirement implies that some permits will not be granted. Article X, L, 1 invites confusion: unwittingly, one hopes, it suggests that efficiency units can be a financial boost for young people not yet able to purchase housing (and thus age-tested), or an assist for overburdened families (thus perhaps means-tested). Whether either such exigency applies here, I leave to you.

In brief, my neighbors seek to make some money by enlarging their house to introduce independent rent-producing living facilities suitable for a second family, in a neighborhood developed and sub-divided expressly for single-family occupancy. The regulations may contemplate this, but in my view do not require it.

My petitioning neighbors moved in a couple of years ago. Apart from the occasional nod in passing, I've never met them. I learned their name when I received the required notice about this hearing last month. Their style is not mine, I admit, but then they are not elderly pensioners. A few months ago several handsome, fully mature hardwood trees graced the south side of their property, over 75 feet tall. Now they are stumps.

As a final potentially relevant observation, I suspect that like other Hillside Circle properties, the premises at number 5 "are subject to all the covenants, conditions, restrictions and reservations set forth in the deed" granted over 75 years ago to the original private owners by the Trustees of the University, and referenced in successor deeds throughout the neighborhood. These may have a bearing upon questions such as those prompted by this application.



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: June 1, 2016

To: Planning and Zoning Commission

From: Linda M. Painter, AICP

Subject: Zoning Regulations: Proposed Approach to Multi-Family Housing Regulation Updates

OVERVIEW

The Regulatory Review Committee met on Friday, May 27th to discuss the attached draft approach to updating the multi-family housing regulations. Key points from the discussion included:

- *Challenges/Issues.*
 - Whether changes to the definition of family should be considered together or separately from the changes to multi-family regulations. If included, standards should be developed that link maximum number of unrelated individuals in multi-family developments to the number of bedrooms in a unit.
 - An interest in allowing for limited, small-scale commercial uses as part of a multi-family development to facilitate access to goods and services for residents.
- *Affordable Housing.* Potential for the Mansfield Housing Authority to manage affordable units constructed as part of a development based on their experience in income verification.
- *Comprehensive Stormwater Drainage Study and Plan.* Need to include criteria for determining whether responses to questions on Low Impact Development (LID) site planning and design checklist are sufficient for approval.
- *Sustainability.* Preference for a hybrid approach that would include minimum sustainability requirements in the regulations and require LEED Homes certification for projects that exceed a certain size. Minimum sustainability requirements would include site selection/site design criteria based on the Sustainable Sites model.

The draft approach has been placed on the agenda for review and discussion by the Commission as a whole. If the Commission concurs with the recommended approach, it will be updated to reflect Commission comments and referred to various advisory committees and the Zoning Focus Group for review and comment.

DRAFT APPROACH: MULTI-FAMILY HOUSING REGULATIONS

MANSFIELD DEPARTMENT OF PLANNING AND DEVELOPMENT ■ MAY 25, 2016

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OVERVIEW OF EXISTING REGULATIONS

ZONES

Multi-family residential uses are allowed in the following zones with special permit approval:

- ARH (Age Restricted Housing) Zone (p. 65)
- DMR (Design Multiple Residence) Zone (p. 66)
- PRD (Planned Residence District) Zone (p. 67)-limited to boarding houses, fraternity/sorority houses and dormitories
- PVRA (Pleasant Valley Residence/Agriculture Zone (p. 68)
- Institutional Zone (p. 94)

REGULATIONS

The following sections of the Zoning Regulations address multi-family housing/zones:

- Article 8-Schedule of Dimensional Requirements (p. 97)
- Article 10, Section A-Design Development Districts (p. 109)
This section includes specific standards for the ARH zone (p.113); DMR zone (p. 114); PRD zone (p. 117); and PVRA zones (p. 118).
- Article 10, Section C.5.c – Sign standards (p.131)
- Article 10, Section D – Required off-street parking and loading (p. 139)
- Article 10, Section K – Special Requirements for Multi-Family Housing for the Elderly (p. 169)

In addition to regulations specific to multi-family developments, the regulations also address:

- Article Six, Section B – Performance requirements for all uses (including things such as buffers, landscaping, site development, etc) (p. 42)
- Article 10, Section R - Architectural and design standards for all Design Development Districts (p. 183)

CHALLENGES/ISSUES

- *Definition of Family:* The current definition limits the number of unrelated individuals to 3 in all unit types. Allowing for a greater number of unrelated individuals to live in units in managed multi-family developments could alleviate some of the demand to convert single-family homes.
- *Districts:* There are three separate multi-family zoning districts enabled in the regulations: general multi-family (Design Multiple Residence Zone); senior housing (Age-Restricted Housing Zone); and student housing (Planned Residence Zone). Each zone has slightly different standards.
- *Affordable Housing:* Affordable housing requirements only address size of units, not income requirements. As a result, units produced through these regulations cannot be counted toward minimum 10% goal established by State.
- *Site and Architectural Design:* While Article 10, Section R includes general guidelines for all projects in design development districts, there is no guidance on what the Town is actually trying to achieve in terms

of neighborhood creation. As a result, projects are often designed in isolation, without consideration as to how they fit into or how they could improve the surrounding neighborhood.

- *Dimensional Requirements:* Current regulations include certain dimensional requirements such as building separation that are not conducive to neighborhood design. However, given current court decisions the Commission does not have the flexibility or authority to alter these standards even if it would result in a better design.
- *Sustainability:* Other than general statements regarding solar orientation, the regulations are fairly light with regard to how projects are designed to promote long-term sustainability.
- *Management:* One of the main concerns regarding existing multi-family developments is how the properties are managed, particularly with regard to tenant behavior.
- *Open Space:* While regulations require a certain amount of open space per unit, there is no guidance provided as to the types of open space or how open space should be integrated into the design.

POCD RECOMMENDATIONS

The following recommendations were included in the Mansfield Tomorrow POCD action plans. Some relate directly to residential development; others relate to all use/development types.

NATURAL SYSTEMS

- Encourage developers to identify natural resource protection goals specific to the subject property as part of the pre-application process.
- Update regulations to require evaluation of potential impacts of proposed development on nearby resources (wells, farmland, forests, aquatic and wildlife habitats)
- Strengthen regulations protecting critical natural resource areas including water recharge areas, wetlands, water bodies, interior forest tracts, soils and steep slopes
- Identify and evaluate options for expanding protection of stratified drift aquifers and other drinking water resources such as community wells from contamination
- Establish green infrastructure standards that maximize infiltration of stormwater and natural drainage
- Strengthen regulations related to prevention of light pollution and preservation of dark skies
- Adopt standards to minimize impacts of heat islands in areas with more intense development and large expanses of surface parking
- Establish shade requirements for large parking and hardscape areas

OPEN SPACE, PARKS AND AGRICULTURAL LANDS

- Plan for open space needs in and near areas intended for compact development such as Storrs Center Four Corners and the East Brook Mall/Freedom Green area.
- Identify opportunities for connection within the current trail system and construct as funding allows
- Update Zoning and Subdivision Regulations to promote preservation of natural resources and provision of open space and recreational features
- Protect scenic views by requiring developers to identify scenic resources as part of the subdivision and development review process

- Encourage developers to meet with relevant advisory committees as part of the pre-application process to identify open space priorities and objectives
- Update Zoning and Subdivision regulations to include specific objectives for design of parks and open spaces that are part of development proposals
- Update Zoning Regulations to include requirements for provision of parks and open spaces in areas designated as Mixed Use Centers and Compact Residential Areas
- Provide easy access to information and resources that highlight Town priorities for protection of natural, cultural and scenic resources for use by developers in the beginning stages of project design

COMMUNITY HERITAGE AND SENSE OF PLACE

- Update Zoning Regulations to include protections for stone walls similar to those contained in the Subdivision Regulations
- Create zoning regulations for Compact Residential areas that provide for village style, walkable developments and include form-based development standards (standards that focus on the physical form development should take) to ensure desired character and connectivity.

COMMUNITY LIFE

- Support creation of additional community gardens
- Encourage owners of multi-family housing developments to adopt smoke-free policies
- Require new age restricted and assisted living communities to include community meeting space for senior programs/services.
- Require new developments to address opportunities for active living
- Encourage creation of community gardens in multi-family and small lot single-family developments
- Consider impacts of proposed regulation changes, policies and significant development projects on community health

HOUSING

- Consider expansion of affordable housing at Holinko Estates
- Encourage development of affordable housing by connecting developers with available resources
- Facilitate the development of an independent/assisted living facility in Mansfield
- Support development of senior housing in area where seniors can take the bus or walk to commercial centers, services and activities
- Adopt inclusionary zoning regulations to require that developers provide a minimum number of affordable units as part of new development
- Consider providing incentives such as additional units for development of affordable units in projects that are not subject to inclusionary zoning requirements
- Consider establishing Incentive Housing Zones in areas with access to public utilities and transit, such as areas in Storrs near the UConn Campus, Four Corners, and Route 195/Route 6 areas
- Update Zoning and Subdivision Regulations to encourage provisions of accessible units and features, particularly in residential developments targeted to seniors

- Update Zoning Regulations to provide for various types of senior housing including assisted living and Continuing Care Retirement Communities
- Update Zoning Regulations to allow for co-housing and other alternative housing models
- Update Zoning Regulations to provide design and management standards for multi-family housing
- Revise the definition of Family to allow for more than 3 unrelated individuals to live in apartments
- Update regulations to encourage a variety of housing types in new and redeveloped housing based on the community design objectives identified in the applicable future land use designation.

FUTURE LAND USE & COMMUNITY DESIGN ZONING RECOMMENDATIONS

- Compact Residential Future Land Use Designation
 - Design Characteristics: Infill development and redevelopment should be encouraged in the form of compact neighborhoods that include a mix of multi-family, two and three-family houses, and clustered single-family houses that preserve the natural setting. A variety of residential types should be encouraged, such as cottage clusters, garden apartments, mansion apartments, townhouses and clustered farmhouse style settlements.
 - Design Objectives:
 - Create human-scaled, walkable environments based on POCD Community Design Principles
 - Minimize impacts on nearby low-density neighborhoods through use of design standards that include appropriate transitions
 - Balance new residential development with agriculture in the Pleasant Valley area, retaining at least 35% of prime agricultural acreage and providing a buffer for adjacent agricultural land.
 - Use Types:
 - Medium Density Residential, Agriculture/Forestry, Open Space, Recreation, Schools, Municipal Uses
 - Recommends that requests for rezoning or development approvals to allow a higher density of development in Compact Residential area adequately address the following in accordance with the Plan's Sustainability Principles:
 - Minimizing and mitigating impacts to natural systems and resources
 - Minimizing and mitigating impacts to the surrounding neighborhoods, including scale, height, and massing of buildings, buffers, and impacts to community quality of life such as litter, noise, trespass and nuisance behavior
 - Demonstrating the ability of the roadway network to accommodate additional traffic that would be generated by the development and providing alternative means of transportation to reduce traffic impacts on surrounding neighborhoods
 - Identifying improvements to the surrounding transportation network to address capacity issues if the current system is not capable of supporting additional traffic in a manner that is appropriate to the context of the neighborhood

- Identifying techniques that will be used to promote resource conservation and reuse (energy, water, stormwater, waste, etc.) and minimize impacts from climate change (preservation of tree cover, natural infiltration of stormwater, etc.)
 - Clustering of development to preserve open space; and
 - Identifying other sustainable design and green building practices as may be appropriate to the site and development. The Storrs Center Sustainability Design Guidelines provide a resource that could be used to identify additional practices.
- Ensure that appropriate transitions are provided between rural residential areas, villages and higher density Mixed-Use Centers and Compact Residential areas
- Encourage redevelopment of existing multi-family residential properties in Mixed-Use Centers and Compact Residential areas
- Focus efforts to expand off-campus undergraduate student housing in Mixed-Use Centers and locations in Compact Residential areas that are close to UConn’s core campus to reduce impacts on nearby established neighborhoods
- Consider creation of Special Design Districts in mixed-use centers and compact residential areas to encourage collaboration on redevelopment efforts
- Apply form-based and place-based zoning to appropriate locations in Mixed-Use Centers, Compact Residential Areas, Village Centers and Rural Residential Villages
- Incorporate measures to promote energy and resource conservation and general sustainability practices (Table 8.1 on pages 8.40-8.41 contains specific regulatory strategies for sustainability)

INFRASTRUCTURE

- Implement traffic calming improvements to reduce vehicular speed and discourage non-local traffic.
- Consider installation of roundabouts in place of traffic signals at major intersections that require upgrades
- Consider the needs of users of all ages and abilities, including pedestrians, bicyclists, motorists, and transit riders, when planning, constructing and maintaining transportation improvements through the adoption of a ‘Complete Streets’ policy.
- Encourage water reclamation and reuse through use of grey water and water harvesting systems for irrigation and explore options for large projects to connect to UConn’s reclaimed water facility.
- Encourage new developments to incorporate renewable energy resources such as geothermal, solar and wind.
- Work with campus organizations, managers of multi-family residential properties and waste contractors to increase recycling rates for multi-family properties
- Focus development in Mixed Use Centers and Compact Residential areas to create densities that support transit
- Update parking regulations to promote alternative transportation
- Strengthen requirements for installation of sidewalks and bikeways as part of new and redevelopment projects.
- Strengthen open space dedication requirements for new developments and redevelopment to encourage the creation of networks of public space for recreation, habitat connectivity, water quality and active transportation.

- Update zoning regulations to incorporate requirements and incentives for water conservation into site design and development
- Update zoning regulations to include requirements for recycling
- Consider use of district energy systems for new subdivisions and compact development projects

PROPOSED APPROACH

Based on the challenges and issues identified above as well as POCD recommendations that relate to the design and development of large scale projects in general and multi-family developments in particular, staff recommends the following approach for consideration by the Commission:

- *Consolidation of Districts and Standards.* Eliminate the following stand-alone districts and standards related to multi-family housing and integrate standards specific to student and senior housing types in one zone:
 - Article Ten, Section A.5, Age Restricted Housing (ARH) Zone; zone currently not applied to any property
 - Article Ten, Section A.6, Designed Multiple Residence (DMR) Zone
 - Article Ten, Section A.7, Planned Residence District (PRD) Zone; zone currently not applied to any property
 - Article Ten, Section K: Special Requirements for Multi-Family Housing for the Elderly
- *Establish New Compact Residential District.* Establish new Compact Residential (CR) Zone as a special design district where the zoning designation is tied to a specific development plan. This would eliminate the separate special permit process currently required with the DMR zone. The development of design districts would encourage design that effectively reflects and responds to the unique characteristics of a specific neighborhood rather than relying on a one-size fits all approach. Once a CR district is created within a neighborhood, future expansion of that district would be subject to the same design principles and standards to ensure a cohesive neighborhood overall.
- *Amend Definition of Family.* Amend definition to allow for more than 3 unrelated individuals to live in dwelling units located in managed multi-family developments.

The following recommendations serve as initial suggestions for discussion; actual requirements may be modified or expanded as regulations are developed.

REQUIREMENTS TO CREATE OR EXPAND A COMPACT RESIDENTIAL DISTRICT

The requirements for establishing or expanding the Storrs Center Special Design District served as a model for the following recommendations. Additional requirements are suggested to address POCD goals and recommendations and the uniqueness of the various areas where this district may be applied.

- STATEMENT OF CONSISTENCY WITH POCD
 - Vision and Goals
 - Sustainability Principles (1.11-1.12)

- Community Design Principles and Concepts (pages 8.12-8.14)
- Applicable Future Land Use Designation
 - Compact Residential (pages 8.27-8.30)
 - Mixed Use Center (pages 8.31-8.34)
 - Institutional (pages 8.35-8.36)
- NEIGHBORHOOD VISION STATEMENT
A narrative which describes how the proposed district conforms to and advances the neighborhood vision established in the regulations.
- NEIGHBORHOOD AND EXISTING CONDITIONS
The purpose of this analysis is to identify how the project site relates to the broader community and to inventory its existing state. This should form the foundation for the master plan and development standards proposed for the district.
 - Surrounding land uses and community character
 - Natural resources inventory and analysis
 - Cultural resources inventory and analysis
 - Transportation network (all modes)
 - Site analysis-natural features, topography, viewsheds, solar access, etc.
- PRELIMINARY MASTER PLAN*
- COMPREHENSIVE PARKING STUDY
- COMPREHENSIVE TRAFFIC STUDY
- COMPREHENSIVE STORMWATER DRAINAGE STUDY AND PLAN
 - Must meet stormwater management plan requirements established in zoning regulations
 - Completed LID Checklist (see attached)
- DOCUMENTATION OF AVAILABLE POTABLE WATER AND SANITARY SEWER SERVICE
- DETAILED DESIGN STANDARDS BASED ON ESTABLISHED DESIGN GUIDELINES*
- AFFORDABLE HOUSING PLAN
- MANAGEMENT PLAN
- PROPOSED MAXIMUM NUMBER OF UNRELATED INDIVIDUALS THAT CAN LIVE IN ONE UNIT

*Alternative Option: Submission of detailed Site Plan and building elevations. This would be most appropriate when rezoning is sought for a single project/property.

MINIMUM REQUIREMENTS

- LOCATION AND MINIMUM ACREAGE REQUIREMENTS
- MAXIMUM ALLOWABLE DENSITIES
- NEIGHBORHOOD VISION STATEMENTS
Inclusion of vision statements for the various areas where compact residential zones are possible would provide guidance as to important resources that need to be protected; transitions to established neighborhoods and adjacent properties; redevelopment goals for blighted properties; and overall community character.

- NEIGHBORHOOD DESIGN GUIDELINES
See page 11 for more information. The goal is to strike a balance between identifying essential design characteristics while still allowing flexibility for standards to be established on a site specific basis that respond to the uniqueness of the site and surrounding community.
- PERMITTED USES
- MINIMUM OPEN SPACE REQUIREMENTS
 - Minimum requirements (amount, distance from units)
 - Public vs. private
 - Types (natural/undisturbed, green, square, plaza, etc.)
 - Active recreation requirements for large projects
 - Explore whether fee-in-lieu would be possible
- AFFORDABLE UNITS
 - Require minimum number of units to be affordable to ensure that the Town continues to meet state and POCD goals.
 - Include a fee-in-lieu option that would allow payment of a fee to a housing trust in place of providing affordable units in the development. The housing trust would need to be established by the Town Council and would then be responsible for developing affordable units. Another option would be a direct contribution to a specific affordable housing project that is planned or under construction.
 - Options: consider density bonus to partially offset cost or to incentivize creation of additional units in desired locations (such as bonus for on-site construction). Applicants would still need to demonstrate that property and infrastructure could support additional units.
- MINIMUM SUSTAINABILITY REQUIREMENTS
See Page 12 for more details
- PARKING

REVIEW PROCESS

- Creation of a CR District would require a Zoning Map Amendment application pursuant to the requirements of Article 13.
- Additional approval criteria should be considered to address the site specific nature of the plans being approved.
- Depending on the level of detail included in the zoning amendment application, a subsequent review process could be required.
 - In cases where the application includes a preliminary master plan that does not include the level of detail normally required for a site plan approval, Site Plan approval by the Commission would be required prior to issuance of a zoning permit to ensure that the detailed site plan and building designs conform to the adopted master plan and design standards. A public hearing could be required as part of the Site Plan approval process.
 - In cases where the application includes a detailed site plan and building designs pursuant to the requirements of Article 5.A, no additional review process would be required prior to issuance of zoning permits.

- Modifications to site plan/building designs would be subject to the same review process as current site plan applications (minor changes can be approved by PZC Chair; major changes require Commission approval).
- Once a CR District is established, any expansion of that specific district to additional properties would be subject to the same development standards established for the initial district unless modifications would improve neighborhood compatibility or protection of natural/cultural resources.

OTHER ITEMS THAT NEED TO BE ADDRESSED

- How to handle existing properties zoned DMR.
- Amendments to fee schedule? Current fee for MF special permit/site plan application is \$1,000 plus \$50 per unit plus \$500 fee for zone change. If a rezoning to CR incorporates approval of a detailed site plan through one consolidated hearing, it would be appropriate to clarify that both the rezoning and site plan review fees apply at that time. We will need to see if this clarification has to be made within the Code of Ordinances or if it can be wrapped into the zoning amendment.
- Modifications to Pleasant Valley/Residence Agriculture Zone to be consistent with new approach

POTENTIAL REQUIREMENTS: EXAMPLES

EXAMPLE: NEIGHBORHOOD VISION STATEMENTS

The following is an example of what a neighborhood vision statement could include. Vision statements could be prepared for each area designated Compact Residential in the POCD to guide future development.

MANSFIELD APARTMENTS SITE

Located at the southwest corner of Routes 275 and 195, this area serves as a transition from the heart of downtown Storrs to adjacent rural neighborhoods. As such, the scale and massing of buildings should be lower than the four to five stories that characterize the bulk of Storrs Center. Redevelopment must also address protection of sensitive natural systems due to its location in the Willimantic Reservoir public drinking water watershed and the adjacent Moss Sanctuary, a 135-acre nature preserve. In addition to standard design guidelines for Compact Residential development, the following design principles should guide redevelopment of this property:

- Maintaining and promoting clear public access to Moss Sanctuary from Route 275.
- Managing stormwater runoff through clustering of buildings and use of Low Impact Development (LID) practices to reduce impacts of runoff on Moss Sanctuary and minimize effective impervious cover.
- Treating Moss Sanctuary as another primary frontage for building design purposes (in addition to roadway frontage) in a manner compatible with the Sanctuary's entrance and environment; and
- Prohibiting service uses such as loading and waste disposal from fronting on the Sanctuary.

APPROACH: NEIGHBORHOOD DESIGN GUIDELINES

GOALS

- Creating connected neighborhoods instead of isolated projects within the context of the natural, cultural and built environment of the surrounding neighborhood;
- Integrating the natural environment into the overall neighborhood plan;
- Ensuring that site and building design can easily adapt to changing market demand. For example, while projects may be oriented to specific market segments today (such as student housing), developments and units should be designed to be appealing to a cross-segment of the community;

DESCRIPTION

Establish comprehensive design guidelines for multi-family development that focus on creation of neighborhoods. Master Plans and development standards for proposed Compact Residential zones would need to be consistent with these guidelines. Guidelines should address issues and priorities specific to Mansfield while incorporating generally accepted best practices with regard to a variety of topics including building scale, massing, orientation and diversity; design of public/common areas; infrastructure; parking, circulation and connectivity; and landscape.

The following are links to design guidelines prepared by other communities. These are provided as examples as to the type and variety of standards that could be addressed.

- [Roseville, CA Design Guidelines for Multifamily Residential Development](https://www.roseville.ca.us/civicax/filebank/blobdload.aspx?blobid=10178) (https://www.roseville.ca.us/civicax/filebank/blobdload.aspx?blobid=10178)
- [Fremont, CA Multi-Family Design Guidelines](https://fremont.gov/DocumentCenter/View/18609) (https://fremont.gov/DocumentCenter/View/18609)
- [Fremont, CA Design Guidelines for Small-Lot Single-Family Residential Developments](https://fremont.gov/DocumentCenter/View/1105) (https://fremont.gov/DocumentCenter/View/1105)
- [Fremont, CA Citywide Design Guidelines](https://fremont.gov/DocumentCenter/View/21012) (https://fremont.gov/DocumentCenter/View/21012)
- [Marin County, CA Multi-Family Residential Design Guidelines](http://files.mtc.ca.gov/pdf/Marin_County_Multi-family_Residential_Design_Guidelines.pdf) (http://files.mtc.ca.gov/pdf/Marin_County_Multi-family_Residential_Design_Guidelines.pdf)
- [Sacramento County, CA Multi-Family Design Guidelines](http://www.per.saccounty.net/PlansandProjectsIn-Progress/Documents/Design%20Guidelines%20Multi%20Family%20ch%203.pdf) (http://www.per.saccounty.net/PlansandProjectsIn-Progress/Documents/Design%20Guidelines%20Multi%20Family%20ch%203.pdf)
- Gresham, OR Guidelines and Standards for Two or More Units, Elderly Housing and Mixed Use Development – Click on Attachment A on the following website <https://greshamoregon.gov/city/city-departments/planning-services/comprehensive-planning/template.aspx?id=18344>
- [Nashville/Davidson County, TN Community Character Manual](http://www.nashville.gov/Portals/0/SiteContent/Planning/docs/CCM/2015Adopted/next-volume3-CCM.pdf) (http://www.nashville.gov/Portals/0/SiteContent/Planning/docs/CCM/2015Adopted/next-volume3-CCM.pdf)

APPROACH: SUSTAINABILITY STANDARDS

Staff has identified two different approaches to incorporation of sustainability standards: use of third party certification programs and establishment of minimum standards in the regulations. These two approaches could also be combined into a hybrid where a set of minimum standards is established for all projects with an additional requirement of certification for projects that exceed a certain size threshold.

THIRD PARTY CERTIFICATION PROGRAMS

This approach would require a minimum certification level from an accredited program with third party verification for projects that exceed a certain size threshold. These programs typically include fees to register the project as well as verify that the project achieves a certain certification level. Depending on the program and project size, these fees can be sizable. Some communities have provided incentives for certification as opposed to requiring certification. For example, the City of Chicago has created a green permit program with two tiers of benefits. Projects that meet Tier 1 requirements are eligible for expedited permitting; Tier 2 projects are eligible for both expedited permitting and a potential reduction in permit fees of up to \$25,000.

As certification is obtained post construction, any certification requirement would also need to address penalties for failure to obtain certification within a certain time period after project completion.

Examples of 3rd party certification programs include:

- Sustainable SITES, which focuses on site planning and the protection and enhancement of environmental systems. This program has four certification levels based on points earned (from a maximum of 200):
 - Certified: 70-84 points
 - Silver: 85-99 points
 - Gold: 100-134 points
 - Platinum: 135+ points
- LEED Homes Certification. This certification focuses on new construction of housing, including single-family homes, townhouses and low-rise multi-family buildings (up to 3 stories). Criteria include site selection, elements of the Sustainable SITES program, as well as detailed criteria related to building performance (energy, emissions, etc.):
 - LEED Certified: 40-49 points
 - LEED Silver: 50-59 points
 - LEED Gold: 60-79 points
 - LEED Platinum: 80+ points
- Green Globes Certification. This certification is based on a 1,000 point scale that covers topics and criteria similar to that of the LEED system, including site and building based criteria. Certification (1 Green Globe) requires that a project achieve at least 35% of maximum points available.
 - One Green Globe: 35%-54%
 - Two Green Globes: 55%-69%
 - Three Green Globes: 70%-84%
 - Four Green Globes: 85%-100%

MINIMUM DESIGN STANDARDS

Another approach would be to include minimum sustainability requirements in the regulations/design guidelines. Pursuant to previous comments from the Commission and Sustainability Committee, these standards should be objective and easy to quantify/enforce. If a point system or “menu” of options to satisfy the requirements is used, certain areas/measures should be given higher priority than others based on Town/Commission priorities. Any system would also need to be scalable for smaller projects. Minimum standards should be incorporated into overall design guidelines.

The following are examples of topics that could be included in minimum standards:

- Parking
- Water Conservation
- Alternative Transportation
- Energy (Conservation and Renewables)
- Lighting
- Solar access/design
- Waste management/recycling
- Tree Canopy/heat islands

LOW IMPACT DEVELOPMENT (LID) SITE PLANNING AND DESIGN CHECKLIST

DRAFT ■ MAY 23, 2016

The items identified in this checklist need to be considered by developers when preparing plans for projects that require Special Permit, Site Plan and Subdivision Approval. Due to individual site differences, not all items will apply to each individual property. Check items that have been applied, or explain why the practices have not been used. For more information on LID practices and how to implement them, please refer to the 2011 Low Impact Development Appendix to the Connecticut Stormwater Quality Manual.

ASSESSMENT OF NATURAL RESOURCES

NR1	Natural resources and constraints have been indicated and are identified on the plans (wetlands, rivers, streams, flood hazard zones, meadows, agricultural land, tree lines, slopes (identified with 2-foot contours), soil types, exposed ledge and stone walls)	<input type="checkbox"/>
NR2	Copies of the following documents have been included in the application submission for properties that are identified on the latest CTDEEP Natural Diversity Database (NDDB) Map as potentially having State and Federal Listed Species and Significant Natural Communities: <input type="checkbox"/> Completed CTDEEP NDDB Request Form <input type="checkbox"/> Copy of CTDEEP Response <input type="checkbox"/> Description of how CTDEEP recommendations will be addressed	<input type="checkbox"/>
NR3	Development is designed to avoid critical watercourses, wetlands, and steep slopes.	<input type="checkbox"/>
NR4	Soils suitable for septic and stormwater infiltration have been identified on plans.	<input type="checkbox"/>
NR5	Soil infiltration rate/permeability has been measured and listed on plan.	<input type="checkbox"/>
NR6	On-site soils have been assessed to determine suitability for stormwater infiltration.	<input type="checkbox"/>
NR7	Natural existing drainage patterns have been delineated on the plan and are proposed to be preserved or impacts minimized.	<input type="checkbox"/>

For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information.

PRESERVATION OF OPEN SPACE

OS1	Plans identify the percentage of existing natural open space and percentage of natural open space to be retained post development.	<input type="checkbox"/>
OS2	Buildings and/or lots have been clustered to maximize open space.	<input type="checkbox"/>
OS3	Open space and common areas are delineated on the plans.	<input type="checkbox"/>
OS4	Open space is retained in a natural condition.	<input type="checkbox"/>
OS5	Setbacks, frontages and right-of-way widths have been minimized where practicable based on unique features of site and neighborhood context.	<input type="checkbox"/>

For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information.

MINIMIZATION OF LAND DISTURBANCE

MD1	Proposed buildings and site improvements are located where development can occur with the least environmental impact.	<input type="checkbox"/>
MD2	Disturbance areas have been delineated to avoid unnecessary clearing or grading.	<input type="checkbox"/>
MD3	Native vegetation outside the immediate construction area remains undisturbed or will be restored.	<input type="checkbox"/>
MD4	Plan includes detail on construction methods and sequencing to minimize compaction of natural and future stormwater areas.	<input type="checkbox"/>

For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information.

REDUCE AND DISCONNECT IMPERVIOUS COVER

IC1	Impervious surfaces have been kept to the minimum extent practicable, using the following methods (check which methods were used): <ul style="list-style-type: none"><input type="checkbox"/> Minimized road widths<input type="checkbox"/> Minimized driveway area<input type="checkbox"/> Minimized sidewalk area<input type="checkbox"/> Minimized cul-de-sacs<input type="checkbox"/> Minimized building footprint<input type="checkbox"/> Minimized parking lot area	<input type="checkbox"/>
IC2	Impervious surfaces have been disconnected from the stormwater system and directed to appropriate pervious areas, where applicable. Pervious areas may be LID practices or uncompacted turf areas.	<input type="checkbox"/>
<i>For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information.</i>		

LID PRACTICES INSTALLED

LID1	Sheet flow is used to the maximum extent possible to avoid concentrating runoff.	<input type="checkbox"/>
LID2	Vegetated swales have been installed adjacent to driveways and/or roads in lieu of a curb and gutter collection system	<input type="checkbox"/>
LID3	Rooftop drainage is discharged to bioretention/rain gardens	<input type="checkbox"/>
LID4	Rooftop drainage is discharged to drywell or infiltration trench	<input type="checkbox"/>
LID5	Rainwater harvesting methods such as rain barrels or cisterns have been installed to manage roof drainage.	<input type="checkbox"/>
LID6	Driveway, roadway, and/or parking lot drainage is directed to bioretention/rain gardens.	<input type="checkbox"/>
LID7	Cul-de-sacs include a landscaped bioretention island.	<input type="checkbox"/>
LID8	Vegetated roof systems have been installed, if appropriate.	<input type="checkbox"/>
LID9	Pervious pavements have been installed, if appropriate.	<input type="checkbox"/>

For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information.



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: June 2, 2016
To: Planning and Zoning Commission
From: Linda M. Painter, AICP
Subject: Director's Report

If there are any other items or questions, I will address them at the June 6th meeting.

HOUSING

Ad Hoc Committee on Rental Regulation and Enforcement. The next meeting is scheduled for Wednesday, June 29th at 5:30 p.m. in the Town Council Chambers. Minutes of the May 25, 2016 meeting are included in the Communications section of the packet for your information.

UConn

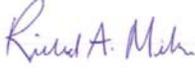
Student Recreation Center. UConn has determined that preparation of an Environmental Impact Evaluation is not required for this project pursuant to the Connecticut Environmental Policy Act (CEPA). The Environmental Assessment completed during the scoping process included a response to the Town's comments; a copy of the Memorandum of Findings and Determination as well as an excerpt of the response are attached to this memo. A full copy of the Environmental Assessment report is available on-line at http://www.ct.gov/ceq/lib/ceq/UConn_Student_Rec_Center_Environ_Assessment_Review.pdf.

Northwest Science Quad. UConn has completed the first step in planning for future development of the North Eagleville Road/King Hill Road area. Now referred to as the Northwest Science Quad, this area is anticipated to be the site of the next science building on campus. The Northwest Science Quad Site Assessment and Development Plan identifies a general development plan for the area, including three potential building sites located south of King Hill Road, one potential building site located between King Hill Road and North Eagleville Road and two potential sites located on the north side of North Eagleville Road. A copy of the proposed development plan is attached to this memo for your information. A copy of the full report can be reviewed at <http://media.paes.uconn.edu/NW-Science-Quad-Assessment-and-Development.pdf>.

UPCOMING EVENTS

Soil Powered Framing Workshop. The Agriculture Committees of Ashford, Coventry, Mansfield, Tolland and Windham are hosting a presentation on soil management practices. The workshop will be held on Wednesday, June 29th from 6:30 pm to 8 pm at Cranberry Hill Farm, 158 Nagy Road, Ashford, CT. RSVP to Jennifer Kaufman. For more information, see event invite in Communications section of the packet.

To: Council on Environmental Quality, Environmental Monitor

From: Richard A. Miller 
Director, Environmental Policy
University of Connecticut

Date: April 27, 2016

Subject: Memorandum of Findings and Determination - Student Recreation Center
University of Connecticut
Storrs, CT

The University of Connecticut placed the notice of scoping for the subject project in the Environmental Monitor on February 2, 2016. Public comments on the EIE were received from the Connecticut Department of Energy and Environmental Protection (CTDEEP), the Town of Mansfield, the Connecticut Department of Public Health (CTDPH), and a private citizen.

The Environmental Assessment Review report for the project is attached. The comments received were reviewed in conjunction with preparation of the Environmental Assessment Review and are addressed in an attachment thereto.

Based on the environmental assessment of the proposed Student Recreation Center and a review of comments received during the scoping process, the University of Connecticut concludes that the proposed action will have no significant impact on the environment and that preparation of an EIE under CEPA is not warranted.

Response: The suggested practices will be adopted, and pertinent requirements will be included in the demolition project specifications. The new construction will be built using radon-resistant features for occupied spaces.

2.4 Response to the Town of Mansfield

The Town of Mansfield provided written comments in a March 1, 2016 letter. A summary of key points and responses follows.

1. Elimination of Student Housing – The town expressed concern about the potential impact of the elimination of 435 beds of student housing on off-campus housing demand and suggested that future undergraduate enrollment goals will put pressure on the community to meet housing demands. It further suggested that elimination of on-campus student housing is contrary to both the town's Plan of C&D, which encourages 70% undergraduate on-campus housing, and the University's Campus Master Plan, which projects increases in undergraduate enrollment.

Response: Demolition of Connecticut Commons and completion of the Next Gen Residence Hall in summer 2016 will result in a net gain of 290 beds. Undergraduate enrollment over the past 5 years (fall 2011 to fall 2015) increased from 17,450 to 18,451 (~5.7%). New freshman enrollment for fall 2016 is anticipated to remain the same as fall 2015 (3,800). While NextGen identified goals for enrollment growth, actual enrollment growth must be tied to the UConn operational budget. Enrollment growth is not sustainable without operational funds, and based on current projections of UConn's operational budget, a flattening of enrollment is anticipated. In the near term, UConn anticipates only an additional 100 to 200 undergraduates enrolled beyond fall 2016 enrollment levels.

UConn continues to provide one of the highest percentages of on-campus housing (71%) for undergraduates among the *U.S. News and World Report* Top 50 Public National Universities. Approximately 96% of freshmen and a similar high percentage of sophomores reside in on-campus housing. UConn has been consistently able to meet the student requests for on-campus housing. Despite on-campus housing availability, some students choose to live off campus, a factor that is beyond the control of the University. Students seeking off-campus housing is not a response to lack of availability of on-campus housing.

Local zoning and enforcement will continue to be an important tool in shaping off-campus housing. UConn will continue to work with the town to address the balance of student housing opportunities provided by the private sector in the community and the housing inventory maintained on the campus. This balance is critical to both town planning and university planning to assure adequate inventories, economic viability, and appropriate choices for students.

Goals articulated in UConn's 2015 Campus Master Plan, while intended to provide a framework for campus development, are long-term strategies that must be flexible in response to the reality of budget constraints and changes that are external to and beyond the control of UConn (i.e., private development). Therefore, elements of the Campus Master Plan may not be achieved exactly as envisioned in 2015 or may not be achieved within the time frame identified in the Master Plan. Decisions regarding new development are grounded in the Campus Master Plan framework and modified only after considering the effects on the overall development pattern of the campus.

UConn's current proposed action is consistent with the Mansfield Tomorrow Plan of C&D given the following:

- The percentage of undergraduates housed on campus is currently approximately 70%.
- Fall 2016 enrollment is not planned to rise over fall 2015 levels.
- With the completion of the NextGen Residence Hall by fall 2016, the campus will experience a net gain of 290 beds.

2. Sustainability – The town supports UConn's goal of attaining LEED Gold certification.
3. Stormwater – The town encourages the University to implement LID and green infrastructure practices as part of the project to improve stormwater quality and reduce impacts to the watershed.

Response: The University's intends to incorporate best practices of sustainability with a minimum goal of LEED Gold certification, which will include LID principles and practices into the design. The project will be designed to maintain pre-development hydrology conditions.

2.5 Response to Ms. Alison Hilding

Ms. Alison Hilding provided written comments in a March 3, 2016 letter. A summary of key points and responses follows.

1. Housing Impact Analysis – Ms. Hilding suggests that UConn should address both short-term and long-term student housing needs and consider the housing needs of the surrounding community of Mansfield.

Response: See response #1 In Section 2.4, Response to the Town of Mansfield.

2. Impacts of Multiple Projects – Ms. Hilding suggests that a programmatic EIE is the best approach to avoid segmenting projects and recommends developing a cumulative EIE that reviews UConn's 10-year development plan.

Response: All environmental reviews and EIEs conducted by the University strive to avoid segmentation by considering cumulative impacts of proposed actions together with recently completed projects, ongoing projects, and reasonably foreseeable projects. When timing is conducive, and as authorized, projects are bundled together for purposes of environmental analysis.

3. Community Impacts – Ms. Hilding requests data and analysis on student enrollment and suggests that UConn consider providing 90 to 100% of the housing needs of undergraduates. She further suggests that students living off campus will put a greater demand on Mansfield's community services.

Response: See response #1 In Section 2.4, Response to the Town of Mansfield, relative to future enrollment and potential student housing needs. The proposed SRC will have no measurable impact on UConn's enrollment, nor will it impact the Town of Mansfield's fire and police services,

Executive Summary

Development Plan



Eastern Gateways Study Pop Up Outreach Event #1

Earth Day Spring Fling
UCONN Storrs Campus
April 19, 2016
11 AM – 2 PM

The Eastern Gateways Study team participated in a Pop Up outreach event at the Earth Day Spring Fling celebration on April 19, 2016 at the UCONN Storrs campus. The study’s table was one of approximately 40 exhibitors/food tents at the fair. CRCOG representatives, Cara Radzins and Ryan Visci, and FHI staff members, Jill Barrett and Stacy Graham-Hunt, greeted students, faculty, staff and campus visitors. Many expressed enthusiasm about the study and 119 people participated in a visioning exercise in which they used colored dots to indicate their views on how they would like to see the Route 44 and Route 195 corridors develop.

Preserving agricultural land and high density mixed-use town centers, such as Storrs Center, were rated as very highly preferred land use. Growing sustainable business and encouraging agricultural and nature-based tourism were also highly valued by respondents. Transportation priorities did not show such dominant preferences; though, increasing parking options in walkable areas and reducing congestion rated as most important.

A summary of results of the visioning activity is provided on the following page.

Participants were also asked to provide their location or Town of residence. Sixty-four (64%) percent of those who offered opinions about their vision for the future of the region were UCONN students who lived on campus. Eleven percent (11%) of the participants were UCONN students who lived off campus. Twenty-five percent (25%) were non-students that were UCONN staff or faculty or visitors of the event. Off campus and non-student participants lived in 22 different towns.

Summary of Participants’ Residence

Participant Type	Number of Participants	Percent of Participants
UCONN students on campus	76	64%
UCONN students off campus	14	11%
Non-student (UCONN staff/faculty and Other)	29	25%
Total	119	100%

Visioning Activity Summary

Topic	Number of Responses
Land Use Vision	
Agricultural Land Open Spaces	105
High Density Mixed-Use Town Centers with Streetscapes	83
Rural Residential	32
Low Density Mixed-Use Villages	26
Suburban Residential	7
Moderate to High-Density Commercial Clusters Focused at Major Intersections	6
Transportation Priorities	
Increase Parking Options in Walkable Areas	87
Reduce Congestion	75
Improve Bicycle Facilities	64
Increase Transit Options	62
Improve Pedestrian Amenities	48
Improve Safety	41
Economic Development	
Growing Sustainable Business	112
Encourage Agricultural and Nature-Based Tourism	73
Reduce Sprawl by Concentrating Development in or Near Town Centers	34
Attract and Retain Neighborhood Businesses Along the Corridor	31
Maximize Competitiveness in Technology Sector	24
Establish an Identity within the Region and State for these Corridors	15

SUMMER CONCERTS on the SQUARE

Presented by
Connecticut Water

THURSDAYS
JUNE & JULY
6.30-8.00 PM

on the TOWN SQUARE
mansfieldmusic.org

Black Rock Social

06.02 REGGAE

The Meadows Brothers

06.09 ALT-COUNTRY

*Earl Mac Donald's
Red Rhodes Trio*

06.16 JAZZ

*The Professors of
Sweet, Sweet Music*

06.23 ALT-ROCK

West End Blend

06.30 SOUL/FUNK

Jan Jungden Trio

07.07 JAZZ

UConn
FIRST SUMMER
presents

Ghost of Paul Revere

07.21 FOLK

Amy & The Engine

07.14 INDIE-POP

Wise Old Moon

07.28 AMERICANA

All shows free & open to the public
Rain dates are the following Tuesday



Connecticut Water

UConn First Summer
The Oaks on the Square
Storrs Center Retail
Main Street Homes at Storrs Center

MANSFIELD DOWNTOWN PARTNERSHIP, INC & TOWN OF MANSFIELD
[f](#) /MansfieldDowntownPartnership [t](#) @DowntownStorrs [i](#) @DowntownStorrs

Minutes Ad Hoc Committee on Rental Regulations

May 25, 2016

1. **Members Present:** Chairperson Moran called the meeting to order at 5:40 pm, B. Ryan, V. Ward, C. Ausburger, J. Goodwin 5:55
2. **Other Council Members Present:** P. Shapiro,
3. **Staff Present:** M. Hart, M. Ninteau, J. Mullen, L. Painter
4. **Approval of Minutes:** Moved by Ryan, second Ward to approve April minutes, approved unanimous.
5. **Public Comment:** Brian Coleman Centre Street commented that he has rental dwelling units within Town and that the perceived panic that sets in when students rent dwelling units is generally unfounded. He also stated that it is hard for a landlord to make ends meet when considering the various fees and taxes they are subject to. He believes if a landlord has property that can safely house more occupants than the current regulations allow that should be permitted. Attorney Keith Ainsworth commented that he and his client were appreciative of their ability to communicate with the Town's attorney. He also stated that it is their belief that the issues of absentee landlords and too many tenants in dwelling units are problematic.
6. **Staff Reports:** M. Hart stated that the committee should be aware the proposed language in the monthly packet has not been reviewed by the Town attorney at this time. He also stated that he met with the Mansfield Housing authority regarding support of home ownership and that the committee may wish to review a fee schedule that incentivizes landlords to be responsible in maintaining their property. M. Ninteau and J. Mullen spoke briefly regarding their code enforcement activity.
7. **Review of Draft Language within Current Regulations:** Staff presented various language changes within the current code that would standardize the definition of owner occupancy, deal with rental certificate issuance and overcrowding. The following motions were made:

B. Ryan moved to ask the Town Attorney to review the draft language in section 901.2 of the Mansfield Housing code regarding issuance of Housing certificates for legality and possible editing. V. Ward seconded the motion and it was approved unanimously.

V. Ward moved to ask the Town Attorney to review the draft language in section 901.1 of the Mansfield Housing code and section 152-4 of the Mansfield Town code regarding the definitions of owner occupants for legality and possible editing. B. Ryan seconded the motion and it was approved unanimously.

B. Ryan moved to ask the Town Attorney to review the draft language in section 404.5 of the Mansfield Housing code regarding overcrowding for legality and possible editing. V. Ward seconded the motion and it was approved unanimously.

8. **Future Discussion Topics:** The following topic was flagged for future discussion:
 - Review current housing certificate fees and the possibility of reducing fees to incentivize good property management.

9. **Adjournment:** C. Ausburger moved to adjourn at 6:40 pm, seconded by V. Ward, Passed unanimous.

Respectfully submitted.

Mike Nintean, Director of Building & Housing Inspection

DRAFT

Soil Powered Farming

Cultivating Natural Systems to Improve Productivity and Efficiency

Join the Agriculture Committees/Commissions of Ashford, Coventry, Mansfield, Tolland, and Windham to learn about soil management practices at Cranberry Hill Farm. Sherry Simpson and Art Talmadge are having great success minimizing soil disturbance and enhancing natural biological systems while decreasing inputs and increasing productivity and efficiency. Sherry and Art have owned and operated Cranberry Hill Farm for 11 years. They produce heirloom vegetables, hay, maple syrup, and eggs.

Wednesday, June 29th, 6:30-8 pm

Cranberry Hill Farm

158 Nagy Road, Ashford, CT 06278

RSVP to:

Jennifer Kaufman

Town of Mansfield

KaufmanJS@MansfieldCT.org

860-429-3015x6204



Directions: From the intersection of CT Rte. 89, Boston Hollow Road, and Nagy Road, in Westford Center, take Nagy Road 1 mile north to #158. The farm is the last house on the right where the paved portion of Nagy Road ends.