MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

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

TUESDAY, SEPTEMBER 6, 2016 ▪ 6:30 PM

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MINUTES
   A. AUGUST 1, 2016 – REGULAR MEETING
3. ZONING AGENT'S REPORT
4. PUBLIC HEARING
   A. 6:35 P.M.
      ZONING REGULATION REVISIONS – MORATORIUM MULTI-FAMILY HOUSING, FILE #907-43
      Memo from Director of Planning and Development
5. OLD BUSINESS
   A. ZONING REGULATION REVISIONS – MORATORIUM MULTI-FAMILY HOUSING
   B. OTHER
6. NEW BUSINESS
   A. REQUEST TO RELEASE ESCROW FUNDS FOR PHASE IV C, FREEDOM GREEN, FILE #636-4
      Memo from Assistant Planner/Zoning Agent
   B. WILLARD J. STEARNS & SONS, INC., STEARNS & COVENTRY ROAD, 9 LOT SUBDIVISION, FILE #1343
   C. 8-24 REFERRAL-MANSFIELD MIDDLE SCHOOL GYM RENOVATIONS
      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. 9/14/16 ZBA Legal Notice
   B. 8/15/16 Letter from CT DOT Re: 1659 Storrs Road
   C. 8/15/16 Letter from CT DOT Re: Proposed Gas Main Installation
   D. 8/9/16 Email from R. Shafer
   E. 8/3/16 Email from R. Shafer
   F. OTHER
9. ADJOURNMENT

Charles Ausburger ▪ Binu Chandy ▪ JoAnn Goodwin ▪ Roswell Hall III ▪ Gregory Lewis ▪ Kenneth Rawn ▪ Bonnie Ryan
Vera Stearns Ward ▪ Susan Westa ▪ Paul Aho (A) ▪ Terry Berthelot (A) ▪ Katie Fratoni (A)

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

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

MONDAY, AUGUST 1, 2016 ▪ REGULAR MEETING

MEMBERS PRESENT:	J. Goodwin, C. Ausburger, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward
MEMBERS ABSENT:	B. Chandy, S. Westa
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

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed Aho and Berthelot to act.

APPROVAL OF MINUTES:

A. JULY 18, 2016 – REGULAR MEETING

Aho MOVED, Ryan seconded, to approve the 07-18-2016 minutes as corrected. MOTION PASSED UNANIMOUSLY. Hall noted that he listened to the recording of the meeting.

B. JULY 20, 2016 – FIELD TRIP NOTES

Noted.

ZONING AGENT'S REPORT:

Janell Mullen, Assistant Planner/Zoning Enforcement Officer, noted that Citation hearings are scheduled and she will provide an update at the next meeting.

PUBLIC HEARING:

A. SPECIAL PERMIT APPLICATION, EFFICIENCY UNIT, D. HEMPEL, 11 SUMMIT ROAD (FILE 1342)

Chairman Goodwin opened the Public Hearing at 7:04 p.m. Members present were Goodwin, Ausburger, Hall, Lewis, Rawn, Ryan, Ward and alternates Aho and Berthelot both of whom were appointed to act. Linda Painter, Director of Planning and Development read the Legal Notice as it appeared in The Chronicle on 7/19/16 and 7/27/16 noted in addition to application materials, a 7/21/16 memo from Janell Mullen, Assistant Planner/ZEO and a 7/25/16 memo from T. Quick, Windham Water Works, both of which were distributed to all members of the Commission.

David Hempel noted for the record that the house will be owner occupied; it is intended to be rented by a professional and, in the future, possibly used for aging parents.

The Chairman noted there were no comments or questions from the public or Commission. Rawn MOVED, Ryan seconded, to close the Public Hearing at 7:06 p.m. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS:

A. SPECIAL PERMIT APPLICATION, EFFICIENCY UNIT, D. HEMPEL, 11 SUMMIT ROAD (FILE 1342)

Ryan MOVED, Ward seconded, to approve the July 8, 2016 application of David Hempel (File #1342) to allow an efficiency dwelling unit at 11 Summit Road in an RAR-90 zone, as shown on submitted plans and described in other application submissions and as presented at a Public Hearing on August 1, 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.

B. <u>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 (FILE 907-41)</u>

Rawn MOVED, Hall seconded, to approve, subject to revisions noted below, amendments to the Zoning Regulations and Map dated April 28, 2016 (File #907-41) to amend regulations in Articles Four, Seven, Ten and Eleven related to alcohol and live/amplified music uses; to add a new section on stormwater management regulations to Article Six; and to amend Articles Two, Six and Ten and the Official Zoning Map to establish a Water Pipeline Overlay Zone and regulations for new water service connections. The subject Zoning Regulation and Map amendments were presented at Public Hearing on June 20 and July 18, 2016, and filed prior to the hearing with the Mansfield Town Clerk. A copy of the subject regulations shall be attached to the Minutes of this meeting and these amendments shall be effective as of September 1, 2016.

In approving the amendments to the Zoning Regulations and Map, the Planning and Zoning Commission has reviewed and considered all public hearing testimony and communications, including reports from the CRCOG and SECOG Regional Planning Commissions, Mansfield's Director of Planning and Development and the Mansfield Town Attorney. Based on this testimony, the proposed amendments shall be revised to incorporate the following changes:

- Revise proposed Article Ten, Section V.5 to read as follows: "<u>Easements and</u> <u>Water Main Extensions.</u> Extension of water service to properties located outside of the Water Pipeline Overlay Zone through an easement or right-of-way on property located within the Water Pipeline Overlay Zone shall be permitted only in those instances where there is not a source of potable water otherwise available to service that parcel or the parcel located outside the Overlay Zone and is designated as Compact Residential, Mixed Use Center or Institutional on the POCD Future Land Use Map."

- Delete proposed definition of brewpub from Article Four.
- Revise proposed Article Seven, Section D.7.g to read as follows: "The sale of Alcoholic liquor shall be permitted as accessory to the following uses provided the Liquor permit type is authorized pursuant to Chapter 101 of the Mansfield Code of Ordinances and the following primary use is permitted in said zone or district:
    - Retail
    - Restaurant
    - Hotel
    - Place of Assembly/Banquet Hall
    - Commercial recreation facility
    - Brewpub/Restaurant
    - Brewery
    - Farm Winery"
- Delete references to "brewpubs" in the permitted use sections of Articles Seven and Ten for various zones. (Note: this revision only applies to the specific "brewpub" use, not "brewpub/restaurant uses which remain as proposed in the 4/28/16 draft.)
- Revise Article Seven, Section N.3 to remove Brewery uses from the list of uses allowed in the PB-3 zone (Four Corners area) with Special Permit approval
- Include the names of major roadways on the Zoning Map.

In accordance with the approval criteria identified in Article Thirteen, Section D of the Zoning Regulations, the Commission makes the following findings in approval of these amendments as modified by this approval motion:

1. The amendments are consistent with the Mansfield Tomorrow Plan of Conservation & Development and implement Goals 2.6, 4.2, 6.5, 8.1 and 9.2.
2. The amendments promote the statutory goals identified in Section 8-2 of the Connecticut General Statutes and other zoning purposes cited in Article One of Mansfield's Zoning Regulations.
3. The amendments are considered acceptably worded and suitably coordinated with related zoning provisions.
4. The revisions will promote the public's health, safety, property values and general welfare.
5. The amendment to the Zoning Map to establish a Water Pipeline Overlay Zone has comprehensively considered the size and physical characteristics of the subject area and the effect of the proposal on land uses in the surrounding area.

Furthermore, the revisions reflect the Commission's goals of protecting natural resources and balancing reasonable development opportunities (primarily due to the proximity of public sewer and water services) with the desire to protect the rural character of the community. MOTION PASSED UNANIMOUSLY. MOTION PASSED UNANIMOUSLY.

C. <u>ZONING REGULATION REVISIONS – MULTI-FAMILY HOUSING</u>

Linda Painter, Director of Planning and Development reviewed her memos. Members discussed potential revisions to the Multi-Family Housing regulations and the possible inclusion of Compact Residential regulations. The consensus of the Commission was to not revise the definition of family at this time, but to move forward at Regulatory Review to draft proposed revisions to regulations pertaining to multi-family housing and new regulations to address compact residential development, in accordance with suggested

revisions/additiona in Painter's memos.

**Hall MOVED, Ward seconded, to add ZONING REGULATION REVISIONS – MORATORIUM MULTI-FAMILY HOUSING, to the agenda under New Business.

NEW BUSINESS:

A. CANCELLATION OF AUGUST 15, 2016 MEETING
Ward MOVED, Hall seconded, to cancel the August 15, 2016 meeting of the Mansfield Planning and Zoning Commission. MOTION PASSED UNANIMOUSLY.

B. NOVEMBER MEETING SCHEDULE
Goodwin MOVED, Hall seconded, to change the regular meetings of the Mansfield Planning and Zoning Commission in the month of November to Wednesday, November 2nd and Wednesday, November 16, 2016. MOTION PASSED UNANIMOUSLY.

C. PLIMPTON SUBDIVISION BOND (FILE 1298)
Ward MOVED, Ryan MOVE to call the Bond (Number 601021690) issued by Liberty Mutual: The Ohio Casualty Insurance Company on February 1, 2012 to complete subdivision improvements related to the driveway for Lot 4 required as part of the Plimpton Land Subdivision (PZC File 1298) in accordance with Bond Agreement dated February 1, 2012. This action is being taken in response to the subdivider's verbal indication that he has no intention of completing the required improvements. MOTION PASSED UNANIMOUSLY.

D. ZONING REGULATION REVISIONS – MORATORIUM MULTI-FAMILY HOUSING
Hall MOVED, Lewis seconded, that a public hearing be scheduled for Tuesday, September 6, 2016, to hear comments on the proposed amendment to the Zoning Regulations dated August 1, 2016 related to adoption of a temporary and limited moratorium on the development of multi-family housing. The draft regulations shall be referred to the Town Attorney, Town Council, CRCOG, SECOG, NECOG and adjacent municipalities for review and comment. MOTION PASSED UNANIMOUSLY.

REPORTS FROM OFFICERS AND COMMITTEES:

Linda Painter, Director of Planning and Development reviewed her Director's Report and also noted items distributed this evening, particularly the memo from Mobilitie, LLC, regarding the two locations in Mansfield it proposes to install communication poles. Painter noted that she contacted the Siting Council to discuss this communication, as it has jurisdiction over the siting of communication poles/towers.

COMMUNICATIONS AND BILLS:

Noted.

ADJOURNMENT:

The Chair declared the meeting adjourned at 8:16 p.m.

Respectfully submitted,

Vera S. Ward, Secretary

MANSFIELD DEPARTMENT OF PLANNING AND DEVELOPMENT

ZONING AGENT REPORT ▪ JULY-AUG 2016

JANELL MULLEN, ZONING AGENT ISSUED ON SEPTEMBER 1, 2016

ZONING PERMITS ISSUED

ADDRESS	DESCRIPTION
135 Storrs Road	Quest Diagnostics signage
13C Sycamore Drive	Deck expansion
1 Royce Circle	New signs for Barnes & Nobles
46 Jonathan Lane	In-ground pool
129 Woodland	Single family dwelling
93 Meadowbrook Lane	36 MFD Units
20 Wilbur Cross Way	Awning- Toasted
144 Hillyndale Road	Deck
6 Storrs Road	Signage- Key Bank
134 N. Eagleville Road	Signage- Huskies

CERTIFICATES OF ZONING COMPLIANCE

ADDRESS	DESCRIPTION
131 Gurleyville Road	Barn addition
2 Westwood Road	Deck
734 Storrs Road	Deck
945 Storrs Road	Signage- First Baptist Church of Mansfield
491 Wormwood Hill	Screened in porch addition
1 Royce Circle	Signage- Barnes & Noble-UConn
123 Storrs Road	Signage- Best Western
10 Charles Lane	Above ground pool
57 Hunting Lodge Road	Pavement of parking & drainage improvements
109 Highland Road	Deck

ENFORCEMENT ACTIVITY DURING THE MONTH OF JULY-AUGUST

ADDRESS/BUSINESS	TYPE OF VIOLATION	DEADLINE TO RESPOND/STATUS
15 Agronomy Road	Spring Semester/Over-Occupancy	Property Owner Ted Panagopolous has requested an appeal for Citation #16-1. Case was dismissed by hearing officer.
46 Clover Mill Road	Spring Semester/Over-Occupancy	Property Owner Gregory Roy has requested an appeal hearing for Citation #16-4. Case was dismissed by hearing officer.

137 Storrs Road	Signage setback from right-of-way	Sign permit was submitted for a free-standing sign. Zoning agent took this as an opportunity to have the free-standing sign setback from the right-of-way per regulations.
141B Storrs Road-Big Y	Unauthorized signage	Flag advertising signs for Verizon unauthorized. They were taken down.
625 Middle Turnpike	Unauthorized signage	Off-site advertising for Deanston House unauthorized
122-124 Thornbush Road	Abandoned trailer in Flood Hazard Zone	Owner has been contacted and is in the process of a proper install, which is subject to Flood Hazard Regulations.

PUBLIC HEARINGS

PROPOSED AMENDMENT TO ZONING REGULATIONS REGARDING A TEMPORARY AND LIMITED MORATORIUM ON APPLICATIONS RELATED TO MULTI-FAMILY HOUSING

MANSFIELD DEPARTMENT OF PLANNING AND DEVELOPMENT ▪ AUGUST 1, 2016

OVERVIEW

The proposed changes:

- Establish a temporary and limited moratorium on multi-family housing development to allow the Commission time to update the Zoning Regulations related to multi-family housing in accordance with recommendations contained in the Mansfield Tomorrow Plan of Conservation and Development.

PROPOSED AMENDMENT

AMENDMENT TO ARTICLE THREE

REVISE ARTICLE THREE OF THE ZONING REGULATIONS TO ADD A NEW SUBSECTION A AND TO RE-LETTER EXISTING SUBSECTIONS A THROUGH L AS B THROUGH M. THE NEW ARTICLE THREE, SUBSECTION A SHALL READ AS FOLLOWS:

A. TEMPORARY AND LIMITED MORATORIUM ON MULTI-FAMILY HOUSING APPLICATIONS

1. Statement of Purpose.

   This section has been adopted to provide the Commission with the time necessary to consider adoption of potential changes to the Zoning Map and Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes.

   The Mansfield Tomorrow Plan of Conservation and Development (POCD) recommends numerous changes to the Zoning and Subdivision Regulations to achieve the goals established in the Plan. Since the POCD became effective in October 2015, the Commission has been working on updates to various regulations. As described in the proposed approach to updating multi-family housing regulations dated May 25, 2016, proposed revisions related to multi-family housing will need to address numerous recommendations contained in the POCD and are expected to include the development of new design guidelines and sustainability requirements.

   To ensure that new multi-family housing is consistent with the vision and goals established by the

POCD, this temporary and limited-term moratorium has been adopted to provide the time necessary to meet statutory responsibilities and protect and promote the public's health, safety and general welfare.

2. Applicability.
   During this temporary and limited-term moratorium, the Commission will not receive any of the following applications for review and action:
   a. Petitions to amend the Zoning Map to establish or expand a Design Multiple Residence (DMR), Age-Restricted Housing (ARH), Planned Residence District (PDR), or Pleasant Valley Residence/Agriculture (PVRA) zone.
   b. Petitions to amend the Zoning Regulations to permit multi-family dwellings in any zone where they are not currently permitted or to establish a new zone which would include multi-family dwellings.
   c. Petitions to amend the Zoning Regulations related to multi-family housing development in the Design Multiple Residence (DMR), Age-Restricted Housing (ARH), Planned Residence District (PDR), Pleasant Valley Residence/Agriculture (PVRA), Planned Business 2 (PB-2), Planned Business 4 (PB-4), and Institutional (I).
   d. Special Permit applications to expand nonconforming multi-family housing developments in the Rural Agriculture Residence (RAR-90), Residence 20 (R-20), Design Multiple Residence (DMR) and Planned Business 3 (PB-3) zones.
   e. Special Permit applications to establish or expand multi-family housing in the Design Multiple Residence (DMR), Pleasant Valley Residence/Agriculture (PVRA), Planned Business 2 (PB-2), Planned Business 4 (PB-4), and Institutional (I) zones.

3. Effective Date/Term.
   This temporary and limited-term moratorium shall become effective on Monday, September 12, 2016 or upon subsequent publication of the notice of adoption and shall remain in effect for a period of nine (9) months.

DRAFT MOTION

MOVE that a public hearing be scheduled for Tuesday, September 6, 2016 to hear comments on the proposed amendment to the Zoning Regulations dated August 1, 2016 related to adoption of a temporary and limited moratorium on the development of multi-family housing. The draft regulations shall be referred to the Town Attorney, Town Council, CRCOG, SECOG, NECOG and adjacent municipalities for review and comment.

TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: August 31, 2016

To: Planning and Zoning Commission

From: Linda M. Painter, AICP, Director

Subject: PZC Proposed Revisions to Zoning Regulations Regarding a Temporary and Limited Moratorium on Applications Related to Multi-Family Housing (File 907-43)

OVERVIEW OF ZONING AMENDMENT PROCESS

The Planning and Zoning Commission has proposed to revise the Zoning Regulations to establish a 9-month moratorium on applications related to the development of multi-family housing.

I will make a brief presentation of the proposed change to the Zoning Regulations at the beginning of the public hearing on September 6th. Once the hearing is closed, only technical assistance from staff may be received by the Commission. Current state statutes authorize the PZC to modify the proposed revisions prior to adoption.

A summary of the proposed amendments as well as the specific changes to the language and map (dated August 1, 2016) were provided to the Commission prior to the scheduling of the September 6, 2016 public hearing. A copy of this document has been included in the September 6th digital meeting packet for reference. A copy of the proposed amendments were filed with the Town Clerk; posted on the Town's website and communicated to all individuals who have signed up for the Town's Registry, which was established pursuant to State Statutes. The proposed amendments were also referred to the Capitol Region Council of Government; Southeastern Connecticut Council of Governments; Northeast Connecticut Council of Governments; and surrounding communities for review and comment. All communications received prior to 4:30 p.m. on Monday, September 6th will be copied and distributed to PZC members.

As with any proposed regulation amendment, the PZC must weigh anticipated public and private benefits versus anticipated public and private costs. All zoning regulations should be designed to serve a community need while protecting the "public's health, safety, convenience and property values." The Commission has the legislative discretion to determine what is best for the community as a whole, and the Zoning Regulations can and should be modified to meet changing circumstances, Plan of Conservation and Development goals, objectives and recommendations or to address a recognized public need. Section 8-2 of the Connecticut General Statutes and Articles I and XIII of the Zoning Regulations provide information on the legislative framework within which PZC decisions must be made.

Section 8-3a of the Connecticut General Statutes requires that the Commission making a finding regarding consistency with the Plan of Conservation and Development.

BACKGROUND

Since the adoption of the Mansfield Tomorrow Plan of Conservation and Development in September 2015, the Planning and Zoning Commission and planning staff have been working on amendments to the zoning regulations to implement Plan recommendations. The first package of amendments related to alcohol, live music, stormwater management, water service connections, and creation of a Water Pipeline Overlay District were approved by the Commission on August 1, 2016.

The Commission's Regulatory Review Committee identified updates to the multi-family housing regulations as the next priority for regulation revisions given ongoing interest from developers and the anticipated availability of a new water supply for the Storrs area in Fall 2016. On June 6, 2016, the Commission referred a draft approach to updating multi-family housing regulations dated May 25, 2016 to various advisory committees for review and comment. This document identifies several challenges with existing regulations and highlighted specific recommendations identified in the Mansfield Tomorrow POCD that should be addressed in the revisions. Key issues and challenges identified in the draft approach included:

- Limitations of current regulations with respect to provision of affordable housing. The State of Connecticut has established a goal that at least 10% of housing in every community be affordable. The definition of affordability is based on income. While Mansfield currently exceeds the 10% goal due to the way in which affordability is calculated. The POCD projects that fewer than 10% of total housing units will meet affordability standards in 2020 unless new affordable units are constructed. (To be considered an affordable unit under the state's formula, the units must be governmentally assisted, currently financed by CHFA, or subject to deed restrictions to ensure long-term affordability). As current Zoning Regulations only address size of units in terms of "affordability," new units constructed under current regulations would not count toward the state requirements unless they were financed through CHFA or received other government assistance.
- Sustainability. Other than general statements regarding solar orientation, current regulations are fairly light with regard to how projects are designed to promote long-term sustainability. The POCD includes a series of sustainability principles as well as specific recommendations intended to guide development and enhance sustainability of both specific projects and the community as a whole. In particular, the Plan identifies specific issues that need to be addressed as part of any proposals for higher density developments in areas designated for Compact Residential development to minimize impacts on the natural environment and surrounding community.

- Community Design. While the Zoning Regulations include general design guidelines for all projects in design development districts, there is no guidance on the overall vision or how projects should be designed to complement or enhance the surrounding neighborhood. Additionally, a recent court decision has limited the Commission's ability to alter dimensional requirements, even if the changes would result in a better design and stronger integration into an existing neighborhood. Updates are required to bring regulations into conformance with this decision.

The proposed 9-month moratorium would allow time for both staff and the Commission to prepare the necessary revisions to the Zoning Regulations to implement POCD recommendations. As noted in the August 30, 2016 opinion prepared by Town Attorney Kevin Deneen, the Commission has the statutory authority to impose a limited moratorium on the construction of new multi-family complexes. The moratorium must be for a reasonable, limited period of time to allow the Commission to review, adopt or amend the regulations governing these types of developments. Attorney Deneen further concludes in his opinion that the proposed moratorium meets these standards.

ANALYSIS

Article XIII, Section D requires the Commission to determine that the proposed changes will promote the public's health, safety, property values and general welfare and make several findings as described below when considering petitions to amend the Zoning Regulations. As the proposed changes are the initiative of the Commission and not by petition from property owners or residents, the approval criteria listed in Section D technically do not apply. However, they do provide guidance to the Commission as it considers the proposed changes and therefore have been used as a framework for discussion.

1. THE PROPOSAL IS CONSISTENT WITH THE GOALS, POLICIES, AND RECOMMENDATIONS CONTAINED WITHIN THE MANSFIELD PLAN OF CONSERVATION AND DEVELOPMENT. THIS FINDING SHALL BE STATED ON THE RECORD, PURSUANT TO SECTION 8-3A OF THE STATE STATUTES.

The proposed amendment will allow the Commission time to revise the Zoning Regulations related to multi-family housing in accordance with several goals and associated strategies/actions identified in the Mansfield Tomorrow POCD, including:

- Goal 2.6: Mansfield's land use regulations promote the protection and enhancement of natural systems.
- Goal 3.4: Mansfield's land use policies and regulations for public and private open spaces protect natural resources, preserve scenic views, and expand opportunities for agriculture and active recreation.

- Goal 4.2: Mansfield's land use regulations maintain rural character in the majority of town, protect historic resources and accommodate future growth in smart growth, compact patterns in designated Mixed Use Centers and Compact Residential Areas.
- Goal 5.6: Mansfield policies, programs and land use regulations support community service and health/wellness goals.
- Goal 7.1: Mansfield's housing options include housing affordable to low and moderate income individuals and families.
- Goal 7.2: Mansfield's senior citizens have housing options that allow them to age in their community.
- Goal 7.3: Mansfield maintains high-quality living conditions throughout the town.
- Goal 7.4: Mansfield's land use regulations support development of a wide range of housing options to meet the needs of residents at all ages of the life cycle, including singles, families, seniors and students.
- Goal 8.1: Mansfield has maintained the low-density, rural character of the majority of town while accommodating growth in walkable Mixed-Use Centers, Compact Residential and Institutional areas.
- Goal 8.2: Mansfield's land use regulations and development review procedures help to achieve the vision and goals identified in this Plan and promote high-quality design appropriate to the area context.
- Goal 9.5: Mansfield's land use policies and regulations ensure that infrastructure systems support smart growth, protect rural character and promote resource conservation.

2. THE PROPOSAL IS CONSISTENT WITH THE EXPRESSION OF REGULATORY INTENT AND PURPOSE CONTAINED IN THE PROVISIONS OF ARTICLE I OF THESE REGULATIONS AND SECTION 8-2 OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED.

The proposed amendments would establish a temporary and limited moratorium on applications related to multi-family housing development to allow the Commission time to update Zoning Regulations as recommended by the Mansfield Tomorrow POCD. The proposed moratorium would be consistent with the Town's statutory responsibilities as outlined in the Connecticut General Statutes as well as the purpose of the Zoning Regulations outlined in Article 1 of the Regulations, including protecting the community's health, safety and welfare, providing for the protection of the physical environment and encouraging appropriate and compatible use of land within the various districts and throughout the town. .

3. ANY PROPOSAL TO AMEND THE ZONING REGULATIONS IS: APPROPRIATELY WORDED AND LEGALLY SOUND AND COMPREHENSIVE AND CONSISTENT WITH RESPECT TO OTHER REGULATORY PROVISIONS;

The proposed amendment is consistent with the current format and language of the Town of Mansfield Zoning Regulations. The following changes to Section 2, Applicability, are recommended by the Town Attorney to simplify and clarify the extent of the moratorium:

2. Applicability.
During this temporary and limited-term moratorium, the Commission will not receive, accept, consider or act on any of the following applications for review and action:

a. Petitions to amend the Zoning Map to establish or expand a Design Multiple Residence (DMR), Age-Restricted Housing (ARH), Planned Residence District (PDR), or Pleasant Valley Residence/Agriculture (PVRA) zone.
b. Petitions to amend the Zoning Regulations to permit multi-family dwellings in any zone where they are not currently permitted or to establish a new zone which would include multi-family dwellings.
c. Petitions to amend the Zoning Regulations related to multi-family housing development in ~~the Design Multiple Residence (DMR), Age-Restricted Housing (ARH), Planned Residence District (PDR), Pleasant Valley Residence/Agriculture (PVRA), Planned Business 2 (PB-2), Planned Business 4 (PB-4), and Institutional (I)~~any zone.
d. Special Permit applications to expand nonconforming multi-family housing developments in ~~the Rural Agriculture Residence (RAR-90), Residence 20 (R-20), Design Multiple Residence (DMR) and Planned Business 3 (PB-3) zones~~any zone.
e. Special Permit applications to establish or expand multi-family housing in ~~the Design Multiple Residence (DMR), Pleasant Valley Residence/Agriculture (PVRA), Planned Business 2 (PB-2), Planned Business 4 (PB-4), and Institutional (I) zones~~any zone.

SUMMARY

The proposed Zoning Regulation amendment presents a policy issue~~s~~ for the Commission's legislative discretion. Subject to any Public Hearing comments and the changes recommended by the Town Attorney as described in this memo, my review indicates that the proposed regulation revisions are acceptably worded and can be adopted without conflict with other regulatory provisions.

NOTES

- The following correspondence regarding the proposed amendments has been received:
  - August 24, 2016 Letter from the Capitol Region Council of Governments
  - August 11, 2016 Letter from the Southeastern Connecticut Council of Governments
  - August 17, 2016 Letter from the Mansfield Nonprofit Housing Development Corporation (attached to an August 23rd email from Kathy Ward)
  - August 17, 2016 Minutes from Conservation Commission
  - August 17, 2016 Minutes from the Open Space Preservation Committee
  - August 25, 2016 Letter from Ros Hall, PZC Member
  - Undated Letter from Michael Taylor
- The Public Hearing on this item will be opened on September 6, 2016.
- Before rendering a decision, the Planning and Zoning Commission must consider other referral reports and public hearing testimony.

O'MALLEY, DENEEN, LEARY, MESSINA & OSWECKI

ATTORNEYS AT LAW

20 MAPLE AVENUE
P. O. BOX 504
WINDSOR, CONNECTICUT 06095

TELEPHONE (860) 688-8505
FAX (860) 688-4783

WILLIAM C. LEARY
Of Counsel
VINCENT W. OSWECKI, JR.
MICHAEL P. DENEEN
KEVIN M. DENEEN
RICHARD A. VASSALLO
JAMES P. WELSH

THOMAS J. O'MALLEY (ret)
DONALD J. DENEEN (ret)
ANDREW G. MESSINA, JR.
(1940-2000)

August 30, 2016

Linda Painter, Director of Planning and Development
Town of Mansfield
4 South Eagleville Road
Mansfield, Connecticut 06268-2599

Re: Moratorium related to Multi-Family Housing

Dear Linda:

You have inquired whether the Planning and Zoning Commission ("PZC") has the authority to impose a limited moratorium on applications related to multi-family housing.

The PZC has the statutory authority to impose a limited moratorium on the construction of new multi-family rental complexes. See Arnold Bernhard and Company, Inc. v. Planning and Zoning Commission of Westport, 194 Conn. 152 (Conn. 1984) The moratorium must be for a reasonable, limited period of time to allow the Commission to review, adopt or amend the regulations governing these types of complexes. The proposed amendment meets these standards.

Please feel free to contact me with any further questions.

Very truly yours,

Kevin M. Deneen

KMD/llc
cc: Matthew Hart, Town Manager

August 25, 2016

Fellow Members and staff,

Since I will not be present on Sept. 6, I would like to say what I would have said if I had been there:

As some of you know the Mansfield Housing Authority has been working on plans to build multi-family, affordable housing on the lot on the corner of S. Eagleville and Maple Roads.

The moratorium being proposed would set their plans back about 3 years, I cannot support this moratorium. My reason being, we should have started the new regulations when the new plan of development was approved, or better yet the plan of development should not been approved without new regulations.

Right now the way I see it the request for the new apartments off Hunting Lodge Rd. will already be submitted and everyone else is out of luck.

Sorry I could not be there but problem with Timeshares is you have to plan a year in advance.

Yours,

Ros Hall

CRCOG CAPITOL REGION COUNCIL OF GOVERNMENTS
Working together for a better region.

241 Main Street / Hartford / Connecticut / 06106
Phone (860) 522-2217 / Fax (860) 724-1274
www.crcog.org

August 24, 2016

TO: MANSFIELD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2016-83: Proposed 9 month moratorium on multifamily housing.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. As the Commission considers zoning regulation changes pertaining to multi-family housing, we recommend CRCOG's publication *Sustainable Land Use Code Project Model Regulations* as a resource. Among the topics covered which may be of interest to the Commission are model regulations for accessory dwelling units, live-work units, and inclusionary workforce housing. These guidelines can be found at http://crcog.org/2016/04/28/sustainable-land-use-regulation-project-crcog-model-land-use-regulations.

Questions concerning this referral should be directed to Lynne Pike DiSanto.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 9/6/2016.

DISTRIBUTION: Planner: Ashford, Chaplin, Willington, Coventry, Tolland, Windham, Northeastern COG, Southeastern COG

Respectfully submitted,
Sandra Bobowski, Chairman
Regional Planning Commission

Karl Robert Profe, Vice Chairman
Regional Planning Commission

Lynne Pike DiSanto, AICP
Principal Planner and Policy Analyst

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS
5 Connecticut Avenue, Norwich, Connecticut 06360
(860) 889-2324/Fax: (860) 889-1222/Email: office@seccog.org

August 11, 2016

Jessie L. Richard
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

Dear Ms. Richard:

I am writing in response to the proposed text amendment to the Mansfield Zoning Regulations concerning a nine month temporary and limited moratorium on the development of mulit-family housing. The proposed amendment was referred to this agency under the provisions of Section 8-3b. of the Connecticut General Statutes and received on August 2, 2016 (via e-mail).

Based on a review of the information submitted, it was determined that the proposed text amendment would not have any adverse inter-municipal impact.

If you have any questions, please contact me at 889-2324.

Sincerely,

Thomas H. Seidel
Senior Planner

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 17 August 2016
Conference B, Audrey P. Beck Building
(draft) MINUTES

Members present: Neil Facchinetti, Mary Harper (Alt.), Quentin Kessel, Scott Lehmann, Grant Meitzler, John Silander, Michael Soares. *Members absent*: Aline Booth (Alt.), Robert Dahn. *Others present*: Ken Feathers, Jim Morrow, Vicky Wetherell (briefly) {Open Space Preservation Committee}; Tom Fahey ,Tony Giorgio, Dave Ziaks {Storrs Lodges}; Alison Hilding.

1. The meeting was **called to order** at 7:30p by Chair Quentin Kessel. In the absence of one member, Alternate Mary Harper was entitled to participate fully in the business of the meeting.

2. The **draft minutes** of the 20 July 2016 meeting were approved as written.

3. IWA referrals: W1564-2 (Storrs Lodges, Hunting Lodge Rd). W1564 was resubmitted as W1564-2 on 01 August. A public hearing will be held on 06 September and will almost certainly be continued to October and perhaps beyond. Questions:

- The Field Trip on 11 August was interrupted by a thunderstorm, and Kessel asked if Commission members might visit the property on their own. Tony Giorgio replied that he'd prefer to schedule a visit so that any questions could be addressed on site; Kessel will ask Jennifer Kaufman to make the arrangements.
- In a memo dated 12 August 2016 to GEI Consultants (the Town's consultant on W1564), copies of which were distributed at the meeting, Harper seeks assurance that the proposed storm-water management system would be adequate, given the low permeability of soils where many of the infiltration basins are to be sited. She suggested that standpipe monitoring be conducted through the high groundwater season (February through April) to be reasonably confident that soils are capable of absorbing runoff and that infiltration basins will not be overtopped. Mr. Giorgio asked that Harper's memo be made available through Kaufman, so that her concerns can be addressed.
- In response to a question from Kessel, the Commission was informed that roadways would be 24 feet wide, not including a sidewalk on one side and snow-shelves.
- Silander wondered whether the parcel might contain archeological sites. Harper, who did an archeological survey of similar state land west of Northwood Apartments, thought this was unlikely.

{At 8:20p a special concurrent meeting of the Open Space Preservation Committee was called to order by Jim Morrow to discuss the next item.}

4. Proposed moratorium on multi-family housing. The PZC is considering a moratorium on applications for multi-family housing so that it has time to write new regulations informed by the goals of the new Plan of Conservation & Development. {A draft motion dated 01 August to amend the zoning regulations to effect this moratorium was included in the packet.} If approved, the moratorium would not affect applications accepted before it goes into effect (in particular, the Storrs Lodges application). After some discussion, a statement drafted by Jim Morrow (with slight revisions) in support of the moratorium was approved unanimously (**motion:** Kessel, Soares):

The town zoning regulations are under review to align the regulations with the new Plan

of Conservation and Development. Because of the changes in the new POCD, it is expected this review will lead to the adoption of significantly revised regulations. As a consequence, the Town now lacks a regulatory framework that reflects current and future land use goals. This situation prevents Town staff, commissions, and committees from properly evaluating and commenting on development proposals, to ensure they address the town's future goals as expressed in the new POCD. The Open Space Preservation Committee and Conservation Commission support the proposed moratorium until the new zoning regulations are adopted.

5. Adjourned at 8:52p. Next meeting: 7:30p, Wednesday, 21 September 2016.

Scott Lehmann, Secretary, 22 August 2016.

Open Space Preservation Committee

Wednesday August 17, 2016

Special meeting upon Completion of Conservation Commission Meeting

Members Present: Jim Morrow (chair), Ken Feathers, Quentin Kessel, and Michael Soares. The members of the Conservation Commissions were present.

- The Meeting was called to order at 8:20 pm

- The minutes of the July 2016 meeting were approved.

- The text of a statement on Moratorium Multi-family Housing PZC file #907-43 was moved by Q. Kessel and seconded by M. Soares and amended by S. Lehmann and K. Feathers.

  The town zoning regulations are under review to align the regulations with the new Plan of Conservation and Development. Because of the changes in the new POCD, it is expected this review will lead to the adoption of significantly revised regulations. As a consequence, the Town now lacks a regulatory framework that reflects current and future land use goals. This situation prevents Town staff, commissions, and committees from properly evaluating and commenting on development proposals, to ensure they address the town's future goals as expressed in the new POCD.. The Open Space Preservation Committee and Conservation Commission supports the proposed moratorium until the new zoning regulations are adopted.

- **Adjournment:** The meeting was adjourned at 8:50 pm

DRAFT

Jessie Richard

From: Kathy Ward <wardgervino@gmail.com>
Sent: Tuesday, August 23, 2016 11:36 AM
To: Town Council; PlanZoneDept
Cc: Town Mngr
Subject: Zoning Moratorium
Attachments: Letter to PZC and TC.doc

Dear Councilors and Commissioners,

Please take a moment to read the following letter. This is from the Mansfield Nonprofit Housing Development Corporation regarding the Proposed Zoning Moratorium.

Thank you very much for your time. I look forward to hearing from you.

--

Kathy Ward

The Mansfield Nonprofit Housing Development Corporation

309 Maple Road
Storrs, CT 06268
860-487-0693 Phone
860-955-0009 Fax
800-842-9710 TDD/TTY
Affirmative Action and EEO Employer

Via Email only
August 17, 2016

Mansfield Town Council (TownCouncil@mansfieldct.org)
Planning and Zoning Commission (PlanZoneDept@mansfieldct.org)

RE: Proposed Amendment to Zoning Regulations Regarding a Temporary and Limited Moratorium on Applications Related to Multi- Family Housing ("Amendment")

Dear Members,

Background
The Mansfield Nonprofit Housing Development Corporation ("MNHDC") was formed in 1983. Its core mission is to promote the general welfare of the community through (i) the promotion of housing for low and moderate income people, and in particular, residents of the towns served by the Mansfield Housing Authority and (ii) providing varied housing options in order to promote sustainability of the Corporation and the integration of residents in affordable and market rate housing.

Creating affordable housing has been a difficult undertaking. The MNHDC had no funds to enable it to take even the smallest first step toward its mission; to secure property. In 2014, a property became available and Connecticut Housing Finance Authority ("CHFA") allowed the MNHDC to formally borrow funds from the Housing Authority which it held in reserves for the long term capital needs replacement on another property. This was done with the understanding that it would be paid back in full when the new project was financed.

Since its purchase, the MNHDC has (i) completed a A-1 survey of the property, (ii) assembled a Green Charrette (an intense working group of diverse housing development professionals, policy makers, community members and funders to flush out all aspects of green design principles which was organized by New Ecology), (iii) attended the Affordable Housing Academy (to educate ourselves on the process of obtaining funding through the state and have initially presented our project to the Department of Housing ("DOH") and CHFA, as part of Affordable Housing Academy training) (iv) contracted with a consultant to complete and submit a pre-development loan to DOH (application was submitted last week), and (v) contracted with an architect.

Our project is expected to be the first of its kind in Connecticut. We are planning to use the Passivhaus design model which should be a net zero energy use apartment complex.

In addition, using a different paradigm, we are designing the financing in such a manner that there should be no need to return to government for any additional funds. It is our goal to build housing which is both environmentally and financially self- sustainable.

Proposed Amendment
The MNHDC would like to propose the following modification to the proposed Amendment that would exempt certain multi-family projects.

> Multi-family housing projects in which thirty percent (30%) of the units are "affordable," serving families with income at or below eighty percent (80%) of the Area Median Income (AMI) for Mansfield are exempt.

Considerations For the Proposed Modification to the Amendment
For the following reasons we believe the exemption would benefit the Town and the MNHDC in its efforts to provide affordable housing.

1. Towns must have ten percent (10%) of its housing stock meet the definition of "affordable housing" under Connecticut State Law Section 8-30g or be subject to the affordable housing land use appeals procedure set forth in said section. Currently, Mansfield is listed on the 2012 Affordable Housing Appeals List of Exempt Municipalities with 10.94% affordable housing units. This number is based on the 2010 Census. The 10.94% will be negatively impacted when reassessed in 2020 for a few reasons.

    (a) The 10.94% was determined by counting 153 Section 8 Vouchers administered by the Housing Authority. The Housing Authority actually administers only 149 vouchers. Due to lack of funding, over the last 8 years the Housing Authority has used on average 129 of the 149 vouchers. Of those 129, only about half (60-65) are used in the Town of Mansfield (The Housing Authority's Section 8 Housing Choice Voucher Program covers the jurisdiction of Ashford, Willington, Chaplin, Coventry and Mansfield). Only those vouchers used in the Town can be counted toward the Town's affordable unit count. When re-determination takes place in 2020, Mansfield's Section 8 Voucher count toward affordable housing will be reduced from 153 vouchers to about 65 vouchers. At best, this would represent a loss of 88 affordable units. If just the 88 vouchers were removed from the State's 2012 number, the percentage of affordable housing in Mansfield would fall to 9.47%.

    (b) According to Table 7.3 of the Mansfield Tomorrow: Plan of Conservation and Development the units that have been permitted and an estimate of what will be permitted by 2020 is 563. Using that number to add to the existing housing and reducing the Section 8 Vouchers by 88, the percentage of affordable housing estimated for 2020 would fall to 8.4%. In actuality, we

believe that from 2010 to 2020 probably more than 563 units will be established that are not affordable.

In any scenario, it will be difficult to add enough affordable housing to maintain the required 10% affordable housing threshold to avoid the land use appeals procedure. Requiring any affordable housing project to be delayed would only further cement the likelihood that the 10% threshold could not be met.

2. The effect of a nine-month moratorium on affordable housing, which will require state funding, equates to a minimum delay of two years. State Competitive Housing Assistance for Multifamily Properties (CHAMP) funding (required for construction and permanent financing) is available twice per year, generally in June and December. This moratorium would mean missing a possible funding round opportunity in December 2016 and June 2017. It is possible we could be ready for funding in December 2017, but more likely the funding application would not be ready until June 2018. If funding was received in the June 2018 round we would not be notified of our award until September 2018, with construction taking place through 2019 and possibility into 2020. Set forth below are some of the funding unknowns that are cause for concern.

   (a) Funding rounds are *competitive* and all projects submitted are not approved. Approval of projects is based on a point system. Projects with the most points receive funding until the state funding is exhausted for that round.

   (b) The points received are based on priorities set by the state for housing, how shovel- ready the project is (i.e. all zoning approvals in place and architectural drawings 90% completed, contractor chosen) and additional financing that has been committed to the project. We are told from our consultants not to expect to be funded the first time you submit your application. So, it is possible that we could not be funded until the December 2018 funding round and with notification not being received until March 2019.

   (c) Another concern is the availability of funding in 2018, 2019 and beyond. It is unknown if State money will be available considering the financial state of the State or if a new administration would choose to continue the financial support for housing that Governor Malloy has made so central to his administration.

3. Debt is being incurred each day on consultants, staff, surveys, architectural sketches, etc.… with no way to pay for these items without a pre-development loan through the Department of Housing. All the work to date (i.e. design, surveys, environmental, and research on other funding streams) is being done in anticipation of applying for CHAMP funds in the June 2017 funding round at the

latest. We had hoped the December 2016 funding round would be achievable. Because the moratorium has been proposed, our project has been delayed and the likelihood of making the December 2016 CHAMP funding round no longer seem probable. In addition, if this project is further delayed, our costs are expected to increase including the interest rate we are negotiating with financing institutions. Cost of funds will have long term implications on the viability of the project and the actual number of affordable units we could create. If the cost per unit is too high, points will be lost on the CHAMP funding application and the project simply will not be fundable.

We hope we have provided you with the information needed to understand why we are making this request. However, if you have any questions or need clarification on any issue, please let us know.

Thank you for your time and consideration of our proposed modification.

Sincerely,

Kathy Ward
President

cc: Town Manager (TownMngr@mansfieldct.org)

Town of Mansfield
Planning and Zoning Commission
4 S. Eagleville Rd
Storrs Mansfield, CT 06268

Re: Moratorium on Multi Family Housing Development

Dear Commission Members,

We will be out of Town the evening of September 6th and unable to attend that evening's Planning and Zoning Commission meeting. However, my wife and I would like to take this opportunity to go on record in support of the Moratorium on Multi Family Housing Development, which we understand is on the Commission's Agenda for the 6th.

My family and I are long term residents of Mansfield and own several properties in Town, some of which may be directly affected by the proposed Moratorium. The Town has experienced explosive growth in the past few years and an apparent severe increase in demand for multi family residential housing. Although it may be against our financial/business interests, we feel it is best for our community to impose this Moratorium, so the Commission, Town staff and etc. can more carefully evaluate the many new and potentially overwhelming implications and issues, before allowing additional multi family development to proceed in our Town.

We would be glad to discuss or respond to questions or comments, should there be any, and will try to make ourselves available for any continuing public debate on this issue.

Regards,
Michael Taylor

NEW BUSINESS

TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

DATE: August 30, 2016
TO: Planning and Zoning Commission
FROM: Janell M. Mullen, Assistant Planner/ZEO
SUBJECT: Freedom Green, PZC #636
Partial Release of Escrow Funds

PROJECT OVERVIEW

The final building phase of the Villages at Freedom Green was completed in 2015. On January 4, 2016, the Commission approved a partial release of the escrow funds, which totaled $60,500. The outstanding items, deemed incomplete by the Assistant Town Engineer and the Zoning Agent, were the following:

Description	Estimated Quantity	Unit Cost	Total
Landscaping Trees	30	$ 700.00	$ 21,000.00
Remove and Dispose of Construction Debris	1	$ 500.00	$ 500.00
Removal of Sedimentation and Erosion Control	1	$ 500.00	$ 500.00
Closed Circuit Television Inspection to Locate Sewer Wyes	3	$ 2,500.00	$ 7,500.00
Utility Location service for Electrical, Telephone, and Cable	5	$ 1,600.00	$ 8,000.00
Survey Locate Markings	2	$ 1,000.00	$ 2,000.00
		TOTAL	$ 39,500.00

At this time, the developer is requesting a release of the remaining bond on Phase IVC of the project, which totals $39,000.00.

Prior to the site visit, the Zoning Agent emailed Thomas Weiland, a representative of the Board of the Villages of Freedom Green to see if he had comments pertaining to the request for the release of escrow funds. The Department of Planning and Zoning received no response.

APPROVAL CONSIDERATIONS

On August 11, 2016, the Assistant Town Engineer and the Zoning Agent visited the site to observe what items had been completed since the previous release of funds. Based on site observations, staff determined that three items remain incomplete. They are as follows:

1. Closed circuit television inspection to locate sewer wyes
2. Utility location service for electrical, telephone, and cable
3. Survey locate markers

These deficiencies total $17,500 per the estimations of the Assistant Town Engineer as displayed above. At this time, it is recommended that $22,000 be released from the bond to the developer. The work has been completed relative to the landscaping trees, the removal of the construction debris on-site, and the removal of the sedimentation and erosion control. It is recommended that $17,500 remain in the escrow account until further as-built plans and site improvements are observed and accepted by Town Staff.

ATTACHMENTS

1. Letter from Dennis R. Poitras on behalf of the developer, Beaudoin Brothers, LLC.
2. Initial Assistant Town Engineer follow-up report

SUMMARY/RECOMMENDATION

If the Commission concurs with the above recommendation of a partial release of escrow funds, the following motion would be in order:

_____MOVES _____SECONDS to authorize the release of $22,000 of the escrow funds to Beaudoin Brothers, LLC at this time. Futhermore, the Chair is authorized to release the remaining ($17,500) escrow funds once the deficiencies related to the Construction Agreement have been addressed to the satisfaction of the Town Staff and the Planning & Zoning Commission.

Dennis R. Poitras
Attorney At Law
1733 Storrs Road
P.O. Box 562
Storrs, Connecticut 06268

Telephone (860) 487-0351
Fax (860) 429-4694

Email: drpoitras@yahoo.com

July 21, 2016

Mansfield Planning and Zoning Commission
c/o Linda Painter, Town Planner
Town of Mansfield
4 South Eagleville Road
Storrs, CT 06268

Re: The Villages at Freedom Green – Phase IVC
Bonding

Dear Linda:

I am writing on behalf of the developer, Beaudoin Brothers, LLC, to request release of the remaining bond on Phase IVC of the project.

There is currently $39,000.00 in the bond account for Phase 4C.

All remaining bonded items have been completed.

Respectfully submitted,

Dennis R. Poitras

TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS

Engineering Division

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

From: Derek M. Dilaj, P.E., Assistant Town Engineer

To: Janell M. Mullen, Assistant Town Planner/Zoning Agent

Copy: John Carrington, P.E., Town Engineer

Date: December 30, 2015

Re: Escrow Reduction for Freedom Green

Reports: Agreement made between the Town of Mansfield and JRJ Associates dated April 30, 1991

Per your request, the Town of Mansfield Engineering Division has reviewed the as-built plans prepared by the Design and Development Group and provided by the Developer for Freedom Green in Mansfield, CT. In my previous letter provided to Curt Hirsch the following elements are required per the agreement between the Town of Mansfield and JRJ Associates the developer (JRJ Associates).

a. All main sewer lines constructed with each Phase and with all sewer connections and lines necessary for use of the system.
b. A storm drainage system to the outfall locations.
c. A water supply system with all water lines and secondary service lines to drives and buildings
d. The electrical, telephone, and cable TV service lines within the right-of-way of either Independence or Liberty Drive.

The provided as-builts are deficient as it relates to the 1991 Agreement in the following elements:

1) All sewer connections are not shown nor the location of service wyes located.
2) The electrical, telephone, and cable TV service lines within the right-of-way on Liberty Drive are not shown.

Description	Estimated Quantity	Units	Unit Cost ($)	Total ($)
Landscaping Trees	30	EA	$ 700.00	$ 21,000.00
Remove and Dispose of Construction Debris	1	LS	$ 500.00	$ 500.00
Removal of Sedimentation and Erosion Control	1	LS	$ 500.00	$ 500.00
Closed Circuit Television Inspection to locate Sewer Wyes	3	Days	$ 2,500.00	$ 7,500.00
Utility Location Service for Electrical, Telephone, and Cable	5	Days	$ 1,600.00	$ 8,000.00
Survey Locate Markings	2	Days	$ 1,000.00	$ 2,000.00
			Total	$ 39,500.00

RECEIPT OF APPLICATION FOR A SUBDIVISION:

_____, move and _____ seconds to receive the

SUBDIVISION application (File #**1343**)

submitted by **Willard J. Stearns & Sons, Inc.**

for **a 9-lot subdivision**

on property located **at the Southwest corner of Coventry Road and Browns Road**

as shown on plans dated **12/15/15 with a revision date of 01/27/2016**,

and as described in other application submissions, and to refer said application to the Fire Marshal, Assistant Town Engineer, Conservation Commission, and Eastern Highlands Health District, for review and comments and to set a Public Hearing for November 7, 2016

file # 1343
filing date 8-29-16

MANSFIELD PLANNING & ZONING COMMISSION
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL

Name of subdivision Mountain View Acres

Name of subdivider (applicant)
Willard J. Stearns & Sons, Inc. Phone # 860-423-9289
(please PRINT)
Address 50 Stearns Road Mansfield CT 06250
(street) (town) (state) (zip)

Signature _____ (owner X) (optionee) Date 8/10/16
PAUL I BRADY PRESIDENT

OWNER **(IF OTHER THAN SUBDIVIDER)**

Name _____ Phone # _____
(please PRINT)
Address _____
(street) (town) (state) (zip)

Signature _____ Date _____

FEES
See Town Council-approved Fee Schedule & Eastern Highlands Health District Review Fee Schedule (Subdivisions will not be reviewed by Eastern Highlands Health District unless an Application for Plan Review has been submitted)

SUBDIVISION DATA
Location:
Southwest corner of Coventry Road and Browns Road

Zoning district RAR-90

Total # of acres 36.9
Total # of lots 9

EXTENSION OF TIME

Pursuant to Section 8-26d, subsection (b) of the Connecticut General Statutes, the undersigned applicant hereby consents to an extension of time within which the Planning and Zoning Commission is required by law to approve, modify and approve or disapprove a subdivision plan known as

_____

and located at/on _____

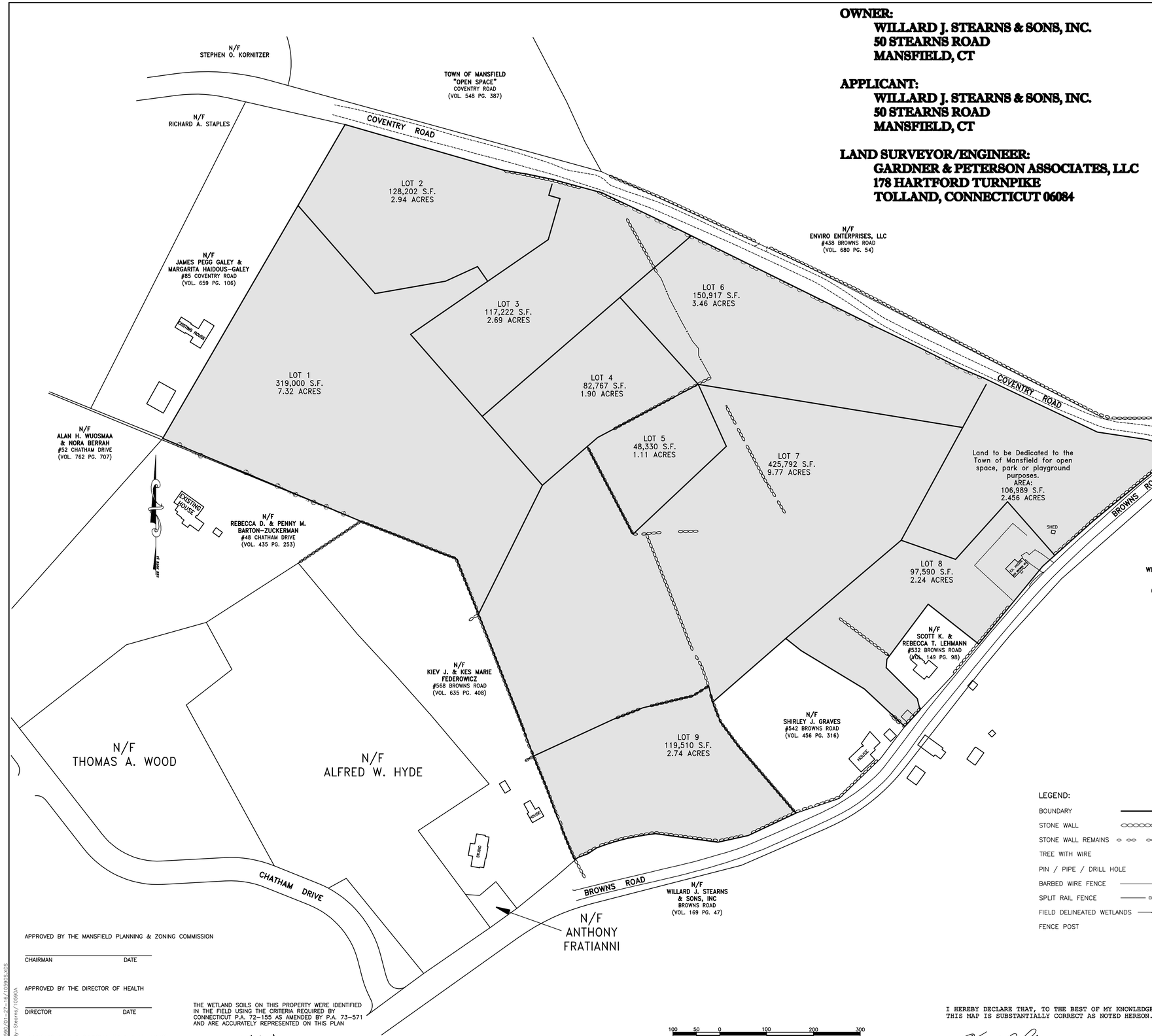
It is agreed that such extension of time shall not exceed 65 days and it is understood that this extension of time is in addition to the first 65-day period after the receipt of the application by the Planning & Zoning Commission.

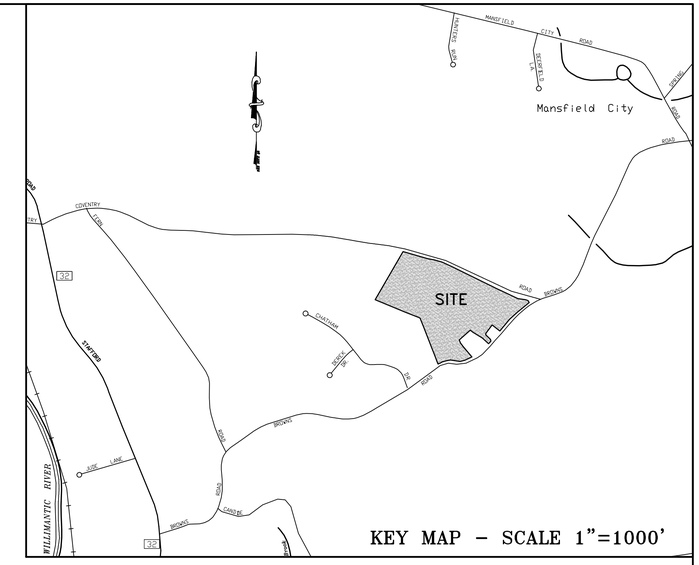
Signature _____ Date _____

OWNER:
WILLARD J. STEARNS & SONS, INC.
50 STEARNS ROAD
MANSFIELD, CT

APPLICANT:
WILLARD J. STEARNS & SONS, INC.
50 STEARNS ROAD
MANSFIELD, CT

LAND SURVEYOR/ENGINEER:
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084





NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS A SUBDIVISION PLAN, AND IS A FIRST SURVEY OF THE PERIMETER BOUNDARY AND AN ORIGINAL SURVEY OF THE PROPOSED LOT LINES CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON NAD 83/87 (CONNECTICUT STATE PLANE COORDINATES) BASED ON COORDINATES FROM MAP REFERENCE 3A.
3. MAP REFERENCES:
   A. "PROPERTY SURVEY CERTAIN PROPERTY OF WILLARD J. STEARNS & SONS, INC IDENTIFIED AS FARM 1, FARM 2 AND FARM 3 BROWNS RD., STEARNS RD., MANSFIELD CITY RD., PLEASANT VALLEY RD. MANSFIELD, CONNECTICUT" DATED 9-11-2014 SCALE: 1"=200' BY: F.A. HESKETH & ASSOCIATES, INC.
   B. "BOUNDARY SURVEY FOR SUBDIVISION ENTITLED CHATHAM HILL BROWNS ROAD MANSFIELD, CONNECTICUT" OWNER & SUBDIVIDER MICHAEL DILAJ TRUSTEE SCALE: 1"=100' DATED1-1-98 REV. 6-15-98 BY: DATUM ENG.
   C. "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR KIEV FEDEROWICZ PROPOSED HOUSE ADDITION & PROPOSED BARN/STUDIO 568 BROWNS ROAD MANSFIELD CONNECTICUT" SCALE: 1"=30' DATED 4-9-13 REV. THROUGH 1-28-15 BY: ROB HELLSTROM LAND SURVEYING LLC
   D. "CORRECTIONAL MAP LAND OF DANIEL B AND ANN L. COSTELLO AND PATRICIA E. AND JAMES V. LETA STUATED ON THE SOUTHERLY LINE OF COVENTRY ROAD IN THE TOWN OF MANSFIELD, THE COUNTY OF TOLLAND AND THE STATE OF CONNECTICUT" SCALE 1"=40' DATED 8-14-65 BY: JOHN R. GRIFFIN
   E. "PROPERTY OF RUSSELL W. & PHYLLIS MARTIN COVENTRY ROAD, BROWNS ROAD MANSFIELD CONNECTICUT" SCALE: 1"=100' DATED 2-7-88 BY: KARHU & PRONOVOST ASSOCIATES, INC.
   F. "SUBDIVISION PLAN SMITH FARMS PREPARED FOR: REJA ACQUISITION CORP. COVENTRY ROAD MANSFIELD, CONNECTICUT" SCALE: 1"=100' DATED: FEB. 2003 REV. THROUGH 4-20-04 BY: MESSIER & ASSOCIATES, INC.
4. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
5. WETLANDS DEPICTED HEREON WERE FIELD DELINEATED BY SOIL SCIENTIST JOHN IANNI, CSS.
6. SITE AND ABUTTING PARCELS ARE IN RAR-90 ZONE.
7. PARCEL IS LOCATED IN FLOOD ZONE C, AREAS OF MINIMAL FLOODING, PER FIRM FLOOD INSURANCE RATE MAP TOWN OF MANSFIELD, CONNECTICUT TOLLAND COUNTY PANEL 15 OF 20 COMMUNITY-PANEL NUMBER 090128 0015C EFFECTIVE DATE: JANUARY 2, 1981.
8. PARCEL IS NOT LOCATED WITHIN AN AQUIFER AREA BASED ON "SURFACES AND GROUNDWATER RESOURCES" MAP BY PLAN OF CONSERVATION AND DEVELOPMENT APRIL 2006.
9. PARCEL IS NOT LOCATED WITHIN AN ARCHAEOLOGICAL AREA BASED ON "ARCHAEOLOGICAL ASSESSMENT" MAP BY PLAN OF CONSERVATION AND DEVELOPMENT APRIL 2006.
10. PARCEL IS NOT LOCATED IN AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT NATURAL COMMUNITIES BASED ON THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION NATURAL DIVERSITY DATA BASE AREA MAP FOR MANSFIELD, CT DATED DECEMBER 2014.
11. SPEED LIMIT ON BROWNS ROAD IS 30 MPH AND 25 MPH ALONG COVENTRY ROAD.
12. THE PROPOSED TREELINES ARE CONCEPTUAL AND MAY BE MODIFIED BY THE DEVELOPER. CLEARING LIMITS ARE NOT SHOWN FOR THE FOOTING DRAIN DISCHARGES.

LEGEND:

BOUNDARY
STONE WALL
STONE WALL REMAINS
TREE WITH WIRE
PIN / PIPE / DRILL HOLE
BARBED WIRE FENCE
SPLIT RAIL FENCE
FIELD DELINEATED WETLANDS — WL#200
FENCE POST

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR DATE

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN

SOIL SCIENTIST

100 50 0 100 200 300
GRAPHIC SCALE 1"=100'

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

KENNETH R. PETERSON L.S. 10839
REGISTRATION NO.

REVISIONS
01-27-2016

SUBDIVISION PLAN
MOUNTAIN VIEW ACRES
#522 BROWNS ROAD
& COVENTRY ROAD
MANSFIELD, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
B.D.C.	1"=100'	12-15-2015	1 OF 7	10590S

G:\PLOT\10590\01-27-16\10590S.DGS
10590-Brody-Stearns/10590A

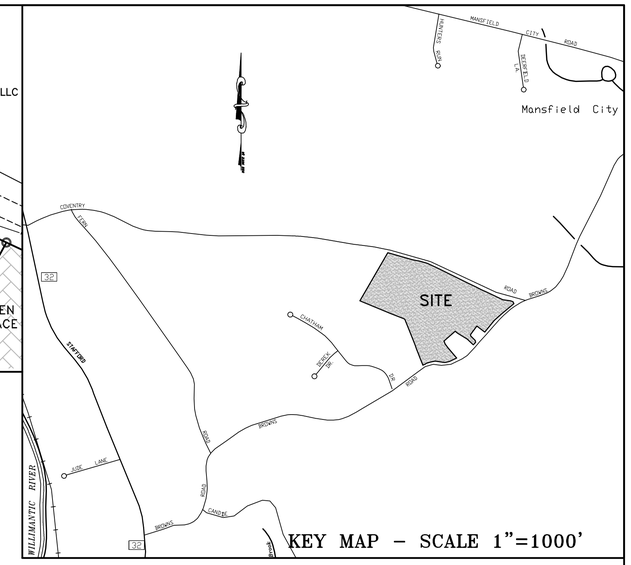
CORNER DETAIL 1"=20'

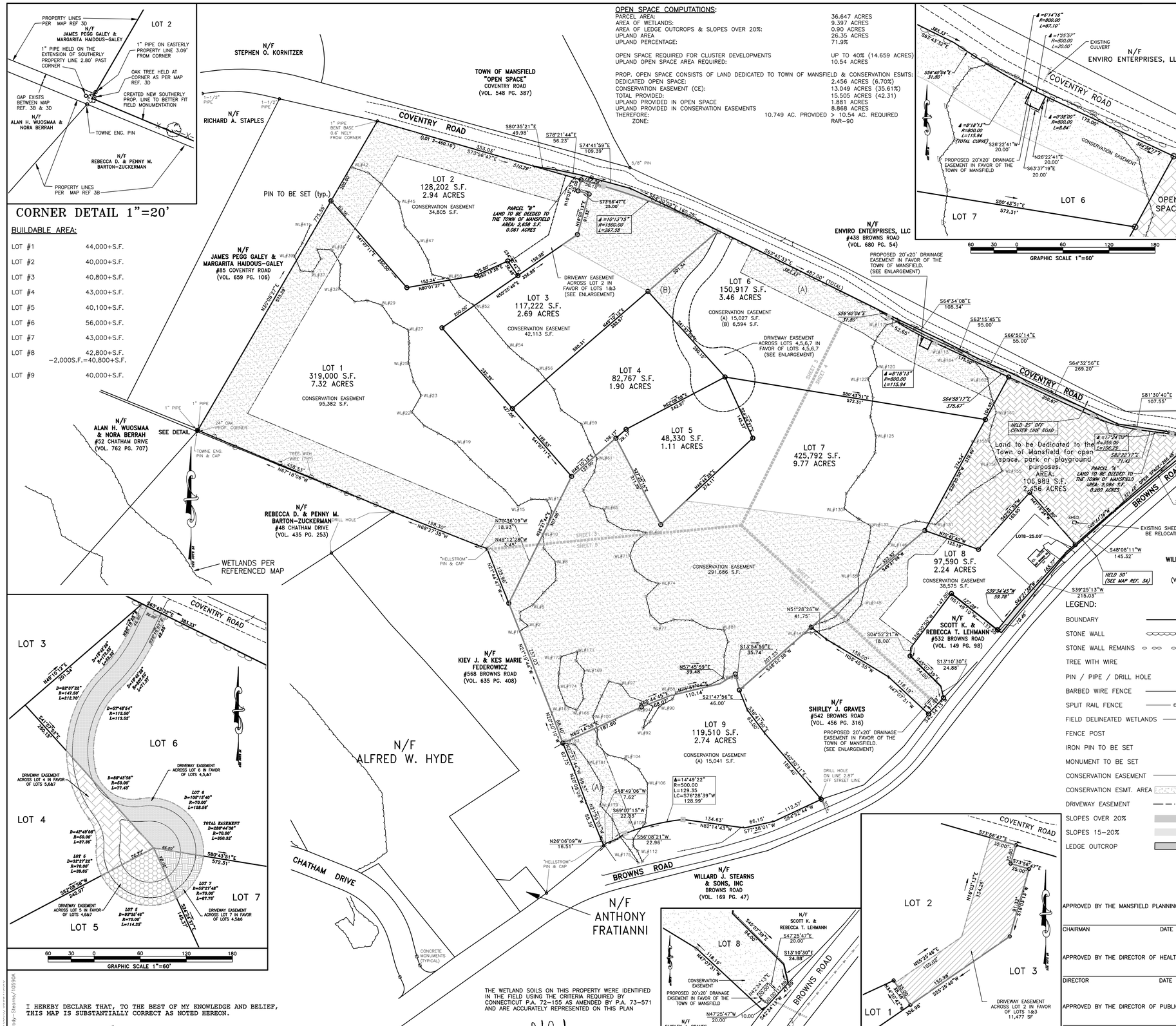
BUILDABLE AREA:

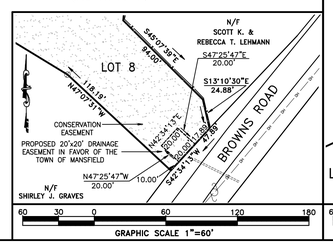
LOT #1	44,000+S.F.
LOT #2	40,000+S.F.
LOT #3	40,800+S.F.
LOT #4	43,000+S.F.
LOT #5	40,100+S.F.
LOT #6	56,000+S.F.
LOT #7	43,000+S.F.
LOT #8	42,800+S.F. −2,000S.F.=40,800+S.F.
LOT #9	40,000+S.F.

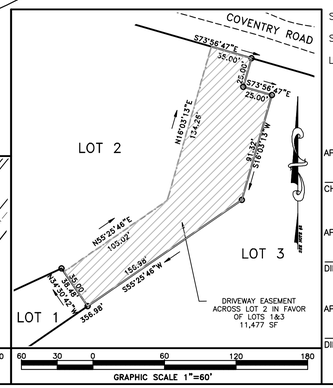
OPEN SPACE COMPUTATIONS:

PARCEL AREA:	36.647 ACRES
AREA OF WETLANDS:	9.397 ACRES
AREA OF LEDGE OUTCROPS & SLOPES OVER 20%:	0.90 ACRES
UPLAND AREA	26.35 ACRES
UPLAND PERCENTAGE:	71.9%
OPEN SPACE REQUIRED FOR CLUSTER DEVELOPMENTS	UP TO 40% (14.659 ACRES)
UPLAND OPEN SPACE AREA REQUIRED:	10.54 ACRES
PROP. OPEN SPACE CONSISTS OF LAND DEDICATED TO TOWN OF MANSFIELD & CONSERVATION ESMTS:	
DEDICATED OPEN SPACE:	2.456 ACRES (6.70%)
CONSERVATION EASEMENT (CE):	13.049 ACRES (35.61%)
TOTAL PROVIDED:	15.505 ACRES (42.31)
UPLAND PROVIDED IN OPEN SPACE	1.881 ACRES
UPLAND PROVIDED IN CONSERVATION EASEMENTS	8.868 ACRES
THEREFORE:	10.749 AC. PROVIDED > 10.54 AC. REQUIRED
ZONE:	RAR-90









NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS A SUBDIVISION PLAN, AND IS A FIRST SURVEY OF THE PERIMETER BOUNDARY AND AN ORIGINAL SURVEY OF THE PROPOSED LOT LINES CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON NAD 83/87 (CONNECTICUT STATE PLANE COORDINATES) BASED ON COORDINATES FROM MAP REFERENCE 3A.
3. MAP REFERENCES:
   A. "PROPERTY SURVEY CERTAIN PROPERTY OF WILLARD J. STEARNS & SONS, INC IDENTIFIED AS FARM 1, FARM 2 AND FARM 3 BROWNS RD., STEARNS RD., MANSFIELD CITY RD., PLEASANT VALLEY RD. MANSFIELD, CONNECTICUT" DATED 9-11-2014 SCALE: 1"=200' BY: F.A. HESKETH & ASSOCIATES, INC.
   B. "BOUNDARY SURVEY FOR SUBDIVISION ENTITLED CHATHAM HILL BROWNS ROAD MANSFIELD, CONNECTICUT" OWNER & SUBDIVIDER MICHAEL DILAJ TRUSTEE SCALE: 1"=100' DATED1-1-98 REV. 6-15-98 BY: DATUM ENG.
   C. "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR KIEV FEDEROWICZ PROPOSED HOUSE ADDITION & PROPOSED BARN/STUDIO 568 BROWNS ROAD MANSFIELD CONNECTICUT" SCALE: 1"=30' DATED 4-9-13 REV. THROUGH 1-28-15 BY: ROB HELLSTROM LAND SURVEYING LLC
   D. "CORRECTIONAL MAP LAND OF DANIEL B AND ANN L. COSTELLO AND PATRICIA E. AND JAMES V. LETA SITUATED ON THE SOUTHERLY LINE OF COVENTRY ROAD IN THE TOWN OF MANSFIELD, THE COUNTY OF TOLLAND AND THE STATE OF CONNECTICUT" SCALE 1"=40' DATED 8-14-65 BY: JOHN R. GRIFFIN
   E. "PROPERTY OF RUSSELL W. & PHYLLIS MARTIN COVENTRY ROAD, BROWNS ROAD MANSFIELD CONNECTICUT" SCALE: 1"=100' DATED 2-7-88 BY: KARHU & PRONOVOST ASSOCIATES, INC.
   F. "SUBDIVISION PLAN SMITH FARMS PREPARED FOR: REJA ACQUISITION CORP. COVENTRY ROAD MANSFIELD, CONNECTICUT" SCALE: 1"=100' DATED: FEB. 2003 REV. THROUGH 4-20-04 BY: MESSIER & ASSOCIATES, INC.
4. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
5. WETLANDS DEPICTED HEREON WERE FIELD DELINEATED BY SOIL SCIENTIST JOHN IANNI.
6. SITE AND ABUTTING PARCELS ARE IN RAR-90 ZONE.
7. PARCEL IS LOCATED IN FLOOD ZONE C, AREAS OF MINIMAL FLOODING, PER FIRM FLOOD INSURANCE RATE MAP TOWN OF MANSFIELD, CONNECTICUT TOLLAND COUNTY PANEL 15 OF 20 COMMUNITY-PANEL NUMBER 090128 0015C EFFECTIVE DATE: JANUARY 2, 1981.
8. PARCEL IS NOT LOCATED WITHIN AN AQUIFER AREA BASED ON "SURFACES AND GROUNDWATER RESOURCES" MAP BY PLAN OF CONSERVATION AND DEVELOPMENT APRIL 2006.
9. PARCEL IS NOT LOCATED WITHIN AN ARCHAEOLOGICAL AREA BASED ON "ARCHAEOLOGICAL ASSESSMENT" MAP BY PLAN OF CONSERVATION AND DEVELOPMENT APRIL 2006.
10. PARCEL IS NOT LOCATED IN AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT NATURAL COMMUNITIES BASED ON THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION NATURAL DIVERSITY DATA BASE AREA MAP FOR MANSFIELD, CT DATED DECEMBER 2014.
11. SPEED LIMIT ON BROWNS ROAD (COLLECTOR RD) IS 30 MPH AND 25 MPH ALONG COVENTRY ROAD (NEIGHBORHOOD ROAD).
12. THE PROPOSED TREELINES ARE CONCEPTUAL AND MAY BE MODIFIED BY THE DEVELOPER. CLEARING LIMITS ARE NOT SHOWN FOR THE FOOTING DRAIN DISCHARGES.

LEGEND:

- BOUNDARY
- STONE WALL
- STONE WALL REMAINS
- TREE WITH WIRE
- PIN / PIPE / DRILL HOLE
- BARBED WIRE FENCE
- SPLIT RAIL FENCE
- FIELD DELINEATED WETLANDS
- FENCE POST
- IRON PIN TO BE SET
- MONUMENT TO BE SET
- CONSERVATION EASEMENT
- CONSERVATION ESMT. AREA
- DRIVEWAY EASEMENT
- SLOPES OVER 20%
- SLOPES 15–20%
- LEDGE OUTCROP

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN

SOIL SCIENTIST

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

KENNETH R. PETERSON — L.S. 10839 REGISTRATION NO.

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

CHAIRMAN — DATE

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR — DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR — DATE

REVISIONS
01-27-2016

BOUNDARY PLAN
MOUNTAIN VIEW ACRES
#522 BROWNS ROAD & COVENTRY ROAD
MANSFIELD, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS — LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
B.D.C.	1"=100' OR AS SHOWN	12-15-2015	2 OF 7	10590S

10590-Brody-Stearns/10590A

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH

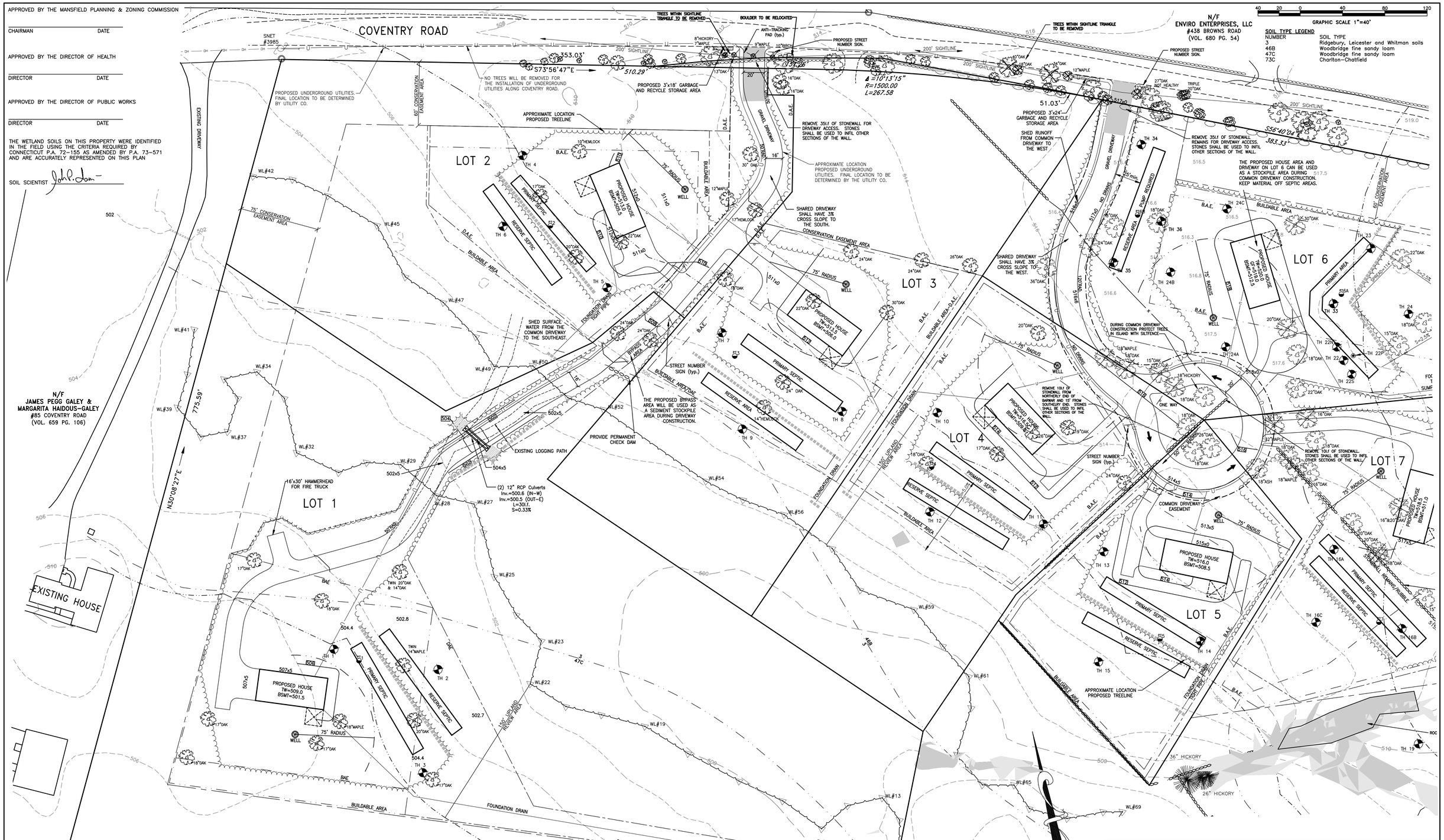
DIRECTOR DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR DATE

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN

SOIL SCIENTIST



SEE SHEET #2 FOR NOTES AND CERTIFICATIONS

REVISIONS
01-27-2016

SITE DEVELOPMENT PLAN
MOUNTAIN VIEW ACRES
#522 BROWNS ROAD & COVENTRY ROAD
MANSFIELD, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
B.D.C.	1"=40'	12-15-2015	3 OF 7	10590S

10590-Brody-Skeins/10590A

SOIL TYPE LEGEND

NUMBER	SOIL TYPE
3	Ridgebury, Leicester and Whitman soils
46B	Woodbridge fine sandy loam
47C	Woodbridge fine sandy loam
73C	Charlton-Chatfield

SEE SHEET #2 FOR NOTES AND CERTIFICATIONS

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR _____ DATE _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR _____ DATE _____

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN

SOIL SCIENTIST _____

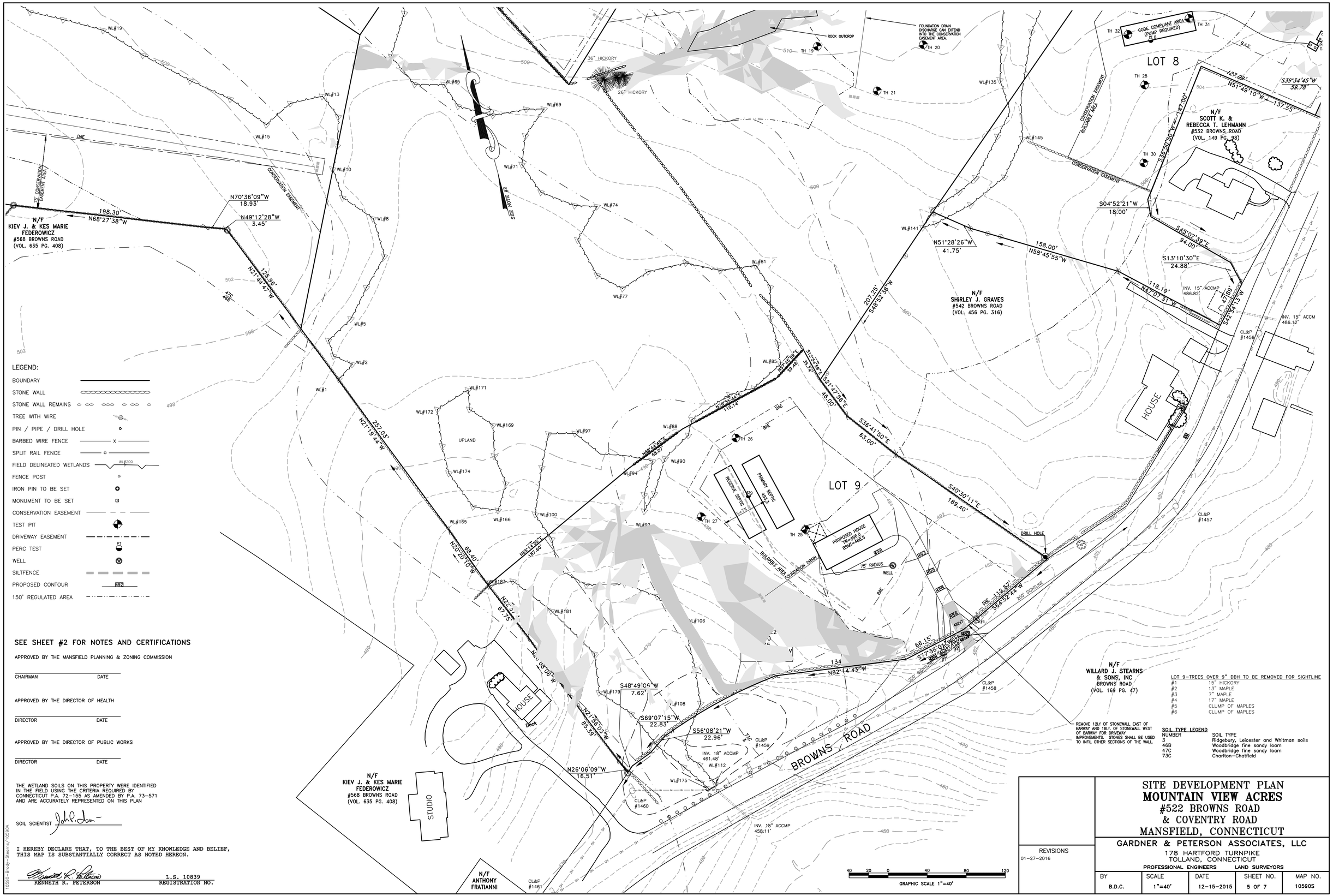
REVISIONS
01-27-2016

SITE DEVELOPMENT PLAN
MOUNTAIN VIEW ACRES
#522 BROWNS ROAD & COVENTRY ROAD
MANSFIELD, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
B.D.C.	1"=40'	12-15-2015	4 OF 7	10590S

10590-Brody-Stearns/10590A



LEGEND:

- BOUNDARY
- STONE WALL
- STONE WALL REMAINS
- TREE WITH WIRE
- PIN / PIPE / DRILL HOLE
- BARBED WIRE FENCE
- SPLIT RAIL FENCE
- FIELD DELINEATED WETLANDS
- FENCE POST
- IRON PIN TO BE SET
- MONUMENT TO BE SET
- CONSERVATION EASEMENT
- TEST PIT
- DRIVEWAY EASEMENT
- PERC TEST
- WELL
- SILTFENCE
- PROPOSED CONTOUR
- 150' REGULATED AREA

SEE SHEET #2 FOR NOTES AND CERTIFICATIONS

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR _____ DATE _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR _____ DATE _____

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN

SOIL SCIENTIST _____

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

KENNETH R. PETERSON _____ L.S. 10839 REGISTRATION NO.

LOT 9-TREES OVER 9" DBH TO BE REMOVED FOR SIGHTLINE

#1	15" HICKORY
#2	13" MAPLE
#3	7" MAPLE
#4	17" MAPLE
#5	CLUMP OF MAPLES
#6	CLUMP OF MAPLES

SOIL TYPE LEGEND

NUMBER	SOIL TYPE
3	Ridgebury, Leicester and Whitman soils
46B	Woodbridge fine sandy loam
47C	Woodbridge fine sandy loam
73C	Charlton-Chatfield

SITE DEVELOPMENT PLAN
MOUNTAIN VIEW ACRES
#522 BROWNS ROAD & COVENTRY ROAD
MANSFIELD, CONNECTICUT

REVISIONS
01-27-2016

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
B.D.C.	1"=40'	12-15-2015	5 OF 7	10590S

10590-Brody-Stearns/10590A

MINIMUM LEACHING SYSTEM SPREAD (MLSS)

HYDRAULIC FACTOR (HF) X FLOW FACTOR (FF) X PERCOLATION FACTOR (PF)

MLSS = HF X FF X PF **SAMPLE**

HYDRAULIC FACTOR (HF)

DEPTH TO RESTRICTIVE LAYER	HYDRAULIC GRADIENT (% OF SLOPE) <1	1.1–2	2.1–3	3.1–4	4.1–6	6.1–8	8.1–10	10.1–15	>15
<17.9	SEE	NOTE	#1						
18–22	72	62	54	48	42	34	30	28	26
22.1–26	66	56	48	42	34	30	28	26	24
26.1–30	56	49	42	34	30	28	26	24	20
30.1–36	48	42	34	30	28	26	24	20	18
36.1–42	42	36	30	28	26	24	20	18	16
42.1–48	36	32	28	26	24	20	18	16	14
48.1–60	30	28	24	22	20	18	16	14	10
>60	MLSS NEED NOT BE CONSIDERED								

#1–CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY

FLOW FACTOR (FF) = $\frac{\text{DESIGN FLOW}}{300}$ SO: 3 BEDROOMS = $\frac{450}{300}$ = 1.5

4 BEDROOMS = $\frac{600}{300}$ = 2.0

PERCOLATION FACTOR (PF) LESS THAN 5 MIN/IN = 1.0

5.1 – 10	= 1.2
10.1 – 20	= 1.5
20.1 – 30	= 2.0
30.1 – 45	= 3.0
45.1 – 60	= 5.0

MLSS CALCULATIONS

LOT 1
Avg. Depth to restrictive layer: 22.3"
Hydraulic Gradient: 2.1–3%
HF= 48
4 Bedrooms, FF= 2.0
Perc Rate 5.1–10 min/in.
PF= 1.2
MLSS= 48x 2.0 x 1.2 = 116

LOT 2
Avg. Depth to restrictive layer: 25.6"
Hydraulic Gradient: 2.1–3%
HF= 48
4 Bedrooms, FF= 2.0
Perc Rate 1–5 min/in.
PF= 1.0
MLSS= 48 x 2.0 x 1.0 = 96

LOT 3
Avg. Depth to restrictive layer: 25.3"
Hydraulic Gradient: 3.1–4%
HF= 42
4 Bedrooms, FF= 2.0
Perc Rate 5.1–10 min/in.
PF= 1.2
MLSS= 42 x 2.0 x 1.2 = 101

LOT 4
Avg. Depth to restrictive layer: 25"
Hydraulic Gradient: 4.1–6%
HF= 34
4 Bedrooms, FF= 2.0
Perc Rate 5.1–10 min/in.
PF= 1.2
MLSS= 34 x 2.0 x 1.2 = 82

LOT 5
Avg. Depth to restrictive layer: 22.3"
Hydraulic Gradient: 4.1–6%
HF= 34
4 Bedrooms, FF= 2.0
Perc Rate 5.1–10 min/in.
PF= 1.2
MLSS= 34 x 2.0 x 1.2 = 82

LOT 6
Avg. Depth to restrictive layer: 26.16"
(TH's 22,22N,22S,23,24,33)
Hydraulic Gradient: 2.1–3%
HF= 42
4 Bedrooms, FF= 2.0
Perc Rate 5.1–10 min/in.
PF= 1.2
MLSS= 42 x 2.0 x 1.2 = 101

LOT 7
Avg. Depth to restrictive layer: 26"
Hydraulic Gradient: 1.1–2%
HF= 56
4 Bedrooms, FF= 2.0
Perc Rate 5.1–10 min/in.
PF= 1.2
MLSS= 56 x 2.0 x 1.2 = 135

LOT 8–Existing House
Avg. Depth to restrictive layer: 26"
Hydraulic Gradient: 6.1–8%
HF= 30
3 Bedrooms, FF= 1.5
Perc Rate 1–5 min/in.
PF= 1.0
MLSS= 30 x 1.5 x 1.0 = 45

LOT 9
Avg. Depth to restrictive layer: 25.3"
Hydraulic Gradient: 6.1–8%
HF= 30
4 Bedrooms, FF= 2.0
Perc Rate 5.1–10 min/in.
PF= 1.2
MLSS= 30 x 2.0 x 1.2 = 72

Soil Testing Results
Observed By: Eastern Highlands Health District
Others Present: Gardner & Peterson Associates, LLC and Highland Soils
Date Tested: September 3, 2015

TH 1
0–8" Topsoil
8–30" Orange Brown Fine Sandy Loam
30–80" Compact Glacial Till
Mottling @ 27"
Roots to 30"
No groundwater
No ledge

TH 2
0–5" Topsoil
5–18" Orange Brown Fine Sandy Loam
18–78" Compact Glacial Till
Mottling @ 18"
Roots to 18"
No groundwater
No ledge

TH 3
0–4" Topsoil
4–22" Orange Brown Fine Sandy Loam
22–80" Compact Glacial Till
Mottling @ 22"
Roots to 22"
No groundwater
No ledge

TH 4
0–5" Topsoil
5–26" Orange Brown Fine Sandy Loam
26–80" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 5
0–4" Topsoil
4–24" Orange Brown Fine Sandy Loam
24–81" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 6
0–3" Topsoil
3–27" Orange Brown Fine Sandy Loam
27–76" Compact Glacial Till
Mottling @ 27"
Roots to 27"
No groundwater
No ledge

TH 7
0–7" Topsoil
7–30" Orange Brown Fine Sandy Loam
30–81" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 8
0–6" Topsoil
6–26" Orange Brown Fine Sandy Loam
26–80" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 9
0–5" Topsoil
5–20" Orange Brown Fine Sandy Loam
20–77" Compact Glacial Till
Mottling @ 20"
Roots to 20"
No groundwater
No ledge

TH 10
0–5" Topsoil
5–26" Orange Brown Fine Sandy Loam
26–65" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 11
0–4" Topsoil
4–20" Orange Brown Fine Sandy Loam
20–72" Compact Glacial Till
Mottling @ 20"
Roots to 20"
No groundwater
No ledge

TH 12
0–5" Topsoil
5–29" Orange Brown Fine Sandy Loam
29–77" Compact Glacial Till
Mottling @ 29"
Roots to 29"
No groundwater
No ledge

TH 13
0–5" Topsoil
5–19" Orange Brown Fine Sandy Loam
19–70" Compact Glacial Till
Mottling @ 19"
Roots to 19"
No groundwater
No ledge

Soil Testing Results
Observed By: Eastern Highlands Health District
Others Present: Gardner & Peterson Associates, LLC and Highland Soils
Date Tested: September 3, 2015

TH 14
0–6" Topsoil
6–24" Orange Brown Fine Sandy Loam
24–48" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
Ledge @ 48"

TH 15
0–5" Topsoil
5–24" Orange Brown Fine Sandy Loam
24–78" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 16
0–5" Topsoil
5–40" Orange Brown Fine Sandy Loam
40–65" Compact Glacial Till
Mottling @ 40"
Roots to 40"
No groundwater
No ledge

TH 16A
0–5" Topsoil
5–20" Orange Brown Fine Sandy Loam
20–80" Compact Glacial Till
Mottling @ 20"
Roots to 20"
No groundwater
No ledge

TH 16B
0–6" Topsoil
6–27" Orange Brown Fine Sandy Loam
27–72" Compact Glacial Till
Mottling @ 27"
Roots to 27"
No groundwater
No ledge

TH 16C
0–5" Topsoil
5–31" Orange Brown Fine Sandy Loam
31–84" Compact Glacial Till
Mottling @ 31"
Roots to 31"
No groundwater
No ledge

TH 17–not dug

TH 18
0–5" Topsoil
5–26" Orange Brown Fine Sandy Loam
26–90" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 19
0–5" Topsoil
5–26" Orange Brown Fine Sandy Loam
26–50" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 20
0–5" Topsoil
5–30" Orange Brown Fine Sandy Loam
30–90" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 21
0–5" Topsoil
5–31" Orange Brown Fine Sandy Loam
31–64" Compact Glacial Till
Mottling @ 31"
Roots to 31"
No groundwater
No ledge

TH 22
0–6" Topsoil
6–30" Orange Brown Fine Sandy Loam
30–43" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
Ledge @ 43"

TH 23
0–5" Topsoil
5–24" Orange Brown Fine Sandy Loam
24–84" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

Soil Testing Results
Observed By: Eastern Highlands Health District
Others Present: Gardner & Peterson Associates, LLC and Highland Soils
Date Tested: September 3, 2015

TH 24
0–4" Topsoil
4–25" Orange Brown Fine Sandy Loam
25–90" Compact Glacial Till
Mottling @ 25"
Roots to 25"
No groundwater
No ledge

TH 24A
0–5" Topsoil
5–29" Orange Brown Fine Sandy Loam
29–56" Compact Glacial Till
Mottling @ 29"
Roots to 29"
No groundwater
No ledge

TH 24B
0–6" Topsoil
6–24" Orange Brown Fine Sandy Loam
24–84" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 24C
0–6" Topsoil
6–23" Orange Brown Fine Sandy Loam
23–82" Compact Glacial Till
Mottling @ 23"
Roots to 23"
No groundwater
No ledge

TH 25
0–7" Topsoil
7–25" Orange Brown Fine Sandy Loam
25–90" Compact Glacial Till
Mottling @ 25"
Roots to 25"
No groundwater
No ledge

TH 26
0–7" Topsoil
7–26" Orange Brown Fine Sandy Loam
26–90" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 27
0–5" Topsoil
5–25" Orange Brown Fine Sandy Loam
25–77" Compact Glacial Till
Mottling @ 25"
Roots to 25"
No groundwater
No Ledge

TH 28
Ledge @ 24"

TH 29–Not dug

TH 30
0–5" Topsoil
5–30" Orange Brown Fine Sandy Loam
30–64" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 31
0–7" Topsoil
7–26" Orange Brown Fine Sandy Loam
26–50" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
Ledge at 50"

TH 32
0–6" Topsoil
6–30" Orange Brown Fine Sandy Loam
30–64" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

Soil Testing Results
Observed By: Gardner & Peterson Associates, LLC
Date Tested: October 30, 2015

TH 22P
A hole was dug by hand (as discussed with Jeffrey Polhemus, Chief Sanitarian) to a depth of 50" to demonstrate there is no ledge down grade of TH 22 within 48" of the ground surface. Photos were forwarded to his attention.

Soil Testing Results
By: Eastern Highlands Health District
Others Present: Gardner & Peterson Associates, LLC
Date Tested: October 1, 2015

TH 22N
0–7" Topsoil
7–30" Orange Brown Fine Sandy Loam
30–93" Compact Glacial Till
Mottling @ 36"
Roots to 29"
Restrictive @ 30"
No Groundwater
No Ledge

TH 22S
0–8" Topsoil
8–24" Orange Brown Fine Sandy Loam
24–80" Compact Glacial Till
Mottling @ 24"
Roots to 25"
No Groundwater
No Ledge

TH 33
0–8" Topsoil
8–24" Orange Brown Very Fine Sandy Loam–Silty
24–89" Compact Glacial Till
Mottling @ 24"
Roots to 25"
No groundwater
No ledge

TH 34
0–8" Topsoil
8–21" Orange Brown Fine Sandy Loam–Silty
21–76" Compact Glacial Till
Mottling @ 23"
Roots to 24"
No groundwater
No ledge

TH 35
0–7" Topsoil
7–24" Orange Brown Fine Sandy Loam
24–92" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 36
0–8" Topsoil
8–25" Orange Brown Fine Sandy Loam
25–61" Compact Glacial Till
Mottling @ 25"
Roots to 26"
No groundwater
No ledge

Soil Testing Results
By: Eastern Highlands Health District Only
Date Tested: 8/26/2014
Near existing house–522 Browns Road
Only location is on EHHD sketch (south of septic tank)

TP 1
0–9" Topsoil
9–36" Brown medium sandy loam, very rocky
36–65" Gray fine & medium sand & gravel, slightly firm
Ledge @ 65"
No seepage or mottling
Roots to 40"

TP 2
Ledge @ 32"
No seepage or mottling
Roots to 32"

TP 3
0–9" Topsoil
9–25" Brown Fine Sandy Loam
25–37" Tan Medium Sand, slightly firm, rocky
Ledge @ 37"
No Seepage or Mottling
Roots to 28"

TP 4
0–4" Topsoil
4–28" Brown Fine Sandy Loam
Trench hit at 17", flooded pit, deeper depth soils unknown
No Ledge or Mottling
Seepage @ 17"
Roots to 28"

TP 5
Filled & distrubved soils
Secondary Leaching Trench?
No Ledge
Seepage @ 17"
Mottling @ 19"
Roots to 28"

TP 6
0–9" Topsoil
9–25" Brown Fine Sandy Loam
25–36" Gray Fine Sand, Rocky
Machine refusal at 36", probable broken ledge, quite large
Ledge @ 36?
No Seepage
No Mottling
Roots @ 28"

Percolation Test
By: Eastern Highlands Health District
Date Tested: 8/26/2014
Near existing house–522 Browns Road
Only location is on EHHD sketch

Rate: 5 min/in

Percolation Tests
By: Gardner & Peterson Associates LLC
Heavy Rain on September 30, 2015

Perc #1
Presoaked 9/21/15 at 2:47
Presoaked 9/22/15 at 12:40
Depth=20"
Mark Down 0"

TIME	DEPTH
1:21	8"
1:31	11 ½"
1:41	14 ¼"
1:51	15 3/4"
2:01	16 3/4"
2:11	17 3/4"
2:16	18 ½"
2:21	Dry
Rate:	10 min/in

Perc #2
Presoaked 9/21/15 at 2:33
Presoaked 9/22/15 at 10:49
Depth=20"
Mark Down 0"

TIME	DEPTH
1:18	8"
1:27	13"
1:37	16 ½"
1:47	19 ½"
Dry	
Rate:	1–5 min/in

Perc #3
Presoaked 9/21/15 at 3:07
Presoaked 9/22/15 at 10:46
Depth=20"
Mark Down 0"

TIME	DEPTH
1:15	8"
1:25	11 ¼"
1:35	13 ½"
1:45	15 ½"
1:55	16 3/4"
2:05	18"
Dry	
Rate:	5.1–10 min/in

Perc #4
Presoaked 9/21/15 at 3:30
Presoaked 9/22/15 at 10:43
Depth=18"
Mark Down 2"

TIME	DEPTH
11:55	3 ½"
12:05	6"
12:15	7 ½"
12:25	9"
12:35	10"
12:45	11"
12:55	12"
1:05	13"
Rate:	10 min/in

Perc #5
Presoaked 9/21/15 at 3:45
Presoaked 9/22/15 at 10:40
Depth=18"
Mark Down 1 ½"

TIME	DEPTH
11:40	4 ¼"
11:50	8 ½"
12:00	11 ½"
12:10	13"
12:20	14"
Dry	
Rate:	5.1–10 min/in

Perc 6A
Presoaked 10/01/15 at 8:48
Depth=18"
Mark Down 0"

TIME	DEPTH
10:50	6"
11:00	9 ½"
11:10	11 ½"
11:20	13 ¼"
11:30	14 ½"
11:40	15 3/4"
11:50	DRY
Rate:	5.1–10 min/in

Perc 6B
Presoaked 10/01/15 at 8:30
Depth=17"
Mark Down 0"

TIME	DEPTH
10:53	5"
11:03	10"
11:13	13"
11:18	13 3/4"
11:23	14 3/4"
11:28	15 3/4"
11:33	16 ½"
11:38	DRY
Rate:	5.1–10 min/in

Perc 7
Presoaked 10/01/15 at 10:10
Depth=19"
Mark Down 2"

TIME	DEPTH
11:45	3 ½"
11:50	7"
11:55	9 ½"
12:00	10 ½"
12:05	11 ½"
12:10	12 ½"
12:15	13"
12:20	13 ½"
12:25	14"
12:30	14 ½"
12:35	DRY
Rate:	10 min/in

Perc 8
Presoaked 10/01/15 at 10:44
Depth=19"
Mark Down 1"

TIME	DEPTH
12:08	6"
12:13	10"
12:18	12"
12:23	13 ½"
12:28	15"
12:33	16 ½"
12:38	18" DRY
Rate:	1–5 min/in

Perc #9
Presoaked 9/21/15 at 4:20
Presoaked 9/22/15 at 10:24
Depth=19"
Mark Down 0"

TIME	DEPTH
10:56	7 ½"
10:59	10"
11:02	11 ¼"
11:05	12 ½"
11:08	13 3/4"
11:11	14 3/4"
11:14	15 3/4"
11:17	16 ¼"
11:20	16 3/4"
11:23	17 ¼"
11:26	18"
Dry	
Rate:	5.1–10 min/in

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
6. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
7. FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
8. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
9. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
10. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
11. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
12. SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
13. CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
14. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
15. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
16. FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
17. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
18. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
19. WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10–10–10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
20. CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

CONSTRUCTION SCHEDULE &
EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: MOUNTAIN VIEW ACRES

LOCATION: BROWN & COVENTRY ROADS

PROJECT DESCRIPTION: RESIDENTIAL SUBDIVISION

PARCEL AREA: 36.6 ACRES

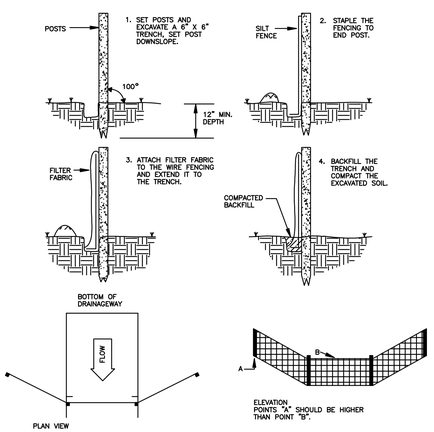
RESPONSIBLE PERSONNEL: MR. PAUL BRODY

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
SUBDIVIDER IS REQUIRED TO CONSTRUCT COMMON DRIVEWAYS.			
LAND SURVEYOR SHALL FLAG LIMIT OF CLEARING.			
CUT TREES.			
INSTALL EROSION CONTROLS.			
REMOVE STUMPS.			
STRIP TOPSOIL AND STOCKPILE.			
CONSTRUCT COMMON DRIVEWAY.			
FINAL GRADE AND SEED ALL DISTURBED AREAS.			
PERMIT PLAN SHALL BE PREPARED FOR DEVELOPMENT OF EACH LOT FOR LOT OWNER/BUILDER.			

PROJECT DATES:
DATE OF CONSTRUCTION START PER APPROVAL TIMELINES
DATE OF CONSTRUCTION COMPLETION PER APPROVAL TIMELINES

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

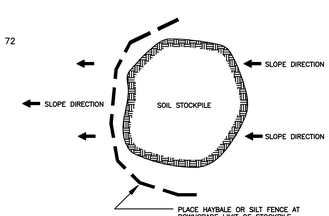
CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR DATE



STOCKPILE EROSION PROTECTION DETAIL
N.T.S.

TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1–6/15, 8/1–10/1
WINTER RYE	40	0.9	4/15–6/15, 8/15–10/1
SUDANGRASS	11	0.25	5/15–8/15

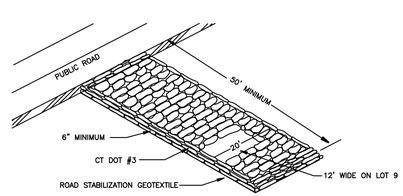
TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDED AREA AT THE RATE OF 1–1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

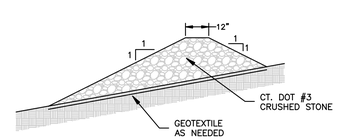
FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15–6/15, 8/15–9/15
CREEPING RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	



CONSTRUCTION ENTRANCE



STONE CHECK DAM DETAIL

SOIL DATA

SEDIMENTATION & EROSION CONTROL DETAILS

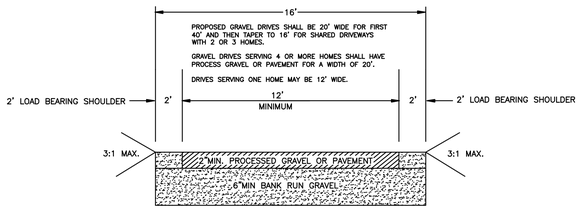
MOUNTAIN VIEW ACRES
#522 BROWNS ROAD
& COVENTRY ROAD
MANSFIELD, CONNECTICUT

REVISIONS
01-27-2016

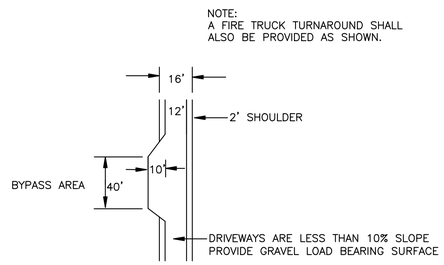
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
B.D.C.	N.T.S.	12–15–2015	6 OF 7	10590S

10590-Brody-Stearns/10590A

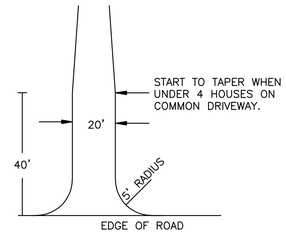


TYPICAL SHARED DRIVEWAY SECTION

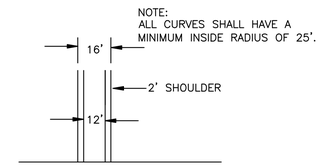


DRIVEWAY OVER 300' LONG

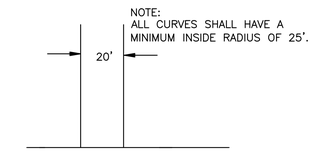
INSIDE RADIUS SHALL BE A MIN. 25'



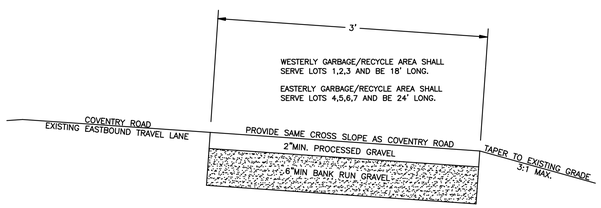
SHARED DRIVEWAY INTERSECTS COVENTRY ROAD



SHARED DRIVEWAY DETAIL WHEN SERVING 2 or 3 HOUSES

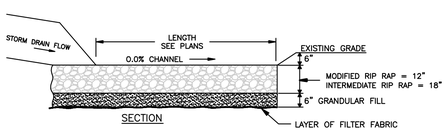


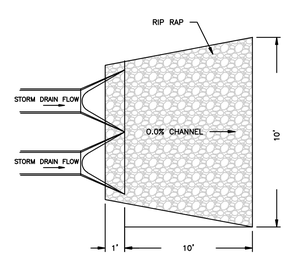
SHARED DRIVEWAY DETAIL WHEN SERVING 4 or MORE HOUSES



TYPICAL GARBAGE/RECYCLE AREA SECTION

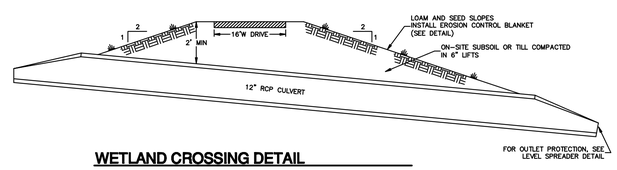
N.T.S.



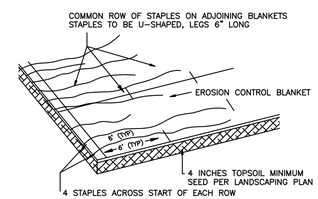


NOTES:
1. WHERE POSSIBLE LEVEL SPREADER TO BE CONSTRUCTED ON UNDISTURBED SOIL.
2. SHAPE THE ENTRANCE TO THE SPREADER IN SUCH A MANNER AS TO INSURE THAT RUNOFF ENTERS DIRECTLY ONTO THE 0.0% CHANNEL.
3. LIP TO BE CONSTRUCTED LEVEL AT 0.0% GRADE TO INSURE UNIFORM SPREADING OF STORM WATER RUNOFF.

LEVEL SPREADER DETAIL

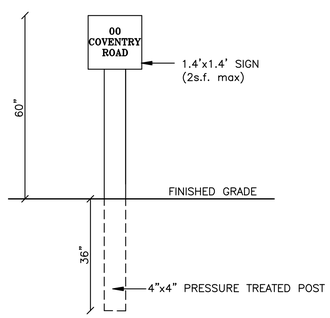


WETLAND CROSSING DETAIL



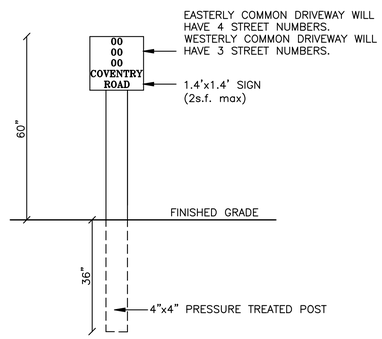
NOTES:
1. APPLY ON SLOPES 2:1 OR GREATER, BUT LESS THAN 3:1.
2. EROSION CONTROL BLANKET TO BE NORTH AMERICAN GREEN S 150 DOUBLE NET STRAW BLANKET OR EQUAL.
3. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

EROSION CONTROL BLANKET



STREET NUMBER SIGN AT INTERSECTION OF COMMON & SINGLE FAMILY DRIVEWAY

N.T.S.



STREET NUMBER SIGN AT COVENTRY ROAD

N.T.S.

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR DATE

REVISIONS
01-27-2016

CONSTRUCTION DETAILS

MOUNTAIN VIEW ACRES
#522 BROWNS ROAD
& COVENTRY ROAD
MANSFIELD, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
B.D.C.	N.T.S.	12-15-2015	7 OF 7	10590S

10590-Brady-Sterns/10590A

TOTAL SITE:
36.647 ACRES
CONSERV. EASEMENT
10.9 ACRES
TOWN OPEN SPACE
3.915 ACRES
40.45% OPEN SPACE

LEGEND

- EXISTING CONTOUR
- STONE WALL
- APPROXIMATE WOODS LINE
- EXISTING LEDGE
- WETLAND
- SLOPES 15% OR GREATER WETLAND
- AREA SUITABLE FOR BUILDING
- SIGNIFICANT VIEW/ SIGNIFICANT VANTAGE POINT

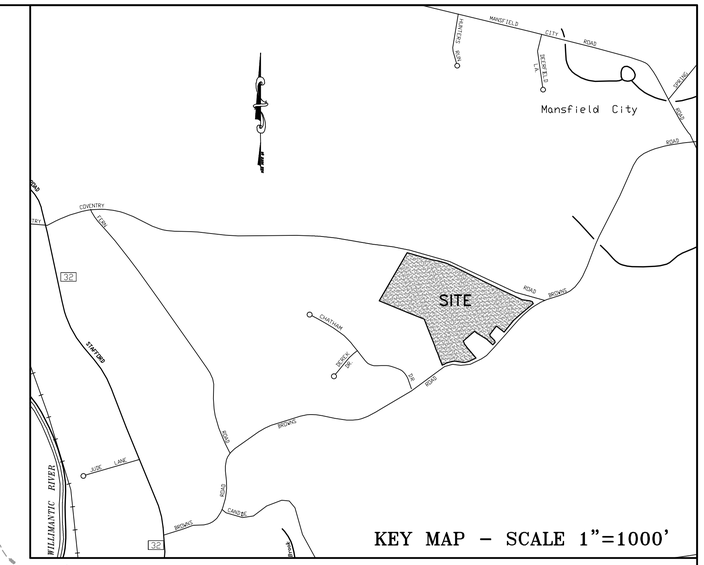
SCALE:

CONCEPT PLAN - PROPOSED SUBDIVISION

for WILLARD J. STEARNS & SONS, INC.

COVENTRY & BROWNS ROADS MANSFIELD, CT

JOHN ALEXOPOULOS, LAND. ARCH.
JUNE 5 , 2015



NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS A TOPOGRAPHIC SURVEY, AND IS A FIRST SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, TOPOGRAPHY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-3, TARGETS BY GARDNER & PETERSON ASSOC., AERIAL SURVEY BY POTOMAC AERIAL SURVEYS, INC..

2. BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON NAD 83 (CONNECTICUT STATE PLANE COORDINATES) BASED ON COORDINATES FROM MAP REFERENCE 3A, ELEVATIONS ARE BASED ON NAVD 88 DATUM BASED ON GPS ELEVATIONS BY DESIGN PROFESSIONALS.

3. MAP REFERENCES:
   A. "PROPERTY SURVEY CERTAIN PROPERTY OF WILLARD J. STEARNS & SONS, INC IDENTIFIED AS FARM 1, FARM 2 AND FARM 3 BROWNS RD., STEARNS RD., MANSFIELD CITY RD., PLEASANT VALLEY RD. MANSFIELD, CONNECTICUT" DATED 9-11-2014 SCALE: 1"=200' BY: F.A. HESKETH & ASSOCIATES, INC.
   B. "BOUNDARY SURVEY FOR SUBDIVISION ENTITLED CHATHAM HILL BROWNS ROAD MANSFIELD, CONNECTICUT" OWNER & SUBDIVIDER MICHAEL DILAJ TRUSTEE SCALE: 1"=100' DATED1-1-98 REV. 6-15-98 BY: DATUM ENG.
   C. "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR KIEV FEDEROWICZ PROPOSED HOUSE ADDITION & PROPOSED BARN/STUDIO 568 BROWNS ROAD MANSFIELD CONNECTICUT" SCALE: 1"=30' DATED 4-9-13 REV. THROUGH 1-28-15 BY: ROB HELLSTROM LAND SURVEYING LLC
   D. "CORRECTIONAL MAP LAND OF DANIEL B AND ANN L. COSTELLO AND PATRICIA E. AND JAMES V. LETA SITUATED ON THE SOUTHERLY LINE OF COVENTRY ROAD IN THE TOWN OF MANSFIELD, THE COUNTY OF TOLLAND AND THE STATE OF CONNECTICUT" SCALE 1"=40' DATED 8-14-65 BY: JOHN R. GRIFFIN
   E. "PROPERTY OF RUSSELL W. & PHYLLIS MARTIN COVENTRY ROAD, BROWNS ROAD MANSFIELD CONNECTICUT" SCALE: 1"=100' DATED 2-7-88 BY: KARHU & PRONOVOST ASSOCIATES, INC.
   F. "SUBDIVISION PLAN SMITH FARMS PREPARED FOR: REJA ACQUISITION CORP. COVENTRY ROAD MANSFIELD, CONNECTICUT" SCALE: 1"=100' DATED: FEB. 2003 REV. THROUGH 4-20-04 BY: MESSIER & ASSOCIATES, INC.

4. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

5. WETLANDS DEPICTED HEREON WERE FIELD DELINEATED BY SOIL SCIENTIST JOHN IANNI.

LEGEND:

- UTILITY POLE
- OVERHEAD UTILITY LINES
- GUARD RAIL POST
- STONE WALL
- STONE WALL REMAINS
- TREE WITH WIRE
- PIN / PIPE / DRILL HOLE
- BARBED WIRE FENCE
- SPLIT RAIL FENCE
- FIELD DELINEATED WETLANDS (WL#200)
- 150' UPLAND REVIEW AREA
- FENCE POST
- SIGN
- PROPOSED OPEN SPACE
- PROPOPSED CONSERVATION EASEMENT
- LEDGE OUTCROPS
- SLOPES OVER 20%
- SLOPES 15-20%

YIELD PLAN:

PARCEL AREA:	36.647 ACRES
AREA OF WETLANDS:	9.397 ACRES
AREA OF LEDGE OUTCROPS & SLOPES OVER 20%:	0.90 ACRES
NET AREA:	26.35 ACRES
NET PERCENTAGE:	71.9%
OPEN SPACE REQUIRED:	15% (5.497 ACRES)
NET AREA REQUIRED:	3.95 ACRES

PROPOSED OPEN SPACE CONSISTS OF LAND DEDICATED TO TOWN OF MANSFIELD AND CONSERVATION ESMTS.

DEDICATED OPEN SPACE:	2.37 ACRES
AREA OF WETLANDS:	0.50 ACRES
AREA OF LEDGE OUTCROPS & SLOPES OVER 20%:	0.40 ACRES
NET AREA:	1.47 ACRES
CONSERVATION EASEMENT:	1.03 ACRES (LOTS 1-6-ALL UPLAND)
CONSERVATION EASEMENT:	4.43 ACRES (REAR OF LOT 7)
	1.88 ACRES (UPLAND ON REAR OF LOT 7)
TOTAL:	7.83 ACRES-21.3%
NET AREA PROVIDED:	1.47 AC. + 1.03 AC. + 1.88 AC.=4.38AC. > 3.95 AC.

ALL LOTS HAVE A MINUMUM 200' OF FRONTAGE.
ZONE: RAR-90

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN

SOIL SCIENTIST

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

KENNETH R. PETERSON — L.S. 10839 REGISTRATION NO.

CONCEPTUAL YIELD PLAN

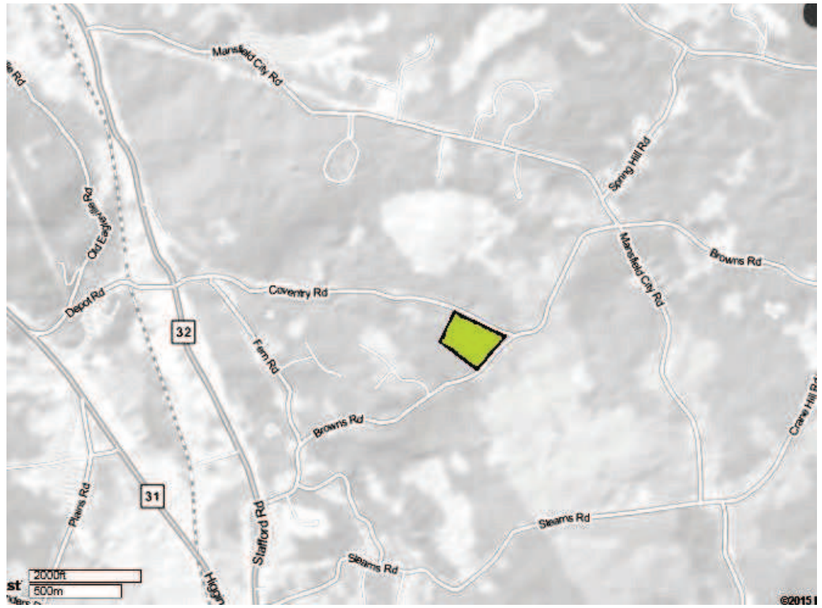
PREPARED FOR
WILLARD J. STEARNS & SONS, INC.
#522 BROWNS ROAD
& COVENTRY ROAD
MANSFIELD, CONNECTICUT

REVISIONS
12-15-2015

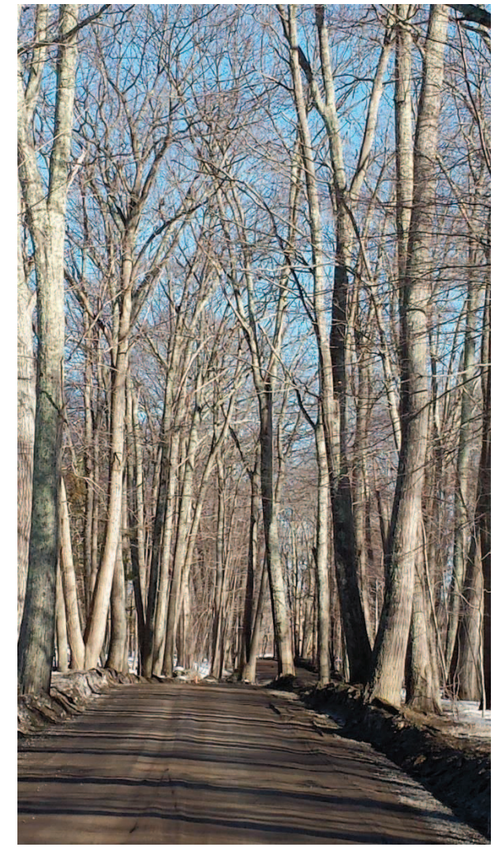
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

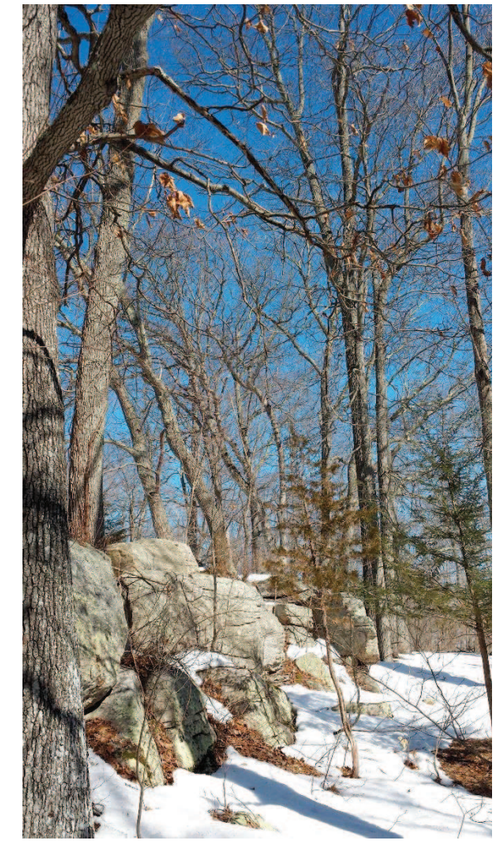
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=100'	05-22-2015	1 OF 1	10590Y

10590-Brody-Stearns/10590A



SITE LOCATION

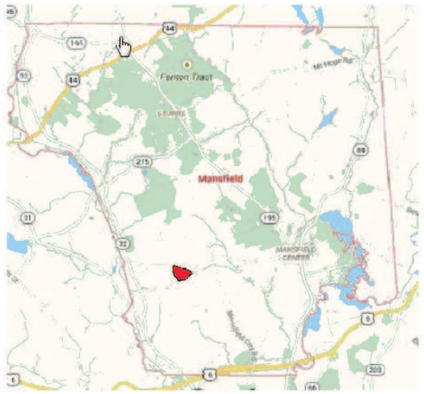




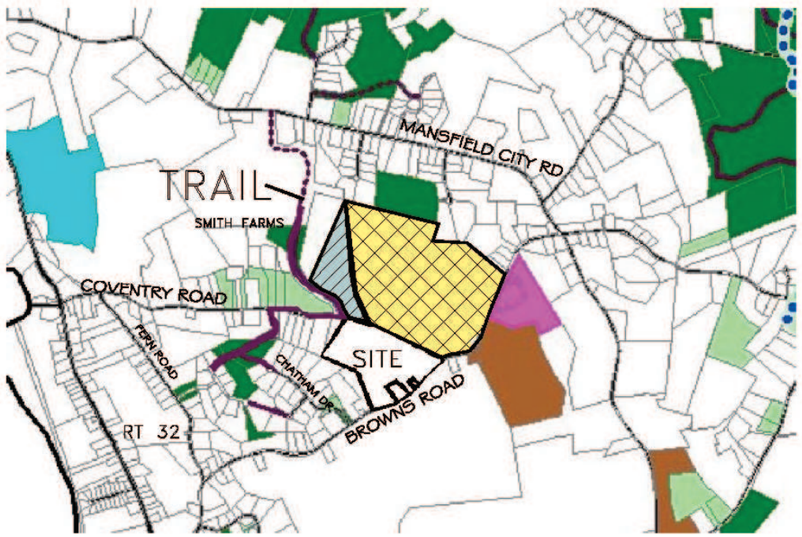
SITE ANALYSIS
NEIGHBORHOOD INFLUENCES

For Willard J. Stearns & Sons, Inc.
Coventry & Brown Roads
Mansfield, CT

John Alexopoulos, RLA, ASLA
March 23, 2015



SITE LOCATION



OFF SITE LAND USES

OPEN SPACE

FARMLAND PROTECTION

TRAIL

March 20, 2015

Off-Site and Neighborhood Influences Analysis:
Proposed Residential Subdivision, Coventry Road and Browns Road
John Alexopoulos, Landscape Architect CT Lic. # 550

Property of Willard J. Stearns and Sons, Inc., Mansfield, CT

I visited the property on several occasions in the months of December 2014 through March of this year.

The property is located on Coventry Road and Browns Road. The 36.9 acre parcel falls within the RAR90 Rural Agricultural Residence 90 zoning district. The surrounding properties are single family developments except for the agricultural lands across Browns Road. A single family home property is found on the western boundary whose driveway connects to Coventry Road, the rear of several single family home lots are found on the south boundary (Chatham Drive) and three residences are found on the eastern side, Browns Road. The residence closest to the intersection of Coventry and Browns Roads is part of this proposed development. The other two residences are separated by a segment of this property.

About half of the eastern portion of the property was likely pasturage in the past save for the wetlands. The 1934 photograph shows this easternmost portion of the property as open pastureland. There is no evidence of old foundations or any other remnant suggesting habitation or structures supporting agriculture. Most all of this portion consists of woods and emerging vegetation. There is a hayfield accessed through a barway along Browns Road. This field is about an acre in size. Excepting some open ground associated with the houses along Browns Road, this is essentially the only open on the property. Most all of the remainder of the property including the wetlands is wooded and recently logged and consists of mostly deciduous second growth trees. There is a small pond within the wetland closest to Coventry Road.

Coventry Road is classified as a local street while Browns Road is classified a collector street. Coventry Road is unpaved for the extent of the property. Coventry Road connects Browns Road with Route 32 some distance away. Brown's Road ends to the south at Route 32 some distance from where Coventry Road joins route 32. Browns Road connects to Mansfield City Road less than a mile to the east. Mansfield Middle School is just about 1.6 miles away from this property via Mansfield City Road and Spring Hill Road and Vinton School is about the same distance via Browns Road and Route 32.

Significant Assets:
The site has several significant features:
- Wetland habitat that extends through the site from north to south
- Outside of the wetland soils and a small area of stone/ledge, about 75 per cent of the site has buildable soils. A small area including the open hayfield is listed as farmland soil.
- Fully canopied for nearly all of the site
- Rock outcroppings adjacent Browns Road
- Rock outcrop adjacent reverting field and associated with larger oak trees
- Group of hemlocks adjacent wall and wetland
- Large trees along Coventry Road and on the western boundary
- Scenic character of Coventry Road, a canopy road
- Notable views of the agricultural fields across Browns Road and of Chestnut Hill– though restricted to small "overlooks" next to Browns Road and from the hayfield
- Some rubbles of stone walls – though not extensive within the property and mostly on property boundaries
- Open Space and preserved farmland opposite Coventry Road and extending the length of this property

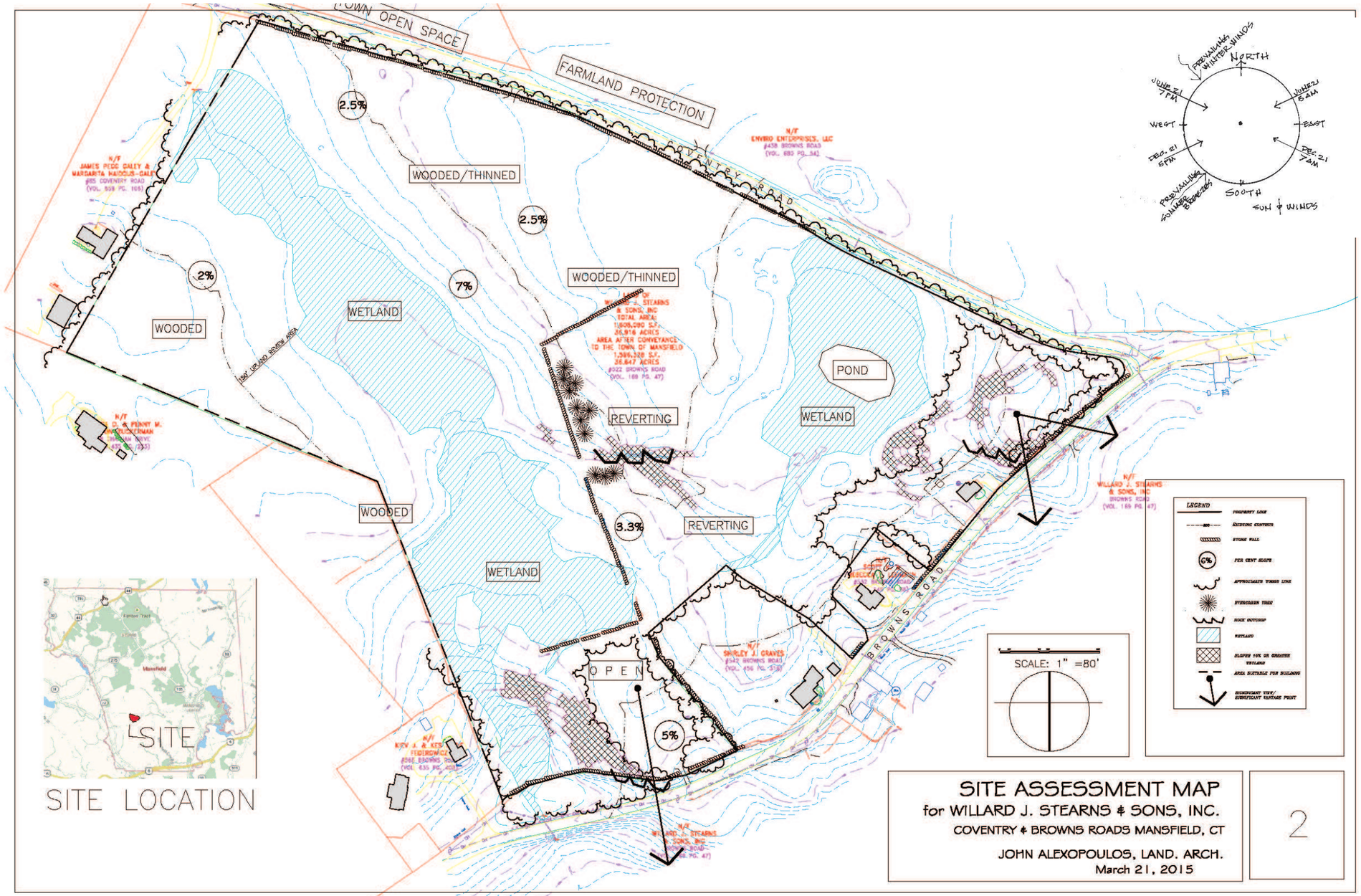
Constraints:
- Wetland extending across the site from north to south and wetland adjacent Coventry Road. Access to a portion of property on the west side needs a wetland crossing.
- Stony soils
- Limited area of slopes 15 per cent or over – on the rise close to Browns Road
- Sight line distances along Coventry Road due to existing large trees and due to alignment along Browns Road
- Small areas of rock outcroppings adjacent Browns Road

Considerations:
- Limit the number of entrances into property from both Coventry Road or Browns Road.
- Potential driveway entrances have possible restricted sight lines on Coventry Road because of existing trees.
- Limited areas for access from Browns Road due to sight line restrictions regarding slope and alignment. The existing barway into the hayfield appears to be a possible driveway access
- Buildable soils in the western portion require wetland crossing.
- The stone wall along Coventry Road. Where curb cuts are required, any wall section needing removal should be relocated as near to the curb cut as possible.
- Use the group of hemlock trees in the design layout.
- Wetland protection through conservation easement or dedicated open space.

Off-Site Considerations:
The property is bounded by existing residences on three sides. Chatham Drive residences have their rear properties on the southern boundary. a single home is immediately adjacent on the west boundary and along Browns Road are the three residences. This property connects to Browns Road in several locations between and aside these existing residences. Most houses on Chatham Drive are close to that road so much of the southern border is rear and forested property.
Across Browns Road is the extensive agricultural property, mostly hay fields, sweeping up to the height of land approaching Stearns Road.
Across Coventry Road is protected land, consisting of Mansfield Open Space and protected agricultural land. The Open Space is wooded and uses the Smith Farms driveway as the extension of the trail that comes from Chatham I and II. This trail enters Coventry road about a quarter mile from the Smith Farms driveway. The protected farmland is open pasturage.

SITE AREA MAP
for WILLARD J. STEARNS & SONS, INC.
COVENTRY & BROWNS ROADS MANSFIELD, CT
JOHN ALEXOPOULOS, LAND. ARCH.
March 21, 2015

1


TOWN OPEN SPACE
FARMLAND PROTECTION
COVENTRY ROAD
BROWNS ROAD
WOODED/THINNED
WOODED/THINNED
WETLAND
WETLAND
WETLAND
WOODED
WOODED
POND
REVERTING
REVERTING
OPEN
2.5%
2.5%
2%
7%
3.3%
5%
NORTH
SOUTH
EAST
WEST
SUN & WINDS
SCALE: 1" =80'
LEGEND
SITE
SITE LOCATION
SITE ASSESSMENT MAP
for WILLARD J. STEARNS & SONS, INC.
COVENTRY & BROWNS ROADS MANSFIELD, CT
JOHN ALEXOPOULOS, LAND. ARCH.
March 21, 2015
2

March 20, 2015

Off-Site and Neighborhood Influences Analysis:
Proposed Residential Subdivision, Coventry Road and Browns Road
John Alexopoulos, Landscape Architect CT Lic. # 550
Property of Willard J. Stearns and Sons, Inc., Mansfield, CT

I visited the property on several occasions in the months of December 2014 through March of this year.

The property is located on Coventry Road and Browns Road. The 36.9 acre parcel falls within the RAR90 Rural Agricultural Residence 90 zoning district. The surrounding properties are single family developments except for the agricultural lands across Browns Road. A single family home property is found on the western boundary whose driveway connects to Coventry Road, the rear of several single family home lots are found on the south boundary (Chatham Drive) and three residences are found on the eastern side, Browns Road. The residence closest to the intersection of Coventry and Browns Roads is part of this proposed development. The other two residences are separated by a segment of this property.

About half of the eastern portion of the property was likely pasturage in the past save for the wetlands. The 1934 photograph shows this easternmost portion of the property as open pastureland. There is no evidence of old foundations or any other remnant suggesting habitation or structures supporting agriculture. Most all of this portion consists of woods and emerging vegetation. There is a hayfield accessed through a barway along Browns Road. This field is about an acre in size. Excepting some open ground associated with the houses along Browns Road, this is essentially the only open on the property. Most all of the remainder of the property including the wetlands is wooded and recently logged and consists of mostly deciduous second growth trees. There is a small pond within the wetland closest to Coventry Road.

Coventry Road is classified as a local street while Browns Road is classified a collector street. Coventry Road is unpaved for the extent of the property. Coventry Road connects Browns Road with Route 32 some distance away. Brown's Road ends to the south at Route 32 some distance from where Coventry Road joins route 32. Browns Road connects to Mansfield City Road less than a mile to the east. Mansfield Middle School is just about 1.6 miles away from this property via Mansfield City Road and Spring Hill Road and Vinton School is about the same distance via Browns Road and Route 32.

Significant Assets:

The site has several significant features:

Wetland habitat that extends through the site from north to south

Outside of the wetland soils and a small area of stone/ledge, about 75 per cent of the site has buildable soils. A small area including the open hayfield is listed as farmland soil.

Fully canopied for nearly all of the site

Rock outcroppings adjacent Browns Road

Rock outcrop adjacent reverting field and associated with larger oak trees

Group of hemlocks adjacent wall and wetland

Large trees along Coventry Road and on the western boundary

Scenic character of Coventry Road, a canopy road

Notable views of the agricultural fields across Browns Road and of Chestnut Hill– though restricted to small "overlooks" next to Browns Road and from the hayfield.

Some rubbles of stone walls – though not extensive within the property and mostly on property boundaries

Open Space and preserved farmland opposite Coventry Road and extending the length of this property

Constraints:

Wetland extending across the site from north to south and wetland adjacent Coventry Road. Access to a portion of property on the west side needs a wetland crossing.

Stony soils

Limited area of slopes 15 per cent or over – on the rise close to Browns Road

Sight line distances along Coventry Road due to existing large trees and due to alignment along Browns Road

Small areas of rock outcroppings adjacent Browns Road

Considerations:

Limit the number of entrances into property from both Coventry Road or Browns Road.

Potential driveway entrances have possible restricted sight lines on Coventry Road because of existing trees.

Limited areas for access from Browns Road due to sight line restrictions regarding slope and alignment. The existing barway into the hayfield appears to be a possible driveway access.

Buildable soils in the western portion require wetland crossing.

The stone wall along Coventry Road. Where curb cuts are required, any wall section needing removal should be relocated as near to the curb cut as possible.

Use the group of hemlock trees in the design layout.

Wetland protection through conservation easement or dedicated open space.

Site Access:
Access is by Coventry and Browns Road with constraints as noted above. There are no streets adjacent the property.

Topography:
The property generally slopes from Coventry Road south to the large north to south wetland. This wetland flows mostly gently until approaching the Browns Road property line where it is at its steepest. Across this large wetland, the southernmost piece of the property slopes at about two per cent north into the wetland. At the highest point near the intersection of Coventry Road and Browns Road the elevation is about 530 feet while the lowest point on the property is in the southeast corner near Browns Road is about an elevation of 467 feet. The elevation difference is about 63 feet.
Most of the buildable portions of the site range from nearly level in the large area adjacent Coventry Road to about seven per cent near the larger wetland. Steeper slopes, some of which are fifteen per cent or greater are mainly associated with the area close to Browns Road.

Vegetation:
The 1934 aerial photograph of the property shows a portion of the site related to Browns Road that is primarily open land, likely pasture. A variety of tree and shrub species are found throughout the property and are second growth. The area between the large wetland and Coventry Road has been recently logged of mostly oak and the trees remaining are mostly oak mixed with some ash and hickory. There are scattered young pine in this area. There is a high understory on most of the property with very young saplings beneath. Trees in the logged area are mostly oak and generally don't exceed 8" to 10" diameter at breast height (dbh). Larger trees are found on the edges of the open field as well as behind the existing houses and along the outcrop near the rear of one of the Browns Road residences. The wetlands are wooded with typical undergrowth and somewhat larger trees. Most of the site has a limited shrub or small tree understory. Large trees remain along Coventry Road, with dbh exceeding well over 12" for the most part. There is one relatively large grouping of hemlocks associated with the wall in the center of the property. The areas that were pastured and closer to Browns Road are reverting to forest with both shrubs and trees present. Invasive species are mostly found in this area and near the existing houses along Browns Road. Invasive species are multiflora rose, autumn olive, barberry and bittersweet.

Stone Walls:
Stone walls are found along both roads and approximately in the middle of the property. All of these walls are rubbly. The wall along Coventry Road is nearly continuous until reaching the smaller wetland adjacent to the road. This wall has lost what would have been a top layer. There are old barway gaps here and there in these walls.

Views:
Into site --
There are no extensive views or vistas of great or unusual significance from Coventry Road. Views into the site from Browns Road are restricted because of slope, existing houses and vegetation. .
Within site --
Relatively limited except due to logging and the absence of understory vegetation, much of the front portion of the property from the large wetland to Coventry Road can be seen.
Off site –
There are no undesirable views off-site.
Significant potential views of the agricultural fields to the east and Chestnut Hill are possible but from limited vantage points near Browns Road and on the highest points of elevation of the property as well as from the hayfield.

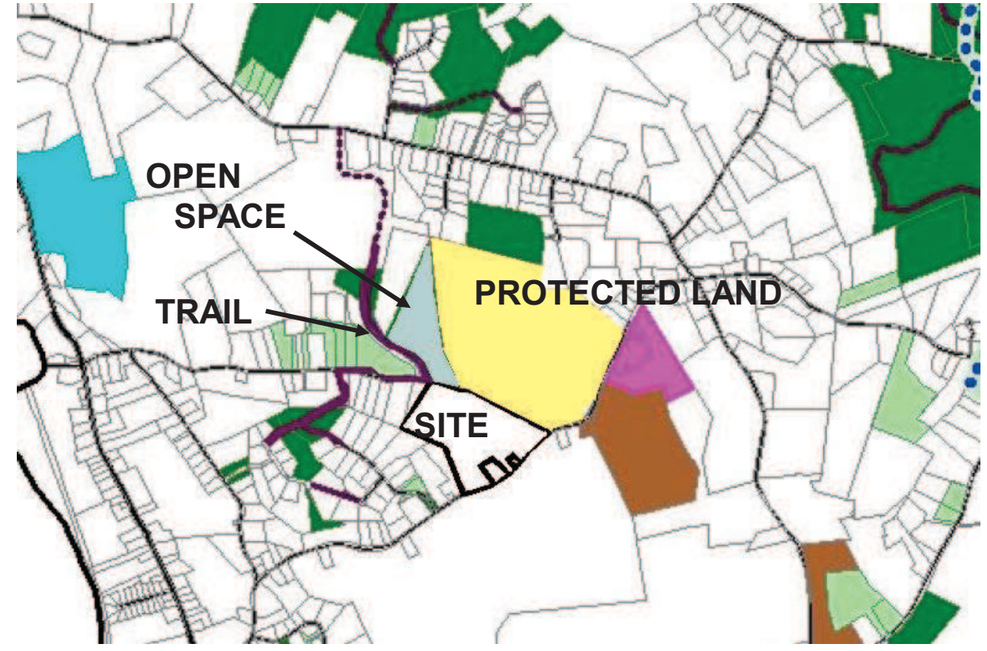
Existing Open Space:
There is adjacent Town of Mansfield Open Space across Coventry Road to the north There is a trail that ascends from Chatham II and Fern Road and reaches Coventry Road some distance from the property, proceeds along Coventry Road and turns left onto the Smith Farms driveway.

Aquifer Recharge Area or Flood Hazard:
The property does not lie within an aquifer recharge or flood hazard area.

Soils:
Indicated from the Tolland County Soil Survey as either Leicester-Ridgebury-Whitman wetland soils complex, Woodbridge moderately drained upland soils association and Hollis near Browns Road. All soils are stony. The Woodbridge soils are buildable soils and can be used as pasturage. These soils drain very slowly in the spring and after heavy periods of summer rains. The area of the hayfield and about another acre or so above it are listed as farmland soils. The Hollis soils group is found adjacent Browns Road and behind the three residences where the rock outcroppings associated with the high points of the property are found. There are large boulders found throughout the property.

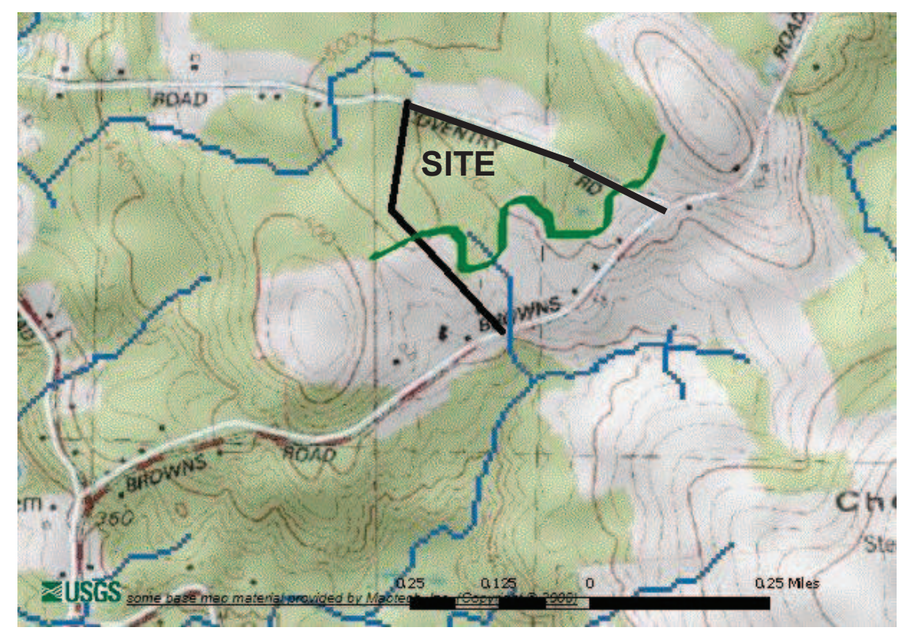
Species endangered, threatened or of special concern:
No species indicated within the property area or adjacent the property according to the State of Connecticut Natural History Database (DEEP Dec. 2014).
Solar access:
Residences can be oriented such that there is a maximum potential for solar gain and some attenuation of winter winds. There are no slopes on most of this property where orientation is dictated by slope aspect. It is possible that one or two house sites could be located adjacent Browns Road affording a southern aspect.

Off-Site Considerations:
The property is bounded by existing residences on three sides. Chatham Drive residences have their rear properties on the southern boundary, a single home is immediately adjacent on the west boundary and along Browns Road are the three residences. This property connects to Browns Road in several locations between and aside these existing residences. Most houses on Chatham Drive are close to that road so much of the southern border is rear and forested property.
Across Browns Road is the extensive agricultural property, mostly hay fields, sweeping up to the height of land approaching Stearns Road.
Across Coventry Road is protected land, consisting of Mansfield Open Space and protected agricultural land. The Open Space is wooded and uses the Smith Farms driveway as the extension of the trail that comes from Chatham I and II. This trail enters Coventry road about a quarter mile from the Smith Farms driveway. The protected farmland is open pasturage.

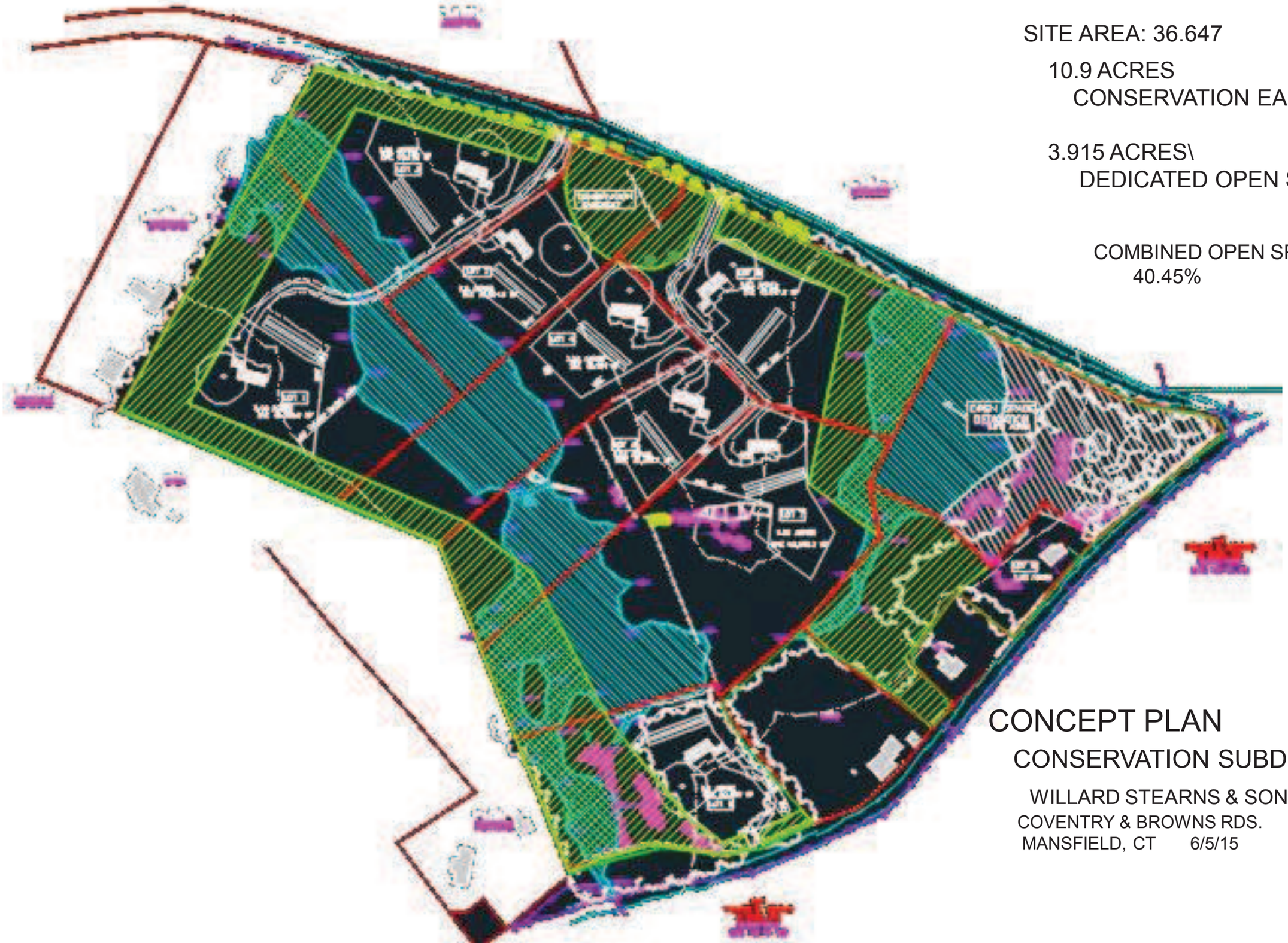


EXISTING OPEN SPACE/ PROTECTED LANDS

AGRICULTURAL LAND



1983 PASTURE/WOODS EXTENT



SITE AREA: 36.647

10.9 ACRES
CONSERVATION EASEMENT

3.915 ACRES\
DEDICATED OPEN SPACE

COMBINED OPEN SPACE
40.45%

CONCEPT PLAN

CONSERVATION SUBDIVISION

WILLARD STEARNS & SONS, INC.
COVENTRY & BROWNS RDS.
MANSFIELD, CT 6/5/15

MOUNTAIN VIEW ACRES

522 Browns Road &
Coventry Road
Mansfield, Connecticut

STORMWATER MANAGEMENT REPORT

July 1, 2016

PREPARED FOR: Willard J. Stearns & Sons, Inc.
50 Stearns Road
Mansfield, Connecticut

PREPARED BY: Gardner & Peterson Associates, LLC
178 Hartford Turnpike
Tolland, CT 06084

Mountain View Acres

Summary:

This project proposes to subdivide approximately 36 acres of land located in the RAR-90 Zone on the south side of Coventry Road and west side of Browns Road into nine building lots. The lots will be served by subsurface sewage disposal systems and private wells while protecting over 7.5 acres of land with conservation easements and dedicating nearly 2.5 acres to the Town of Mansfield.

Existing Conditions:

The site contains one house that fronts on Browns Road which will be located on Lot #8 of the subdivision. The site is mainly wooded, though the land along Coventry Road was logged within the past ten years. The site primarily drains from Coventry Road to the south where surface flow is collected in a wetland which drains from west to east and under Browns Road through an 18" culvert which is at the bottom of the watershed analyzed in this report. The soils in the upland areas are primarily a Woodbridge Fine Sandy Loam per the Natural Resources Conservation Service, Web Soil Survey.

Based on the Flood Insurance Rate Map (FIRM) the site is located in Flood Zone C, area of minimal flooding. Test pits were excavated on site with the Eastern Highlands Health Department to determine septic suitability. Suitable areas were found on all lots and restrictive soil layers average approximately 24" below grade.

In addition, the site is not located in an aquifer area based on "Surfaces and Groundwater Resources" map by plan of conservation and development, April 2006 and the parcel is not located within an archaeological area based on "Archaeological Assessment" map by plan of conservation and development April 2006.

Stormwater Management:

Based on reviews by various town committees and town staff the applicant has been advised to provide and Open Space Subdivision to avoid a traditional layout and minimize the number of curb cuts. Common driveways are provided and stormwater runoff will sheet flow from disturbed areas in the direction it is headed today. This report includes the design of a cross culvert to convey the limited flow under the proposed driveway on Lot #1 and an overall site analysis to evaluate pre-development and post-development flows.

Hydraflow Hydrographs Extension was used to determine the peak flows mentioned above. The twin 12" culverts under the proposed driveway on Lot 1 has been designed to convey the flow from a 10 year storm. When comparing the existing and proposed flow rates from the overall site, there is no change in the watershed area or

travel time. Due to the proposed improvements, the runoff coefficient will increase which results in a small increase in the flow rate off site from 47.3cfs to 52.5 cfs for a 25 year storm frequency. The runoff will shed through an undisturbed, vegetated buffer over relatively flat slopes before reaching the wetland corridor. The wetland corridor consists of a flat area that will provide flood storage and potential reduction the rate of runoff and a defined channel for water conveyance at the easterly end of the wetland.

Erosion & Sediment Control:

The erosion & sediment control plan for this site consists of the use of soil stockpile areas, silt fence and/or hay bales down gradient of all disturbed areas and seeding schedules. An undisturbed vegetated area down gradient of the proposed developed areas will also remain. An anti-tracking pad will be installed at both entrances to the site though it may be unnecessary due the existing and proposed gravel surfaces.

_____

Mark A. Peterson, P.E. 20905

Watershed Model Schematic

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

1 - Ex. Watershed

3 - Prop. Watershed

5 - Subwatershed to proposed culvert

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	Rational	------	-------	27.10	-------	-------	40.12	47.28	-------	-------	Ex. Watershed
3	Rational	------	-------	30.11	-------	-------	44.58	52.53	-------	-------	Prop. Watershed
5	Rational	------	-------	4.063	-------	-------	5.970	7.035	-------	-------	Subwatershed to proposed culvert

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	27.10	1	34	55,280	------	------	------	Ex. Watershed
3	Rational	30.11	1	34	61,422	------	------	------	Prop. Watershed
5	Rational	4.063	1	28	6,825	------	------	------	Subwatershed to proposed culvert

Hydrograph Report

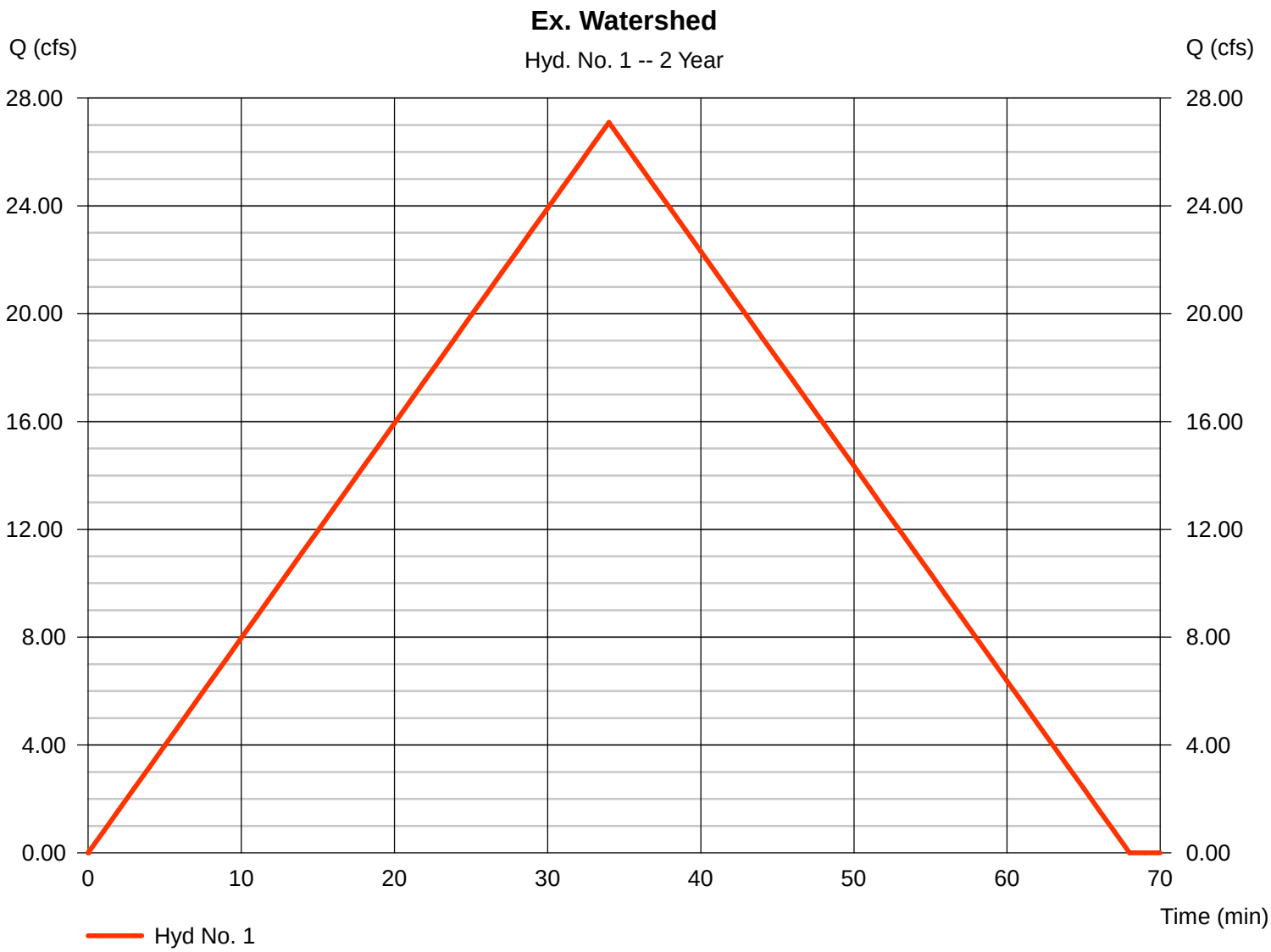
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066 Friday, Aug 26, 2016

Hyd. No. 1

Ex. Watershed

Hydrograph type	=	Rational	Peak discharge	=	27.10 cfs
Storm frequency	=	2 yrs	Time to peak	=	34 min
Time interval	=	1 min	Hyd. volume	=	55,280 cuft
Drainage area	=	57.200 ac	Runoff coeff.	=	0.27*
Intensity	=	1.755 in/hr	Tc by User	=	34.00 min
IDF Curve	=	CT-DOT.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.420 x 0.90) + (0.920 x 0.85) + (2.200 x 0.40) + (53.660 x 0.25)] / 57.200



Hydrograph Report

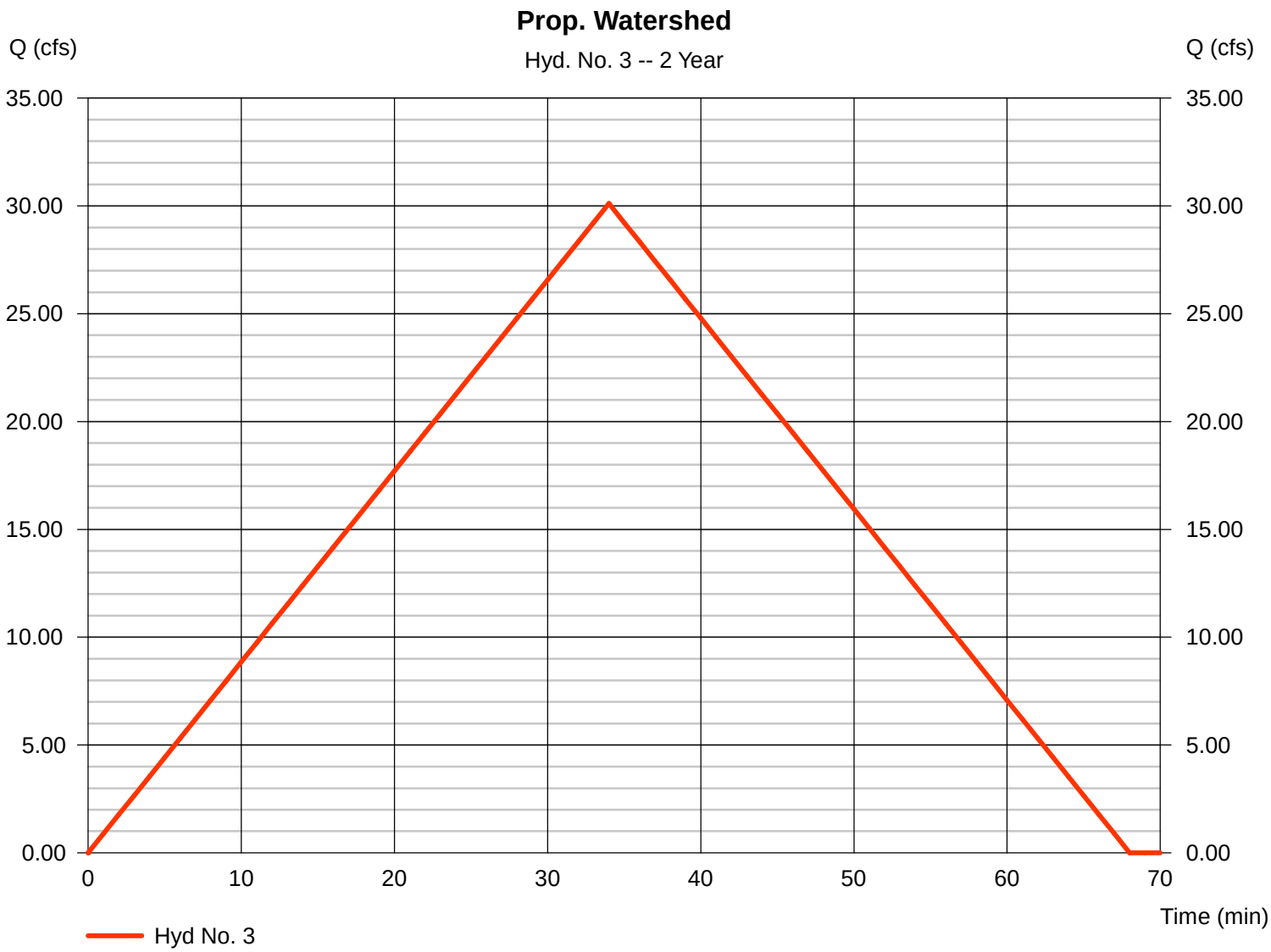
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066 Friday, Aug 26, 2016

Hyd. No. 3

Prop. Watershed

Hydrograph type	=	Rational	Peak discharge	=	30.11 cfs
Storm frequency	=	2 yrs	Time to peak	=	34 min
Time interval	=	1 min	Hyd. volume	=	61,422 cuft
Drainage area	=	57.200 ac	Runoff coeff.	=	0.3*
Intensity	=	1.755 in/hr	Tc by User	=	34.00 min
IDF Curve	=	CT-DOT.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.850 x 0.90) + (1.880 x 0.85) + (6.330 x 0.40) + (48.140 x 0.25)] / 57.200



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	40.12	1	34	81,844	------	------	------	Ex. Watershed
3	Rational	44.58	1	34	90,938	------	------	------	Prop. Watershed
5	Rational	5.970	1	28	10,030	------	------	------	Subwatershed to proposed culvert

Hydrograph Report

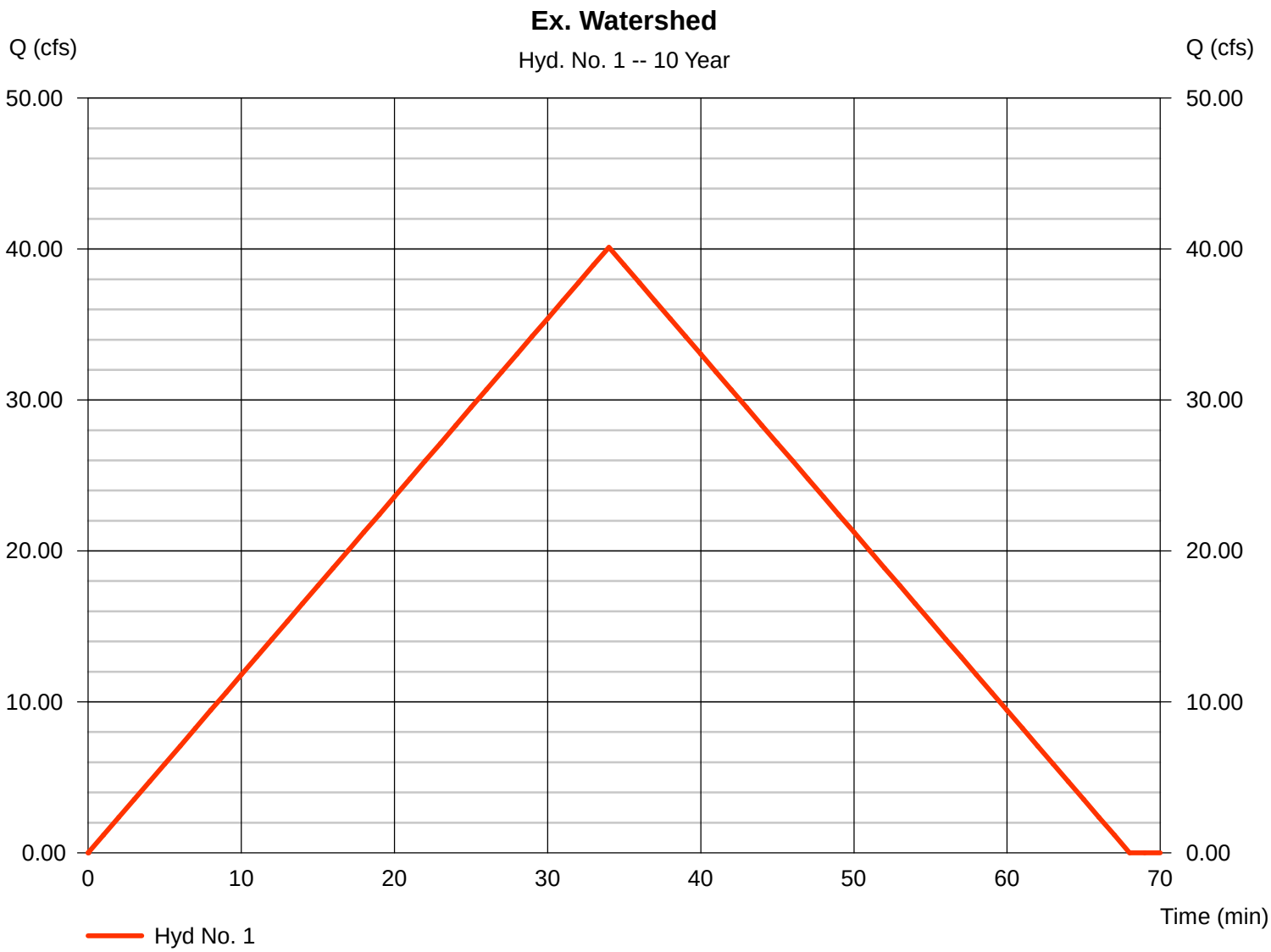
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066 Friday, Aug 26, 2016

Hyd. No. 1

Ex. Watershed

Hydrograph type	=	Rational	Peak discharge	=	40.12 cfs
Storm frequency	=	10 yrs	Time to peak	=	34 min
Time interval	=	1 min	Hyd. volume	=	81,844 cuft
Drainage area	=	57.200 ac	Runoff coeff.	=	0.27*
Intensity	=	2.598 in/hr	Tc by User	=	34.00 min
IDF Curve	=	CT-DOT.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.420 x 0.90) + (0.920 x 0.85) + (2.200 x 0.40) + (53.660 x 0.25)] / 57.200



Hydrograph Report

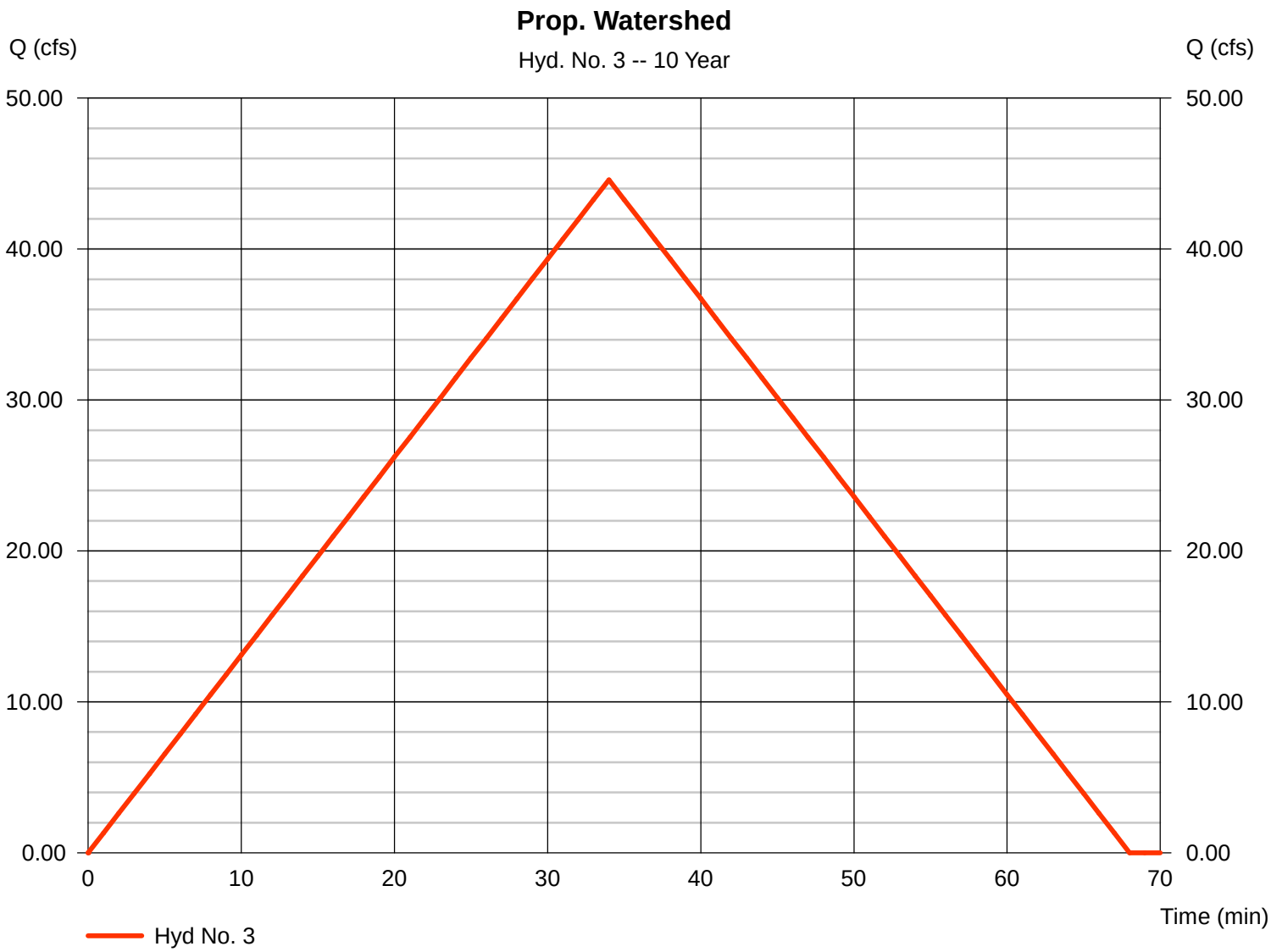
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066 Friday, Aug 26, 2016

Hyd. No. 3

Prop. Watershed

Hydrograph type	=	Rational	Peak discharge	=	44.58 cfs
Storm frequency	=	10 yrs	Time to peak	=	34 min
Time interval	=	1 min	Hyd. volume	=	90,938 cuft
Drainage area	=	57.200 ac	Runoff coeff.	=	0.3*
Intensity	=	2.598 in/hr	Tc by User	=	34.00 min
IDF Curve	=	CT-DOT.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.850 x 0.90) + (1.880 x 0.85) + (6.330 x 0.40) + (48.140 x 0.25)] / 57.200



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	47.28	1	34	96,445	------	------	------	Ex. Watershed
3	Rational	52.53	1	34	107,161	------	------	------	Prop. Watershed
5	Rational	7.035	1	28	11,818	------	------	------	Subwatershed to proposed culvert

Hydrograph Report

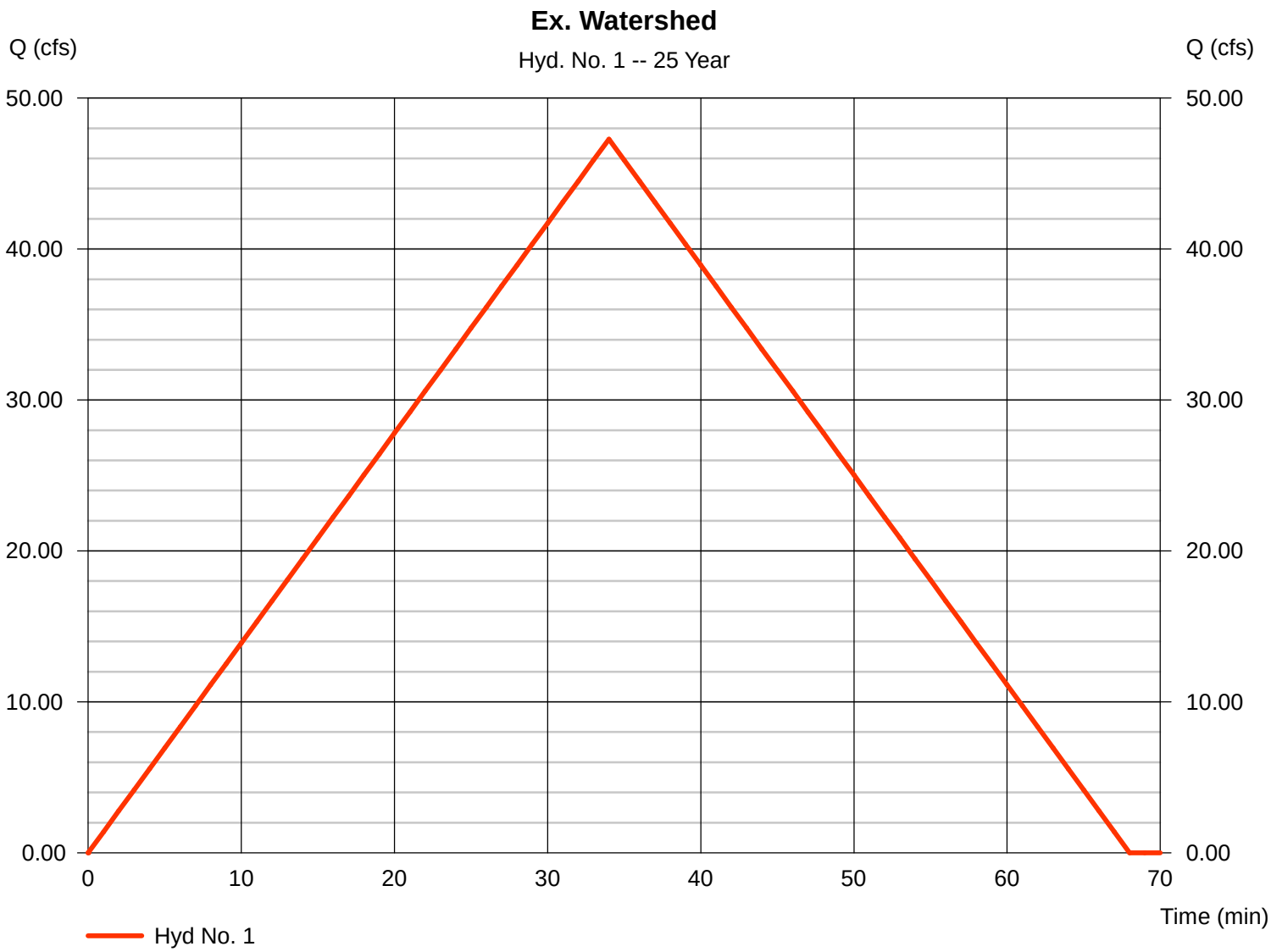
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066 Friday, Aug 26, 2016

Hyd. No. 1

Ex. Watershed

Hydrograph type	=	Rational	Peak discharge	=	47.28 cfs
Storm frequency	=	25 yrs	Time to peak	=	34 min
Time interval	=	1 min	Hyd. volume	=	96,445 cuft
Drainage area	=	57.200 ac	Runoff coeff.	=	0.27*
Intensity	=	3.061 in/hr	Tc by User	=	34.00 min
IDF Curve	=	CT-DOT.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.420 x 0.90) + (0.920 x 0.85) + (2.200 x 0.40) + (53.660 x 0.25)] / 57.200



Hydrograph Report

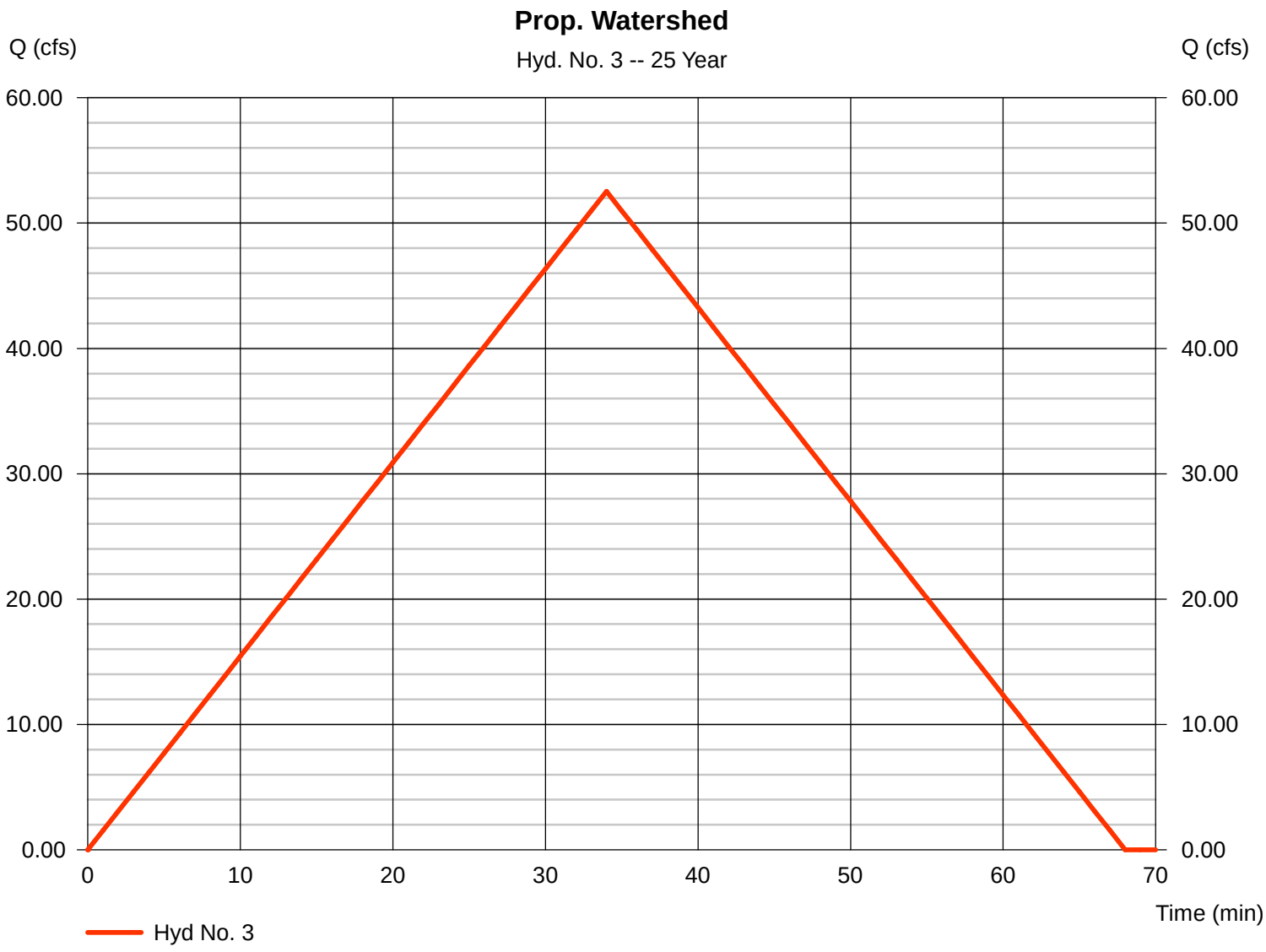
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066 Friday, Aug 26, 2016

Hyd. No. 3

Prop. Watershed

Hydrograph type	=	Rational	Peak discharge	=	52.53 cfs
Storm frequency	=	25 yrs	Time to peak	=	34 min
Time interval	=	1 min	Hyd. volume	=	107,161 cuft
Drainage area	=	57.200 ac	Runoff coeff.	=	0.3*
Intensity	=	3.061 in/hr	Tc by User	=	34.00 min
IDF Curve	=	CT-DOT.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.850 x 0.90) + (1.880 x 0.85) + (6.330 x 0.40) + (48.140 x 0.25)] / 57.200



Hydrograph Report

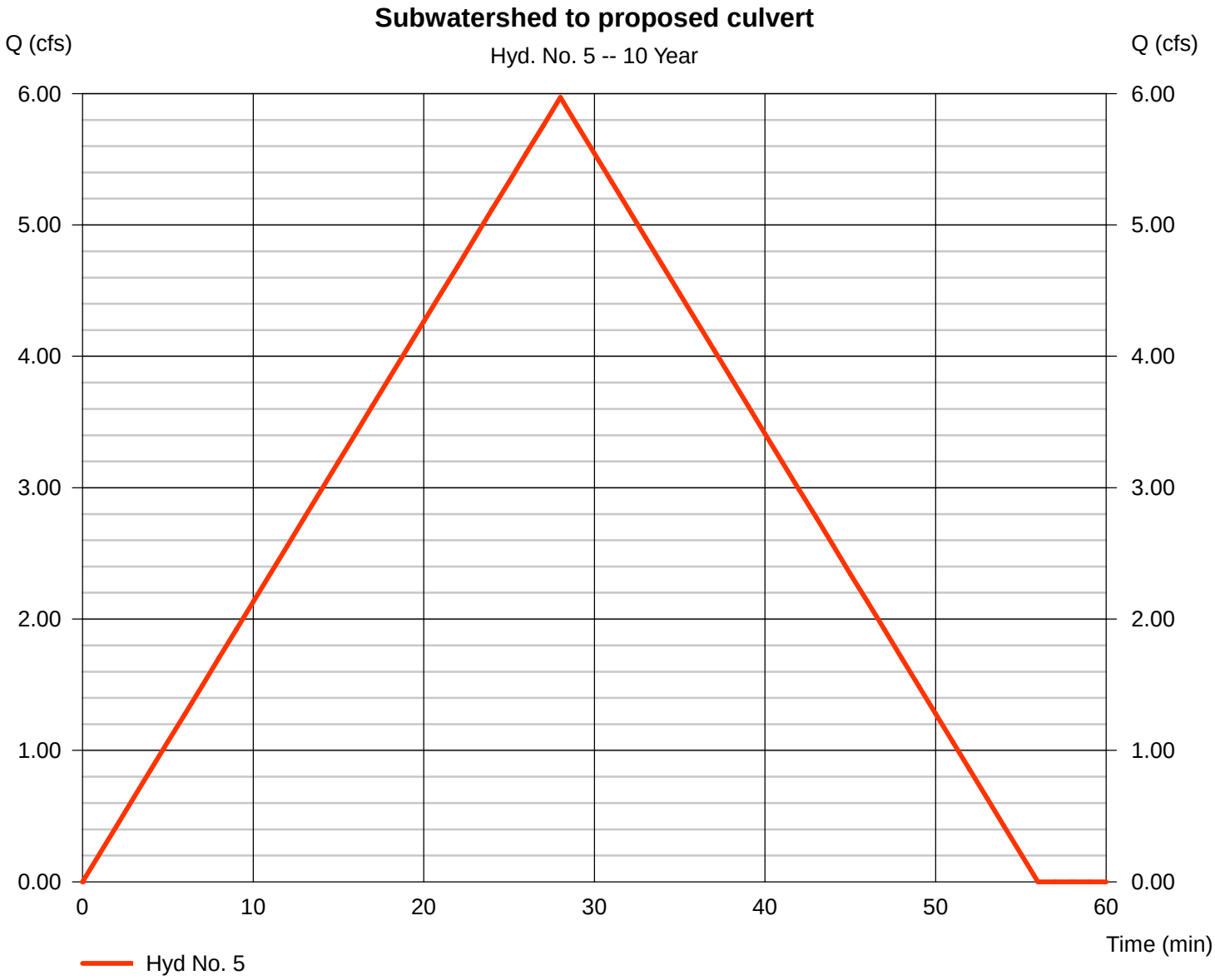
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066 Friday, Aug 26, 2016

Hyd. No. 5

Subwatershed to proposed culvert

Hydrograph type	=	Rational	Peak discharge	=	5.970 cfs
Storm frequency	=	10 yrs	Time to peak	=	28 min
Time interval	=	1 min	Hyd. volume	=	10,030 cuft
Drainage area	=	5.120 ac	Runoff coeff.	=	0.4*
Intensity	=	2.915 in/hr	Tc by TR55	=	28.00 min
IDF Curve	=	CT-DOT.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.300 x 0.75) + (0.060 x 0.90) + (1.000 x 0.24) + (3.760 x 0.40)] / 5.120



TR55 Tc Worksheet

Hyd. No. 5

Subwatershed to proposed culvert

Description		A		B		C		Totals
Sheet Flow								
Manning's n-value	=	0.400		0.011		0.011		
Flow length (ft)	=	100.0		0.0		0.0		
Two-year 24-hr precip. (in)	=	3.20		0.00		0.00		
Land slope (%)	=	3.00		0.00		0.00		
Travel Time (min)	**=**	**18.26**	**+**	**0.00**	**+**	**0.00**	**=**	**18.26**
Shallow Concentrated Flow								
Flow length (ft)	=	460.00		360.00		0.00		
Watercourse slope (%)	=	1.70		0.40		0.00		
Surface description	=	Unpaved		Unpaved		Paved		
Average velocity (ft/s)	=	2.10		1.02		0.00		
Travel Time (min)	**=**	**3.64**	**+**	**5.88**	**+**	**0.00**	**=**	**9.52**
Channel Flow								
X sectional flow area (sqft)	=	0.00		0.00		0.00		
Wetted perimeter (ft)	=	0.00		0.00		0.00		
Channel slope (%)	=	0.00		0.00		0.00		
Manning's n-value	=	0.015		0.015		0.015		
Velocity (ft/s)	=	0.00		0.00		0.00		
Flow length (ft)	=	0.0		0.0		0.0		
Travel Time (min)	**=**	**0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 28.00 min

Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	26.1693	6.2000	0.7786	--------
2	30.1225	6.6000	0.7676	--------
3	0.0000	0.0000	0.0000	--------
5	52.3308	9.8000	0.8367	--------
10	54.7383	10.8000	0.8016	--------
25	101.9813	15.8000	0.8971	--------
50	98.1551	15.7000	0.8577	--------
100	106.5909	17.0000	0.8462	--------

File name: CT-DOT.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	3.99	2.99	2.43	2.06	1.80	1.60	1.45	1.32	1.22	1.14	1.06	1.00
2	4.59	3.49	2.85	2.43	2.13	1.90	1.72	1.58	1.46	1.36	1.27	1.20
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	5.49	4.30	3.57	3.06	2.69	2.40	2.17	1.99	1.84	1.71	1.60	1.50
10	5.99	4.81	4.04	3.51	3.11	2.80	2.55	2.35	2.18	2.03	1.91	1.80
25	6.70	5.52	4.71	4.12	3.66	3.30	3.01	2.76	2.56	2.38	2.23	2.10
50	7.30	6.06	5.20	4.57	4.09	3.70	3.38	3.12	2.90	2.71	2.54	2.40
100	7.79	6.55	5.68	5.02	4.51	4.10	3.76	3.48	3.24	3.04	2.86	2.70

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	2.60	3.20	0.00	4.10	4.80	5.50	6.20	6.90
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Culvert Report

Hydraflow Express Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. Friday, Aug 26 2016

Cir Culvert

Invert Elev Dn (ft)	=	500.50
Pipe Length (ft)	=	30.00
Slope (%)	=	0.33
Invert Elev Up (ft)	=	500.60
Rise (in)	=	12.0
Shape	=	Cir
Span (in)	=	12.0
No. Barrels	=	2
n-Value	=	0.013
Inlet Edge	=	Projecting
Coeff. K,M,c,Y,k	=	0.0045, 2, 0.0317, 0.69, 0.5

Embankment

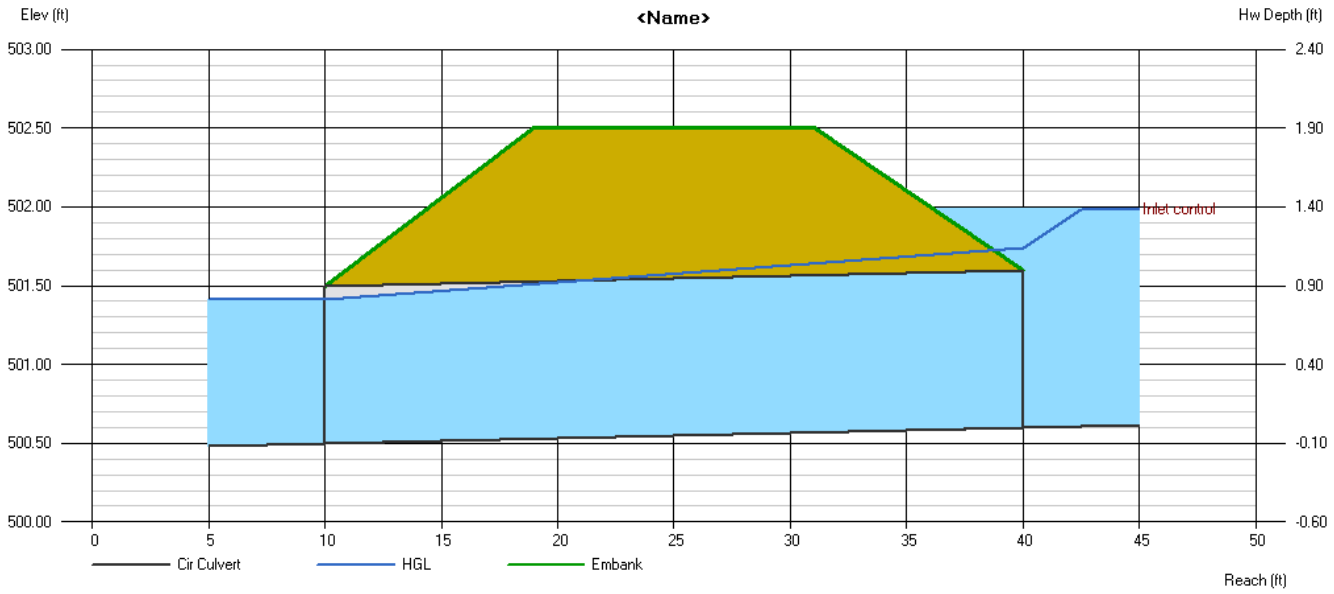
Top Elevation (ft)	=	502.50
Top Width (ft)	=	12.00
Crest Width (ft)	=	110.00

Calculations

Qmin (cfs)	=	7.36
Qmax (cfs)	=	7.36
Tailwater Elev (ft)	=	(dc+D)/2

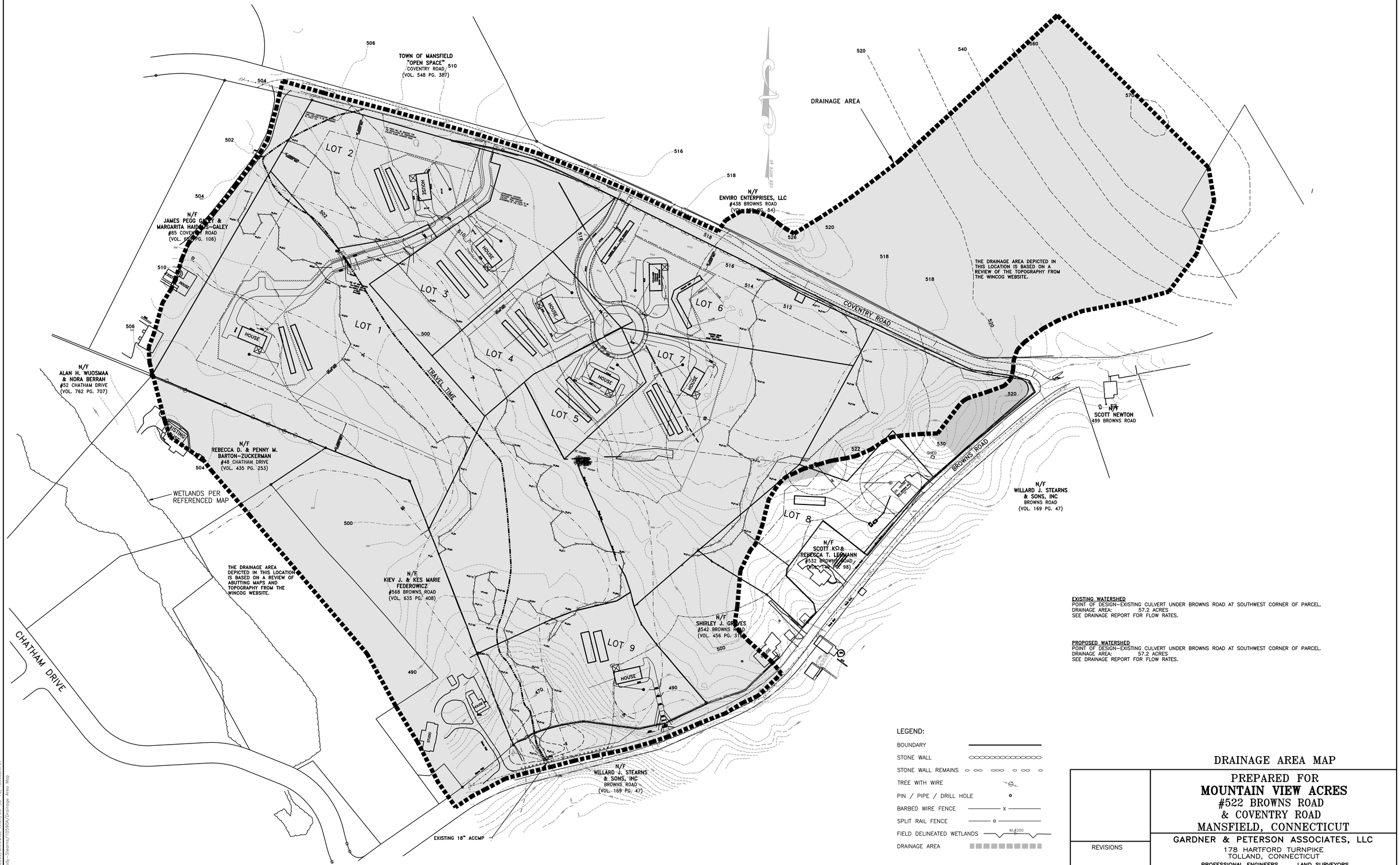
Highlighted

Qtotal (cfs)	=	7.36
Qpipe (cfs)	=	7.36
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	4.90
Veloc Up (ft/s)	=	4.69
HGL Dn (ft)	=	501.41
HGL Up (ft)	=	501.74
Hw Elev (ft)	=	501.98
Hw/D (ft)	=	1.38
Flow Regime	=	Inlet Control



SOIL TYPE LEGEND

NUMBER	SOIL TYPE
3	Ridgebury, Leicester and Whitman soils
46B	Woodbridge fine sandy loam
47C	Woodbridge fine sandy loam
73C	Charlton–Chatfield



EXISTING WATERSHED
POINT OF DESIGN–EXISTING CULVERT UNDER BROWNS ROAD AT SOUTHWEST CORNER OF PARCEL.
DRAINAGE AREA: 57.2 ACRES
SEE DRAINAGE REPORT FOR FLOW RATES.

PROPOSED WATERSHED
POINT OF DESIGN–EXISTING CULVERT UNDER BROWNS ROAD AT SOUTHWEST CORNER OF PARCEL.
DRAINAGE AREA: 57.2 ACRES
SEE DRAINAGE REPORT FOR FLOW RATES.

LEGEND:

- BOUNDARY
- STONE WALL
- STONE WALL REMAINS
- TREE WITH WIRE
- PIN / PIPE / DRILL HOLE
- BARBED WIRE FENCE
- SPLIT RAIL FENCE
- FIELD DELINEATED WETLANDS (WL #200)
- DRAINAGE AREA

100 50 0 100 200 300
GRAPHIC SCALE 1"=100'

DRAINAGE AREA MAP

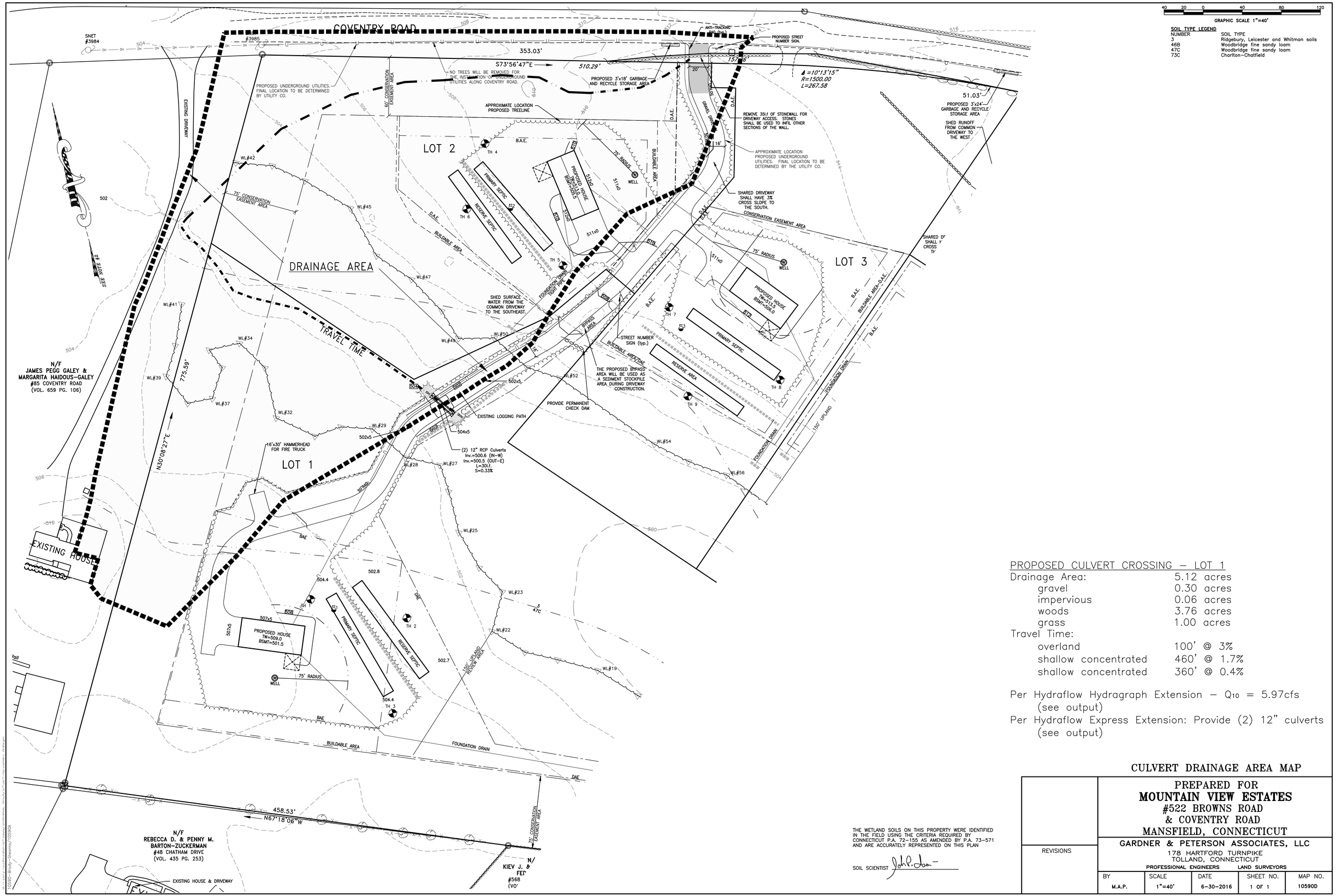
PREPARED FOR
MOUNTAIN VIEW ACRES
#522 BROWNS ROAD
& COVENTRY ROAD
MANSFIELD, CONNECTICUT

REVISIONS

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=100'	06-30-2016	1 OF 1	10590 DA

10590–Brody–Stearns/10590A/Drainage Area Map



PROPOSED CULVERT CROSSING – LOT 1

Drainage Area:	5.12 acres
gravel	0.30 acres
impervious	0.06 acres
woods	3.76 acres
grass	1.00 acres
Travel Time:	
overland	100' @ 3%
shallow concentrated	460' @ 1.7%
shallow concentrated	360' @ 0.4%

Per Hydraflow Hydragraph Extension – Q_{10} = 5.97cfs (see output)

Per Hydraflow Express Extension: Provide (2) 12" culverts (see output)

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN

SOIL SCIENTIST

CULVERT DRAINAGE AREA MAP

PREPARED FOR
MOUNTAIN VIEW ESTATES
#522 BROWNS ROAD
& COVENTRY ROAD
MANSFIELD, CONNECTICUT

REVISIONS

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	6-30-2016	1 OF 1	10590D

TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: August 31, 2016

To: Planning and Zoning Commission

From: Linda M. Painter, AICP, Director

Subject: 8-24 Referral
Mansfield Middle School Gymnasium and Related Facilities Renovation Project

PROJECT OVERVIEW

On August 30, 2016 the Mansfield Town Council voted to refer the proposed Mansfield Middle School improvement project to the Commission for further review pursuant to Section 8-24 of Connecticut General Statutes, which requires the Planning and Zoning Commission to review certain public improvements, including the substantial improvement of schools and municipally owned public buildings, prior to approval or implementation of such a project by any municipal agency or legislative body. The Commission has 35 days from the date of the official submission of the proposal to report back to the referring agency. Failure to report within 35 days is deemed to be an approval of the proposal. Pursuant to these requirements, the Commission must report back to the Council by October 4, 2016 to meet the statutory deadline.

PROPOSED PROJECT

The proposed renovations and repairs to the Mansfield Middle School gymnasium and related locker rooms and bathrooms are estimated to cost $873,000 and include, but are not limited to, the following:

- Replacement of the large and small gymnasium floor, large dividing door, bleachers, all exterior doors and score boards;
- Potential consolidation of the locker rooms;
- Renovations of bathrooms;
- Installation of air conditioning, an on-demand hot water system and new sound system;
- Relocation of electrical panels; and
- Reconfiguration of the gymnasium equipment storage area.

The Mansfield Tomorrow Plan of Conservation and Development identifies the following goals, strategies and actions related to the proposed project:

- Mansfield is a lifelong learning community and continues to provide high-quality public education for children and youth. (Goal 5.2)
- Continue to provide programs that prepare children to succeed in school.(Goal 5.2, Strategy A)
- Support high quality schools that are adequately staffed and properly equipped. (Goal 5.2, Strategy A, Action 2)

- Mansfield is a healthy, active community. (Goal 5.4)
- Promote active living. (Goal 5.4, Strategy B)
- Promote healthy living and behaviors. (Goal 5.4, Strategy C)
- Mansfield maintains high-quality public facilities that support town goals. (Goal 5.5)
- Identify facility improvements to meet service and sustainability goals (Goal 5.5, Strategy B)

SUMMARY/RECOMMENDATION

Based on the above analysis, the proposed renovations to the Mansfield Middle School are consistent with the Mansfield Tomorrow Plan of Conservation and Development. If the Commission concurs with this conclusion, the following motion would be appropriate. As this project will be the subject of a bond referendum, the specific language of the approval resolution has been prepared by the Town's bond counsel.

SUGGESTED MOTION

MOVE to adopt the following resolution:

RESOLVED, that the Planning and Zoning Commission of the Town of Mansfield approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

> Renovations to the Mansfield Middle School gymnasium and related locker rooms and bathrooms, contemplated to include, but not limited to, replacement of the roof, the large and small gymnasium floor, the large dividing door, the bleachers, all exterior gymnasium doors and the score boards, renovations and potential consolidation of the locker rooms, renovations of bathrooms, installation of air conditioning, an on-demand domestic hot water system and a new sound system, relocation of electrical panels, and reconfiguration of the gymnasium equipment storage area;

provided that this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals.

MEMORANDUM

Town of Mansfield
Town Manager's Office
4 So. Eagleville Rd., Mansfield, CT 06268
860-429-3336
Hartmw@mansfieldct.org

To: Planning and Zoning Commission
CC: Linda Painter, Director of Planning and Development
From: Matt Hart, Town Manager
Date: August 31, 2016
Re: Referral: Mansfield Middle School Gymnasium Project

Per the attached, the Town Council has requested the Planning and Zoning Commission to review the above captioned matter and comment on the proposal.

The motion passed on August 30, 2016 stated:

Move, effective August 30, 2016 to refer to the Planning and Zoning Commission for review and approval, the Mansfield Middle School Gymnasium project included in the 2016/17 Capital Improvement Plan as outlined above.

Your assistance with this matter is greatly appreciated.

Town of Mansfield
Agenda Item Summary

To: Town Council
From: Matthew Hart, Town Manager MWH
CC: Kelly Lyman, Superintendent of Schools; Maria Capriola, Assistant Town Manager; Cherie Trahan, Director of Finance
Date: August 30, 2016
Re: To consider an appropriation and borrowing authorization for renovations and repairs to the Mansfield Middle School gymnasium and related locker rooms and bathrooms, to set a referendum on such appropriation and borrowing authorization if approved, and to take actions related thereto.

Subject Matter/Background

The 2016/17 Adopted Capital Improvement Budget includes renovations and repairs to the Mansfield Middle School Gymnasium to be funded by the issuance of bonds in the amount of $873,000. In accordance with the Town Charter, consecutive action of the Council and a Referendum are required to authorize the issuance of bonds for this project. The next step to move the approved project forward is for the Town Council to set a referendum on the appropriation and borrowing authorization.

Additional information regarding the CIP process, current debt levels, as well as detailed information on the project can be found in the attached memorandum from the Director of Finance, dated August 16, 2016.

Financial Impact

The projected cost for the gymnasium project is $873,000. General Obligation bonds would be issued when the project is underway and the funds were needed. In order to save on bond issuance costs, the sale of the bonds would be coordinated with the sale of the bonds for the Four Corners Sewer project. We will consult with our financial advisor as to the best time to go to the market in order to get the best interest rates possible. The estimated interest cost for this project for a 10 year issuance is $144,045.

Legal Review

The Town's bond attorney has outlined the procedures and resolutions to be taken by the Council, Planning and Zoning Commission, Town Clerk, and Town voters at the Referendum. The first three actions are outlined below.

Recommendation

Item #1
The Council refers the Mansfield Middle School Gymnasium project to the Mansfield Planning and Zoning Commission for review and approval as described in C.G.S. Section 8-24.

Item #2
The Council enacts the attached resolution appropriating a total of $873,000 for costs associated with the project and further authorizing the issuance of bonds.

Item #3
The Council enacts the attached resolution calling for a Referendum to be held November 8, 2016 for the consideration of the above and authorizes the preparation of neutral explanatory materials regarding the resolution.

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MANSFIELD
AUGUST 30, 2016

If the Council wishes to move forward with the project, the following motion is in order:

Item #1
Move, effective August 30, 2016 to refer to the Planning and Zoning Commission for review and approval, the Mansfield Middle School Gymnasium project included in the 2016/17 Capital Improvement Plan as outlined above.

Further, if the Council wishes to move forward, the following resolutions are in order:

Item #2
RESOLUTION APPROPRIATING $873,000 FOR COSTS WITH RESPECT TO THE MANSFIELD MIDDLE SCHOOL GYMNASIUM AND RELATED FACILITIES RENOVATIONS PROJECT, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION

RESOLVED,

(a) That the Town of Mansfield appropriate EIGHT HUNDRED SEVENTY-THREE THOUSAND DOLLARS ($873,000) for costs related to renovations and repairs to the Mansfield Middle School gymnasium and related locker rooms and bathrooms, contemplated to include, but not limited to, replacement of the large and small gymnasium floor, the large dividing door, the

bleachers, all exterior gymnasium doors and the score boards, renovations and potential consolidation of the locker rooms, renovations of bathrooms, installation of air conditioning, an on-demand domestic hot water system and a new sound system, relocation of electrical panels, and reconfiguration of the gymnasium equipment storage area. The appropriation may be spent for design, construction, acquisition and installation costs, equipment, materials, consultants' fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project and its financing. The Mansfield Board of Education, or such committee to which it delegates such authority, is authorized to determine the scope and particulars of the project and to reduce or modify the project, and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds, notes or obligations, in an amount not to exceed EIGHT HUNDRED SEVENTY-THREE THOUSAND DOLLARS ($873,000) to finance the appropriation for the project. The amount of bonds, notes or obligations authorized shall be reduced by the amount of grants received by the Town for the project and applied to pay project costs. The bonds, notes or obligations shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts, as applicable. The bonds, notes or obligations shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew its temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes. The amount of the temporary notes outstanding at any time shall not exceed EIGHT HUNDRED SEVENTY-THREE THOUSAND DOLLARS ($873,000). The temporary shall be issued pursuant to Sections 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The temporary notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the temporary notes do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes authorized by this resolution to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Town Manager, the Director of Finance, the Treasurer, and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the Project and to issue bonds or notes and temporary notes to finance the aforesaid appropriation.

Item #3

RESOLUTION ESTABLISHING A REFERENDUM FOR THE MANSFIELD MIDDLE SCHOOL GYMNASIUM AND RELATED FACILITIES RENOVATIONS PROJECT, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item #2 of this meeting, appropriating $873,000 for costs with respect to the Mansfield Middle School Gymnasium and Related Facilities Renovations Project, and authorizing the issue of bonds, notes and temporary notes to finance the appropriation, shall be submitted to the voters at referendum to be held on Tuesday, November 8, 2016 in conjunction with the election to be held on that date, in the manner provided by said Charter and the Connecticut General Statutes, Revision of 1958, as amended, including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

(b) That the aforesaid resolution shall be placed upon the paper ballots or voting machines under the following heading:

> "SHALL THE TOWN OF MANSFIELD APPROPRIATE $873,000 FOR THE MANSFIELD MIDDLE SCHOOL GYMNASIUM AND RELATED FACILITIES RENOVATIONS PROJECT, OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION?"

Voters approving the resolution will vote "Yes" and those opposing said resolution shall vote "No".

(c) That the Town Clerk shall publish notice of such referendum vote as part of the notice of the election to be held on November 8, 2016. Absentee ballots will be available from the Town Clerk's office.

(d) That, in their discretion, the Town Clerk is authorized to prepare a concise explanatory text regarding the resolution and the Town Manager is authorized to prepare additional neutral explanatory materials regarding the resolution, such text and neutral explanatory material to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended.

Attachments

1) Bond Authorization – Middle School Gymnasium Repairs and Renovations, dated August 16, 2016

Town of Mansfield
Department of Finance

To: Mansfield Town Council

From: Cherie Trahan, Director

CC: Matt Hart, Town Manager, Kelly Lyman, Superintendent of Schools

Date: August 16, 2016

Re: Bond Authorization – Middle School Gymnasium Repairs and Renovations

---

Introduction

On March 28, 2016 the Town Manager presented the Proposed FY 16/17 Budget to the Town Council. The Manager's Proposed FY 16/17 Capital Improvement Project (CIP) budget included (2) projects to be funded by the issuance of general obligation bonds. These projects were: replacement of the Vinton Boilers at an estimated cost of $450,000, and repairs and renovations to the Middle School Gymnasium at an estimated cost of $873,000. A third project for the Board of Education, a Facility Study, was proposed to be funded in cash.

The CIP budget was first reviewed by the Council on April 7, 2016. Board Chair Walikonis, Superintendent Lyman, along with Facilities Director Corson, provided a detailed review of all three school projects. As there was significant interest in funding projects in cash rather than borrowing, the boiler replacement and MMS gymnasium projects were flagged for further discussion.

At the April 21, 2016 Budget Workshop, management proposed funding the Vinton boiler with $225,000 from the energy account in the Management Services Fund; $50,000 from the School Information Technology CIP account; $50,000 from the School Facilities CIP account; and $125,000 from the Capital Nonrecurring Fund. Manager Hart advised that the MMS gymnasium project was a significant facility project and would be difficult to fund in cash in any one year. We would need to fund it over multiple years in order to pay for the entire project in cash. Manager Hart further explained that this was a priority project for the School District and therefore recommended bond funding. The Council discussed this issue at length and asked for comments from Superintendent Lyman and Board Chair Walikonis, who were supportive of the funding plans.

The Council accepted management's recommendations and adopted the Capital Fund Budget on April 27, 2016 by a vote of 8 in favor, 1 against.

The CIP budget as adopted by the Town Council on April 27th, was presented to the voters at the Annual Town Meeting on May 10, 2016. The three school facility projects were reviewed

during the presentation by the Board of Education Chair and were subsequently approved as part of the overall CIP budget by a vote of 182 to 24.

Prior to the project being brought to the Town Council, these projects were discussed during a facilities update at the Board of Education regular meeting on December 10, 2015. They were further reviewed and discussed during a facilities presentation at the Board's regular meeting on January 21, 2016.

In total, the proposed school projects including the Middle School gymnasium repairs and renovations were discussed in public session six times, four of which allowed public comment, including the Annual Town Meeting for Budget Adoption.

As has been the case in the past, should other funding become available before the issuance of bonds, we would reduce or forego the amount we borrow.

Project Description

The major components of Mansfield Middle School Gymnasium renovation project include:

1. Replacing the old wooden gym floor where there is significant degradation of the subfloor;
2. Replacing old bleachers which are not compliant with current code and also require significant repair work;
3. Replacing the dividing door which is in constant need of repairs and we can no longer get parts for;
4. Replacing the scoreboard and mats, installing sound system;
5. Repairing and renovating the locker rooms and adjacent bathrooms; and
6. Installing air conditioning

Please see the attached facilities presentation on the major needed repairs.

The District's proposed project timeline is to issue a Request for Qualifications in September/October, followed by a Request for Proposal. Please note – no contract awards will be made until the bond authorization passes. The Board of Education or a committee they establish will approve all plans and monitor the project progress, ensuring it stays within budget. Under the proposed timeline, construction would be planned for June 2017 as soon as the 16/17 school year ends.

Cost and Financing

The total estimated cost is $873,000. If financed through general obligation bonds for ten years, the estimated interest cost is $144,045. See the attached estimated debt service schedule for year by year estimates of principal and interest payments. The tax impact on the median homeowner with an assessed value of $156,000 for the highest year of debt service payments is approximately $16 per year. The proposed bonds would be sold along with the Four Corners Sewer project authorized bonds so that we do not incur significant additional issuance costs. Estimated issuance costs for the combined sale of bonds would be in the range of $125,000 - $150,000. The prorated share for the gymnasium project is approximately $16,000 - $20,000.

We propose paying for bond issuance costs for legal services, financial advisor, rating agency, and certifying/paying agent with funds currently available in the Capital Nonrecurring Fund.

Mansfield's current outstanding debt is $2,180,000, nearly the lowest in the State. We have $1,040,000 authorized but unissued for the Open Space and $9,000,000 authorized for the Four Corners Sewer Project (estimated issuance of $6,000,000). Mansfield's statutory debt limit exceeds $201,000,000.

Bond Authorization

The Town Charter requires that any bond issuance exceeding 1% of the annual budget requires consecutive favorable action of the Council and a referendum of the voters. The favorable vote must be at least 15% of registered voters list. Currently, there are approximately 11,700 registered voters in Mansfield, requiring 1,755 favorable votes. The Town Council has three options for bond authorization:

1. Include the bond authorization question on the November 8, 2016 ballot, which would align most closely with the District's goal of completing the project in a timely manner.
2. Schedule a special election at a date to be determined. Obtaining the required turnout would be difficult.
3. Split the bond authorization into two smaller authorizations and seek authorization at (2) town meetings, one to be held in FY 2016/17 and one in FY 2017/18.

To include the bond authorization for this project on the November 8, 2016 ballot, the Town Council would need to take action on or before September 8, 2016 establishing the date for the referendum. Immediately upon the Town Council's action setting the referendum date, the State election law limitations on municipal advocacy in connection with a referendum question are effective. Bond Counsel, Douglas Gillette of Day Pitney, LLP is developing the required resolutions and I expect we will have them by the end of this week or early next week. Explanatory text may be distributed and questions may be answered at any time.

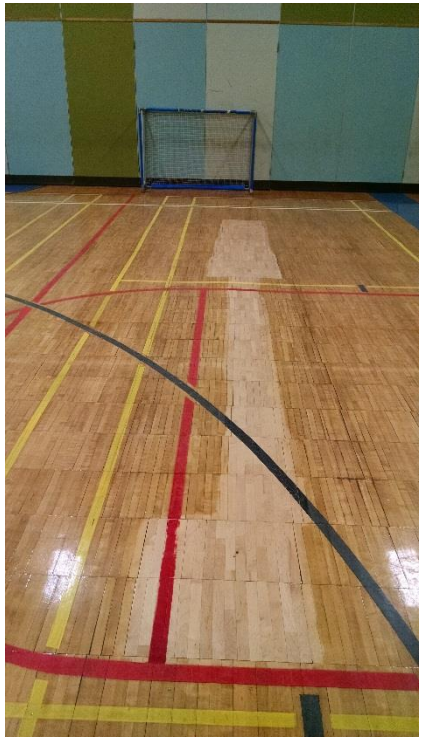
Special Meeting of the Town Council

If the Council wishes to put the bond authorization on the November 8th ballot, the Council must take final action approving the Bond Resolution and submitting it to referendum vote not later than Thursday, September 8th. Since the Council's August 22, 2016 meeting has been canceled, a Special Meeting to take this action is needed. We will poll the Council with several optional dates.

Prior to the Special Meeting, date to be determined, information regarding the project and the Special Council Meeting will be posted on the Town's website, Facebook page, sent out via Q-Notify, and posted on the Cable Channel to inform the public of the Special Meeting with respect to the Bond Resolution.

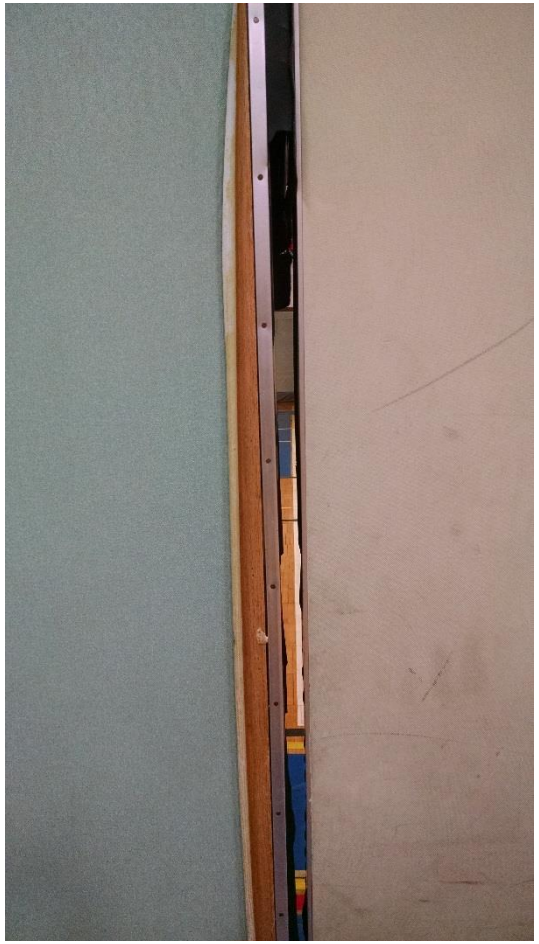
Mansfield Middle School

- Replacement of Gym Floor



Prices range from $157,000 to $175,000

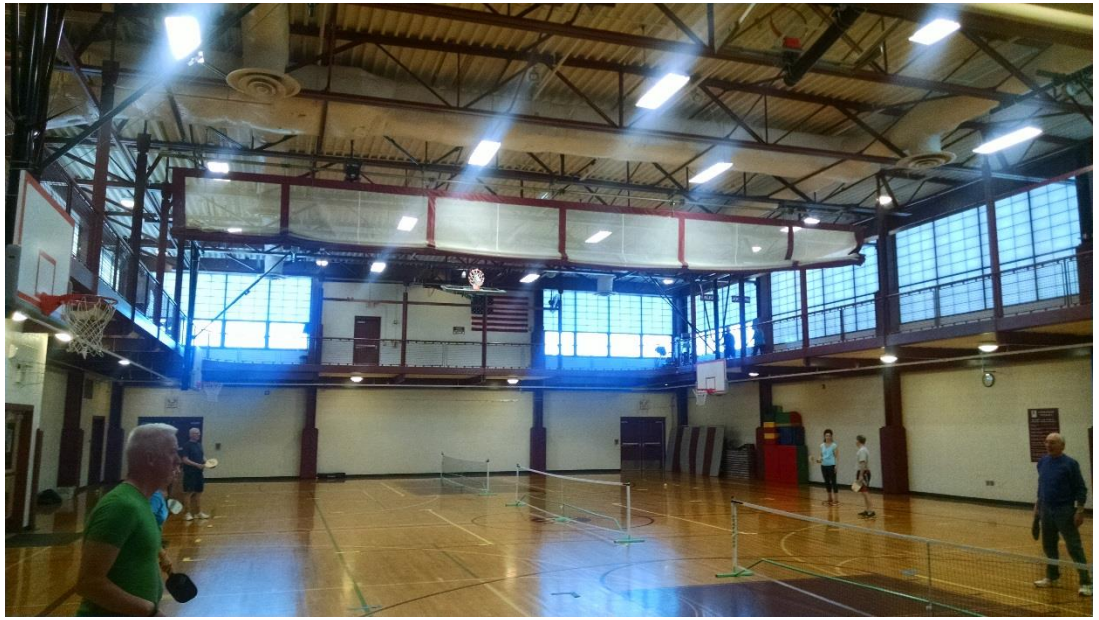
Mansfield Middle School



- Replacement of Dividing Wall in Gymnasium

Quote for replacement at $120,000

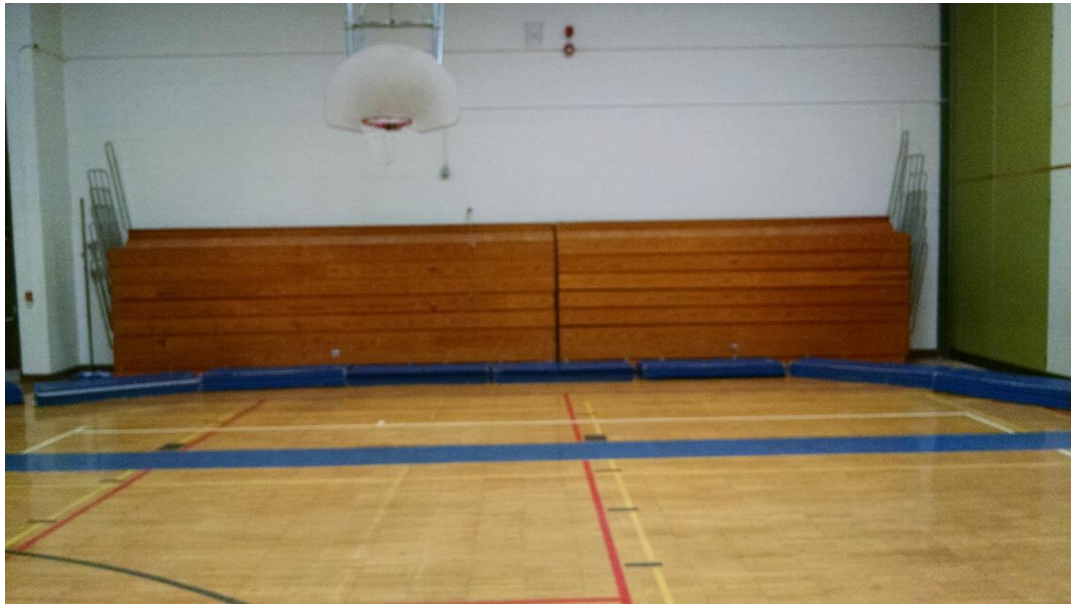
Gym Curtain

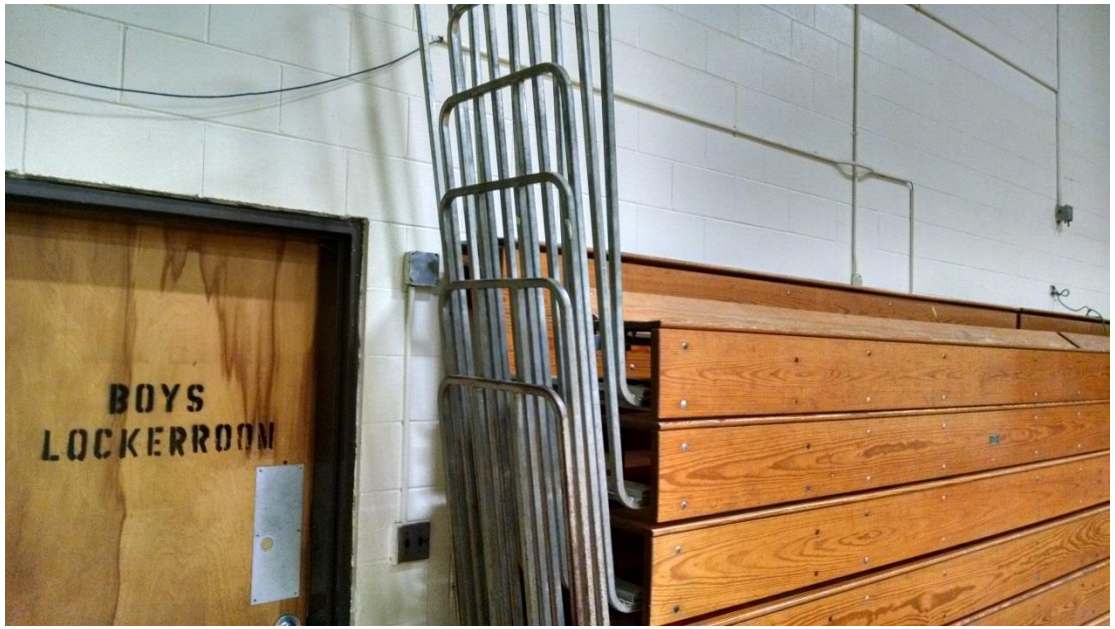


Quote $50,000.00 to $60,000.00

Mansfield Middle School

- Replacement of Bleachers Gymnasium





Quotes ranging between
$85,000 to $142,000

Mansfield Middle School

- Upgrade Locker Rooms

Locker Rooms

Soft quote $180,000

Unusable

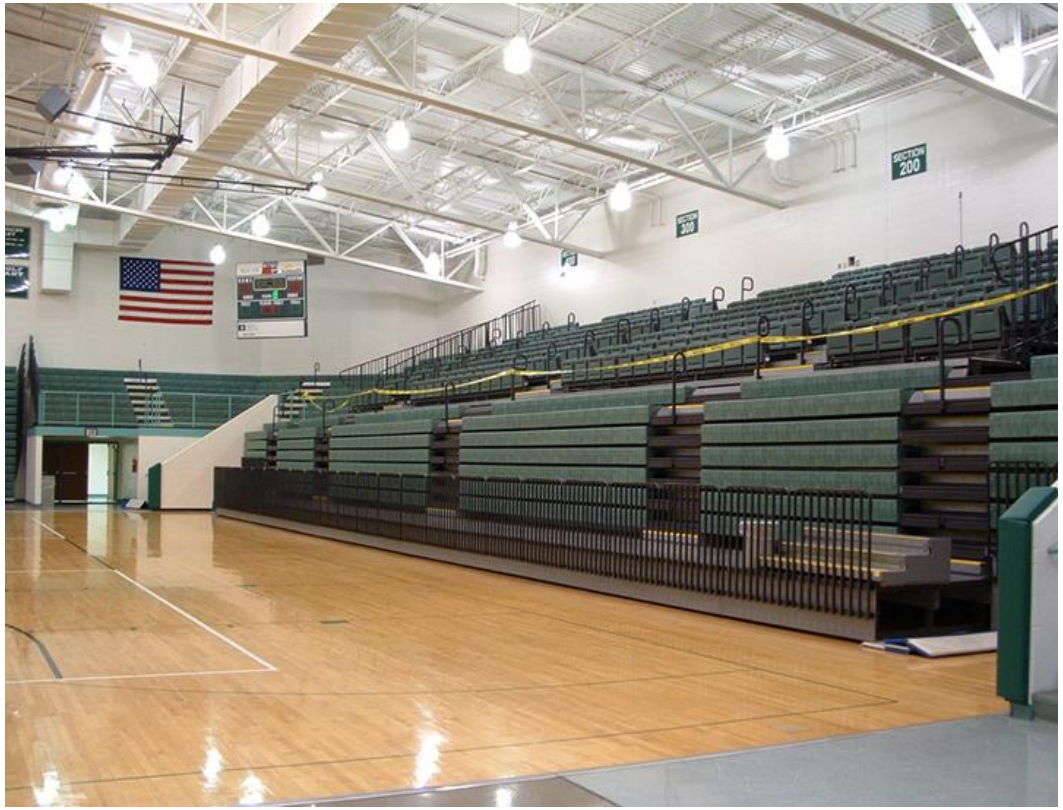
Old

Showers

Miscellaneous

Costs $15,000

Costs $8,000


SECTION
200

MMS GYM RENOVATIONS
BUDGET ESTIMATES

DESCRIPTION:	ESTIMATE:
Floor Replacement	Quotes ranged from $157,000 to $175,000
Bleacher Replacement	Quote for $85,000 to $142,000
Large Divider Door	$120,000
Score Board Replacement	$15,000
Mats on Wall - Replacement	$8,000
Sound System Installation	$8,000
Renovating Boys and Girls Locker Rooms	$180,000
TOTAL:	**$648,000**
Air Conditioning in Gymnasium with duct work	$225,000
TOTAL:	**$873,000**

Middle School Gymnasium

- Floor Replacement
- Bleachers
- Divider Door
- Score Board
- Mats and Sound System
- Locker Room Renovations
- Air Conditioning

Estimated Debt Schedule
Mansfield Middle School Gymnasium Repairs

Principal	$ 873,000	Issue Date:	12/15/2016
Interest Rate	3.000%	10 Year Payback	

	Fiscal Year	Due Date	Principal	Interest	Total Debt Service
1	16/17	06/15/13		13,095	13,095
2	17/18	12/15/13		13,095	13,095
	17/18	06/15/14	97,000	13,095	110,095
3	18/19	12/15/14		11,640	11,640
	18/19	06/15/15	97,000	11,640	108,640
4	19/20	12/15/15		10,185	10,185
	19/20	06/15/16	97,000	10,185	107,185
5	20/21	12/15/16		8,730	8,730
	20/21	06/15/17	97,000	8,730	105,730
6	21/22	12/15/17		7,275	7,275
	21/22	06/15/18	97,000	7,275	104,275
7	22/23	12/15/18		5,820	5,820
	22/23	06/15/19	97,000	5,820	102,820
8	23/24	12/15/19		4,365	4,365
	23/24	06/15/20	97,000	4,365	101,365
9	24/25	12/15/20		2,910	2,910
	24/25	06/15/21	97,000	2,910	99,910
10	25/26	12/15/21		1,455	1,455
	25/26	06/15/22	97,000	1,455	98,455
			873,000	144,045	1,017,045

REPORTS

TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: August 31, 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 September 6th meeting.

AGRICULTURE/OPEN SPACE

Mountain Dairy. The State of Connecticut has closed on the Purchase of Development Rights (PDR) for Mountain Dairy Farm 1. This is the second of three PDR projects to be completed with Mountain Dairy. This most recent acquisition preserves 486 acres of land for agricultural use in perpetuity.

HOUSING

Ad Hoc Committee on Rental Regulation and Enforcement. The next meeting of the Committee is scheduled for Wednesday, September 14 at 5:30 p.m. in the Mansfield Community Center Community Room.

INFRASTRUCTURE

Water Conservation Alerts. As of the date of this memo, it was anticipated that mandatory water conservation requirements may be issued by UConn absent significant rainfall. Staff will update the Commission if the situation changes.

Connecticut Water Project. Construction of the interconnection between the UConn water system has been completed and they are currently in the testing phase.

Connecticut Natural Gas. Connecticut Natural Gas Corp. is planning to extend natural gas service along Route 44 from Weaver Road (UConn Depot Campus) to Coventry. They are currently in the permitting process with CTDOT for this project.

Wireless Communications. Mobilitie LLC has notified the Town that they plan on installing six structures within public rights-of-way for wireless communication services in the following locations:

- South Eagleville Road (next to Town Hall entrance driveway) – 120 feet tall
- Storrs Road (next to Town Square) – 75 feet 10 inches tall
- Storrs Road (at Horsebarn Hill) – 120 feet tall

- North Eagleville Road (north side, in front of North Campus Residence Halls) – 43 feet, 2 inches tall
- Discovery Drive (north of intersection with North Eagleville Road) – 43 feet tall
- Hillside Road (south of intersection with Gilbert Road) – 43 feet tall

While they describe these structures as "utility poles," these structures range up to 120 feet in height and 42 inches in diameter depending on the location. The approval process for wireless communication towers has traditionally been the responsibility of the Connecticut Siting Council pursuant to statutory requirements; however, Mobilitie is seeking the authority through PURA to install these new structures as of right within public rights-of-way, bypassing oversight by both the Siting Council and municipal zoning regulations. In contrast, statutory requirements for approval of wireless communication facilities through the Siting Council process include municipal consultation and opportunities for towns to suggest alternate locations.

As numerous communities statewide have been notified of proposed installations, the Connecticut Conference of Municipalities (CCM) has gotten involved. Staff is participating in a CCM webinar on this issue on Thursday, September 1st; we will update the Commission at the September 6th meeting.

COMMUNICATIONS

Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on September 14, 2016 at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Rd, to hear comments on the following application:

7:00 P.M. – William Briggs for a Special Exception of Art X E for an addition of attached 26' x 30' 2 car garage to an existing single family dwelling in flood hazard area at 27 Briarcliff Rd.

At this public hearing, interested parties may appear and written communications may be received. No information shall be received after the close of the public hearing. Additional information is available in the Mansfield Town Clerk's Office. Dated August 25, 2016.

Sarah Accorsi
Chairman

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
DISTRICT II
171 Salem Turnpike
Norwich, Connecticut 06360
Phone: (860) 823-3211

August 15, 2016

CERTIFIED MAIL 91 7199 9991 7033 6861 3010

Mr. Owen Mark Sanderson
OMS Development, LLC
3180 Washington Road
West Palm Beach, FL 33405

Dear Mr. Sanderson:

Subject: Unfinished Work – Encroachment Permit 2011235
1659 Storrs Road (Route 195)
Town of Mansfield

You are receiving this letter as official notification in regard to the above-mentioned subject.

It is requested that you contact our office to arrange a meeting to discuss the unfinished work concerning 1659 Storrs Road. Failure to contact this office within ten (10) days of receipt of this letter will leave us no other alternative than to arrange, under the terms of your surety bond, to have the outstanding work completed.

It should be noted that once we have arranged for completion of the work under the terms and requirements of the permit, we will not rescind the bond call proceedings. Furthermore, you will not be allowed to perform any work in the DOT right of way once these proceedings have begun. Also, you will be charged for any work performed by the Department relative to this issue and subject to any claims that may arise.

If you have any questions in regard to this matter, please contact Mr. Carlos Wimberly of this office at (860) 823-3229.

Very truly yours,

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

cc: Hartford Fire Insurance Company
Town of Mansfield

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

August 15, 2016

Mr. Paul Querfield, P.E.
Connecticut Natural Gas Corp.
76 Meadow Street
East Hartford, CT 06108

Dear Mr. Querfeld:

Subject: Proposed Gas Main Installation
Route 44
In the Town of Mansfield

We have reviewed your plans for the above-noted subject entitled, "Proposed Gas Main Installation – Route 44 – Mansfield, Connecticut" dated June 23, 2016, and have the following comments:

1. Please show all traffic signal equipment, pavement markings, and signage within the project area on the plans. Also indicate that these items will be replaced if disturbed during the construction process.

2. It is preferred that the gas line be installed outside of the twin culvert crossing located 300' west of Walters Avenue. If the gas line is to be installed between the end wall and edge of pavement, a cross section detail showing the headwall, edge of pavement, guide rail, and top of pipe at this location must be provided.

3. As it appears that various trees are in close proximity to the proposed gas main and will be affected; an alternate method of installation should be explored. Should trenching be determined as the only viable course of installation, and should such excavation impact the root structure of any trees, the permittee shall be responsible for the removal of such trees.

4. In reviewing the plans for adherence to general accepted construction practices and safety along railroad lines, the following suggestions and guidance applies:

   - The pipeline should be encased in a protective steel sleeve where it crosses under the railroad track for a length specified by New England Central Railroad, Inc. (NECR). The pipe must be protected from the high axle loadings of fully loaded 286,000 lb. railcars, which are higher than loadings experienced on typical highways.

   - Any valves or other hardware associated with the gas line must be placed at a minimum distance from the track as prescribed by NECR.

   - The pipeline and protective sleeve must be placed at a minimum depth as prescribed by NECR.

   - The protective sleeve must be of a material, diameter, and strength as prescribed by NECR.

- If an open trench is used for installation, the backfill material and backfill compacting method must be as prescribed by NECR.

- Any and all occupation of the railroad right-of-way by personnel and/or machines must be reviewed and approved by NECR and in compliance with Roadway Worker Protection (RWP) regulations set forth by the Federal Railroad Administration.

- It is to be noted that this rail line carries a significant amount of freight into and out of Connecticut, including several types of hazardous materials. Any questions concerning construction procedures and materials are to be directed to Mr. Timothy Lesniak – Roadmaster, New England Central Railroad, Inc., 1 Depot Street, Palmer, MA 01069; telephone number: 802-527-3585

5. Prior to the issuance of a D.O.T. Encroachment Permit, proof of approval by New England Central Railroad, Inc. (NECR) must be submitted to this office.

Please submit two sets of revised plans, 40 scale or larger, reflecting the above-noted comments. As regulated by Connecticut General Statute 13b-17, no work is to commence within the State right of way prior to the issuance of a D.O.T. Encroachment Permit. If you have any questions in regard to this matter, please contact Mr. Daniel McBride at (860) 823-3114, or by email at Daniel.McBride@ct.gov.

Sincerely,

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

cc: Mansfield Planning and Zoning

Jessie Richard

From: RShaferB@aol.com
Sent: Tuesday, August 09, 2016 1:01 PM
To: Town Council; PlanZoneDept; Mary L. Stanton
Cc: info@mansfieldneighborhoodpreservation.org
Subject: packets for PZC and Town Council
Attachments: Dear Chronicle Editor LONG VERSION.docx

Hi Mary,

Could you please include this in the packets for Town Council and PZC?

Regards,
Becki for Bill Roe

Rebecca Shafer
Mansfield Neighborhood Preservation Group
1-860-786-8286
@CtNeighbors
info@mansfieldneighborhoodpreservation.org

Submitted by: Bill Roe, Mansfield Center, CT
Reply to Chronicle Article (Long Version)

Dear Chronicle Editor,

The title, "Mansfield Benefits Little from UConn," for the July 2, 2016 article about Mansfield's housing situation related to UConn students living off-campus was a bit overblown. While the impacts of 55% of the university student body living off campus are far greater in Mansfield than they might be in larger towns, it is untrue to say Mansfield "benefits little from UConn."

What is true is that Mansfield is a tiny town with only 11,100 permanent residents. With UConn housing an increasingly smaller number of its students, the remaining students are moving into our neighborhoods, causing the character of our neighborhoods to change. Some neighborhoods are now 40% rentals, several are 90% rentals. While the percentage of on-campus housing looks high compared to other universities, the number of students is growing. The traffic and ancillary issues (commonly called "studentification", see Wiki) such as parties, drinking, and rowdy behavior are also more widespread. There are investors coming to town who buy up our homes as investment property. This leaves less workforce and affordable housing. Currently, over **400 single family homes** have been converted to rental property. Four hundred.... By my calculation, roughly one home/week converts into a non-owner occupied rental. Some residents buy the homes that go up for sale next door to them because they fear it will turn into a student rental, adversely impacting their property value and quality of life.

The residents of Mansfield love our town and enjoy living in a college community. There are many benefits, as we pointed out - including strolling and biking on a lovely campus, educational opportunities for our children and ourselves, employment, and cultural activities. We embrace the university. We do, however, feel that the university needs to house ON CAMPUS the students it brings to the area who are currently living off-campus (12,287 according to the 2016 UConn Fact Sheet). There also should be a cap on enrollment so the character of our community does not change forever. Our master plan, *Mansfield Tomorrow*, a collaboration of hundreds of community members, recognizes that off-campus housing is a problem that needs to be addressed. Among the goals of the plan are a reduction in investor-owned houses close to campus and a reduction in rental permits issued. "The continued conversion of single-family homes into rentals units particularly in neighborhoods near UConn and Eastern Connecticut State University, where there are large student populations, is a significant concern for the long-term health of these neighborhoods."* (Pg 1.4 *Mansfield Tomorrow*)

There are steps the university CAN take to work more collaboratively with the town such as to invite our Mayor to be on the Board of Trustees (ex officio) to gain greater insight into the university's host community. They can also encourage faculty and staff to live in Mansfield and provide incentives to do so. Some courses could be offered at other UConn Campuses, instead of Storrs. Fraternities could be housed on campus, not in our neighborhoods.

Finally, a few sentences appear to be left off of the last paragraph of the article, as well as, the link to the studies which is www.BillRoe.com . The sources of the data are included in the report footnotes.

Regards,
Rebecca Shafer, Attorney
Lifetime resident of Mansfield
Mansfield Neighborhood Preservation Group
https://www.facebook.com/groups/MansfieldNeighborhoodPreservation/

Jessie Richard

From: RShaferB@aol.com
Sent: Wednesday, August 03, 2016 12:06 PM
To: Linda M. Painter; PlanZoneDept
Cc: info@mansfieldneighborhoodpreservation.org
Subject: Clarification of Comments to Zoning Focus Group

I wanted to clarify comments I made at the conclusion of the Zoning Focus Group on July 21, 2016.

My suggestion to add single family housing (perhaps small homes) instead of more students to Hunting Lodge Rd (if wetlands could be protected, etc) was to rebalance the neighborhood and restore it as a family-friendly neighborhood. I meant **owner-occupied** homes that could be starter homes, young faculty homes, retiree homes which would have fewer people, fewer cars and lower impact than student housing. I am not sure I was clear about that, but during the discussion at PZC this past Monday some members seemed to be fearful of the small home idea because they could turn into more student housing which was not my intention. Perhaps this could be accomplished with an overlay zone, or in conjunction with other aforementioned steps including definition of dormitory and a buy-back program so other homes interspersed in that area could again become owner-occupied.

I would appreciate if you could include this in next week's PZC packet.

Thank you, Linda.

Becki

Rebecca Shafer, Attorney
Mansfield Neighborhood Preservation Group
1-860-786-8286
@CtNeighbors
info@mansfieldneighborhoodpreservation.org
www.MansfieldNeighborhoodPreservation.org