



# MEETING NOTICE AND AGENDA

## MANSFIELD PLANNING AND ZONING COMMISSION

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

WEDNESDAY, NOVEMBER 2, 2016 ■ 6:30 PM

OR UPON COMPLETION OF INLAND WETLANDS AGENCY MEETING

### 1. CALL TO ORDER AND ROLL CALL

### 2. APPROVAL OF MINUTES

- A. October 17, 2016 – Regular Meeting
- B. October 22, 2016 – Field Trip

### 3. ZONING AGENT'S REPORT

### 4. PUBLIC HEARING

- A. WILLARD J. STEARNS & SONS, INC., STEARNS & COVENTRY ROAD, 9 LOT SUBDIVISION, FILE #1343  
(Item will be opened and immediately tabled to the 11/16/16 meeting)

### 5. OLD BUSINESS

- A. WILLARD J. STEARNS & SONS, INC., STEARNS & COVENTRY ROAD, 9 LOT SUBDIVISION, FILE #1343  
(Item tabled pending 11/16/16 Continued Public Hearing)
- B. SPECIAL PERMIT APPLICATION, RESTAURANT, E. RANDAZZO/APPLICANT, M. MCDONALD/OWNER, 1029 STORRS ROAD, FILE #1344  
(Item tabled pending 11/16/16 Public Hearing)
- C. OTHER

### 6. NEW BUSINESS

- A. 2017 MEETING SCHEDULE  
Memo from Director of Planning and Development
- B. 8-24 REFERRAL-ACQUISITION OF DEVELOPMENT RIGHTS
- C. OTHER

### 7. ZONING REGULATIONS AND DESIGN GUIDELINES

### 8. REPORTS FROM OFFICERS AND COMMITTEES

- A. CHAIRMAN'S REPORT
- B. REGIONAL PLANNING COMMISSION
- C. REGULATORY REVIEW COMMITTEE
- D. PLANNING AND DEVELOPMENT DIRECTOR'S REPORT
- E. OTHER COMMITTEES

### 9. COMMUNICATIONS AND BILLS

- A. OTHER

### 10. ADJOURNMENT

**MINUTES**



# DRAFT MINUTES

## MANSFIELD PLANNING AND ZONING COMMISSION

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

### MONDAY, OCTOBER 17, 2016 ■ REGULAR MEETING

**MEMBERS PRESENT:** J. Goodwin, C. Ausburger, B. Chandy, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa  
**MEMBERS ABSENT:** R. Hall  
**ALTERNATES PRESENT:** P. Aho, T. Berthelot, K. Fratoni  
**STAFF PRESENT:** Janell Mullen, Assistant Planner/Zoning Enforcement Officer  
Jennifer Kaufman, Environmental Planner

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

#### APPROVAL OF MINUTES:

- A. September 6, 2016 – Regular Minutes  
Chandy MOVED, Ryan seconded, to approve the 09-06-2016 minutes. MOTION PASSED UNANIMOUSLY.
- B. September 14, 2016- Field Trip Notes  
Noted.

#### ZONING AGENT'S REPORT:

Noted.

#### PUBLIC HEARING:

None.

#### OLD BUSINESS:

- A. WILLARD J. STEARNS & SONS, INC., STEARNS & COVENTRY ROAD, 9 LOT SUBDIVISION, FILE #1343  
Item tabled pending 11/2/16 Public Hearing.

#### NEW BUSINESS:

- A. SPECIAL PERMIT APPLICATION, RESTAURANT, E. RANDAZZO/APPLICANT, M. MCDONALD/OWNER, 1029 STORRS ROAD, FILE #1344  
Ryan MOVED, Ward seconded, to receive the Special Permit Application (File #1344) submitted by Maryellen Randazzo for a restaurant on property located at 1029 Storrs Road as shown on plans dated 9/29/2016 and as shown and described in application submissions, and to refer said application to staff and committees for review and comments and to set a Public Hearing for November 16, 2016. MOTION PASSED UNANIMOUSLY. Goodwin noted for the record that she will recuse herself for this application.

**MANSFIELD TOMORROW:**

Janell Mullen, Assistant Planner distributed a Mixed Use Centers Virtual Tour Powerpoint that the Director of Planning created to specifically illustrate the parcels and characteristics of the Four Corners and King Hill areas of Town. Regulatory Review Members Rawn and Aho discussed their committee work and the field trip the committee took to view these areas. Members agreed it would be beneficial for the entire Commission to view these areas. A field trip for this purpose is scheduled for 8 a.m., Saturday, October 22<sup>nd</sup> for a group tour of the mixed use areas.

**REPORTS FROM OFFICERS AND COMMITTEES:**

None.

**COMMUNICATIONS AND BILLS:**

Noted.

**ADJOURNMENT:**

The Chair declared the meeting adjourned at 7:12 p.m.

Respectfully submitted,

Vera S. Ward, Secretary

# DRAFT MINUTES

## MANSFIELD PLANNING AND ZONING COMMISSION REGULATORY REVIEW COMMITTEE

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ CONFERENCE ROOM B



SATURDAY, OCTOBER 22, 2016, FIELD TRIP

Members present: P. Aho, K. Rawn, B. Chandy, C. Ausberger, B. Ryan, V. Ward, J. Goodwin, G. Lewis

Staff: L. Painter, Director of Planning and Development; J. Kaufman, Environmental Planner

### DEPARTURE

The van departed the Mansfield Community Center at 8:04 a.m.

### AREAS TOURED

- Orchard Acres
- King Hill/North Eagleville Road Mixed Use Center Area
- North Eagleville Road (Hillel property)
- Meadowood Road
- Northwood Road
- Hunting Lodge Road/Birch Road, including:
  - Carriage House
  - Celeron Square
  - Holinko Estates
  - Hunting Heights
  - Clubhouse Apartments
- Four Corners
  - Villa Hills Golf Course
  - Cedar Swamp Road
  - Properties along Route 195 between Cedar Swamp Road and Route 44
  - Properties along Route 44: Mansfield Professional Park to Moulton Road
- South Eagleville Road (Route 195-Maple Road), including:
  - Oakwood
  - Knollwood
  - Mansfield Nonprofit Housing Development Corporation (MNHDC) property between Knollwood entrance and Maple Rd.
- Maple Road (between South Eagleville Road and Davis Road)
  - Wright's Village
  - Juniper Hill
  - Mansfield Nursing and Rehabilitation Center
  - Masonicare Property

### DISCUSSION POINTS

- Members requested information on existing apartment complexes including number of units; whether they are served by sewer and water currently or potentially have access to sewer and water; and unit types (1 BR, 2 BR, etc.) if available
- Properties abutting UConn property with potential access to campus might be able to support higher density (example: Orchard Acres). Buffers to adjacent residential properties would be important if this area were increased in intensity.

- King Hill Road/North Eagleville Mixed Use Center & Hillel properties: opportunity for highest intensity/scale of development as it is surrounded by campus. Staff to research tallest buildings on UConn campus for consideration as maximum height restriction. These areas were also identified as ideal for shared parking and reduced parking requirements given proximity to campus.
- Hunting Lodge Road Area: Need to determine appropriate scale, density and buffering adjacent to single-family neighborhoods; should require cross-connections between multi-family residential developments to reduce street connections and traffic on local streets; emergency access connections would still be needed; concerned with how to address long-term management of multi-family properties to minimize impacts on surrounding areas.
- Four Corners Area: highest intensity and scale should be in Mixed Use Center area; desire for human scale (3- story max) at street with potential for increased height toward rear of larger properties; need to reduce scale and density in transitional areas heading into remnants of historic village on Route 44 east of 195.
- South Eagleville Road Area/Maple Road Area. North side of South Eagleville Road and Separatist Road identified as being more transitional in nature, should lower in scale and density. Painter noted that the MNHDC has indicated that they would like at least 30-35 units to make a manageable project. Density formulas will likely need to include some type of bonus for affordable units otherwise it would be difficult to find a density formula that works for several different multi-family properties. As with Hunting Lodge Road, need to determine appropriate densities, scale and buffers between multi-family properties and single-family properties. With regard to Masonicare property, staff noted desire of adjacent organic farm to have access to any future development taken from Silo Road/Circle to avoid a driveway immediately abutting their farm and associated runoff and exhaust impacts.

#### FUTURE MEETING SCHEDULE

RRC member will debrief field trip and discuss recommendations in more depth at next regular meeting. Due to light agenda, discussion will also be on agenda for November 2, 2016 PZC meeting. Another field trip to tour the compact residential and mixed-use areas on the south side of Mansfield will also be scheduled.

#### ADJOURNMENT

Field Trip ended at 10:15 a.m. with return to the Mansfield Community Center.

Respectfully submitted,

Linda M. Painter, AICP  
Director of Planning and Development

# **PUBLIC HEARINGS**



# TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: November 2, 2016  
To: Planning and Zoning Commission  
From: Linda M. Painter, AICP, Director  
Subject: Mountain View Acres Subdivision (File 1343)

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Staff recommends that the November 2, 2016 hearing on the proposed Mountain View Acres subdivision be opened and immediately tabled to the November 16, 2016 meeting. The applicant has consented to this extension as they are working on revising plans to respond to staff review comments.

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

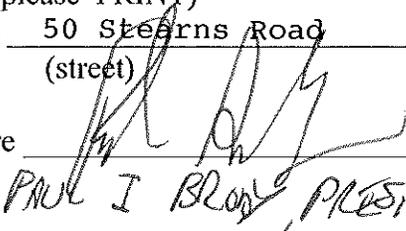
file # 1343  
filing date 8-29-16

**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 )  
(optionee)  Date 8/10/16

**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**

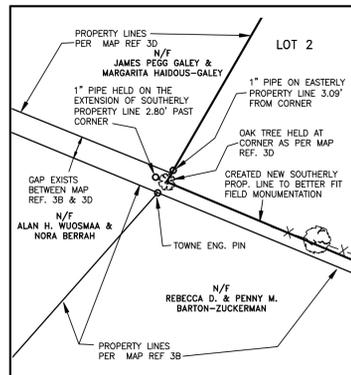
Pursuant to Section 8-26d, subsection (b) of the Connecticut General Statutes, the undersigned applicant hereby  
consents to an extension of time within which the Planning and Zoning Commission is required by law to approve,  
modify and approve or disapprove a subdivision plan known as

\_\_\_\_\_ 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 \_\_\_\_\_



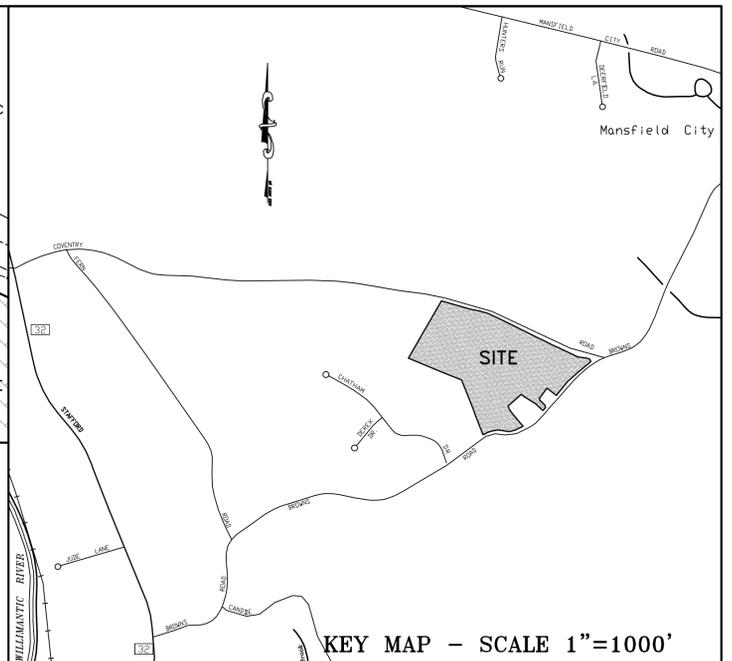
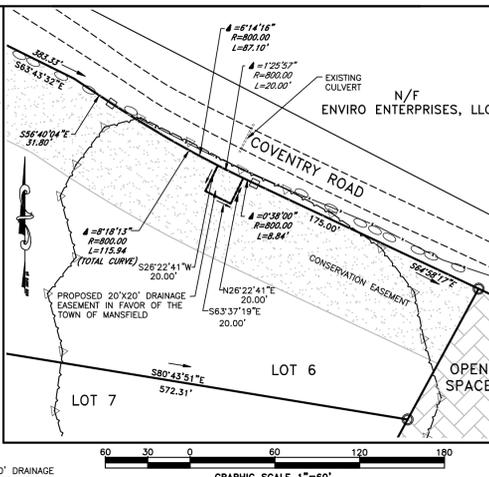


CORNER DETAIL 1"=20'

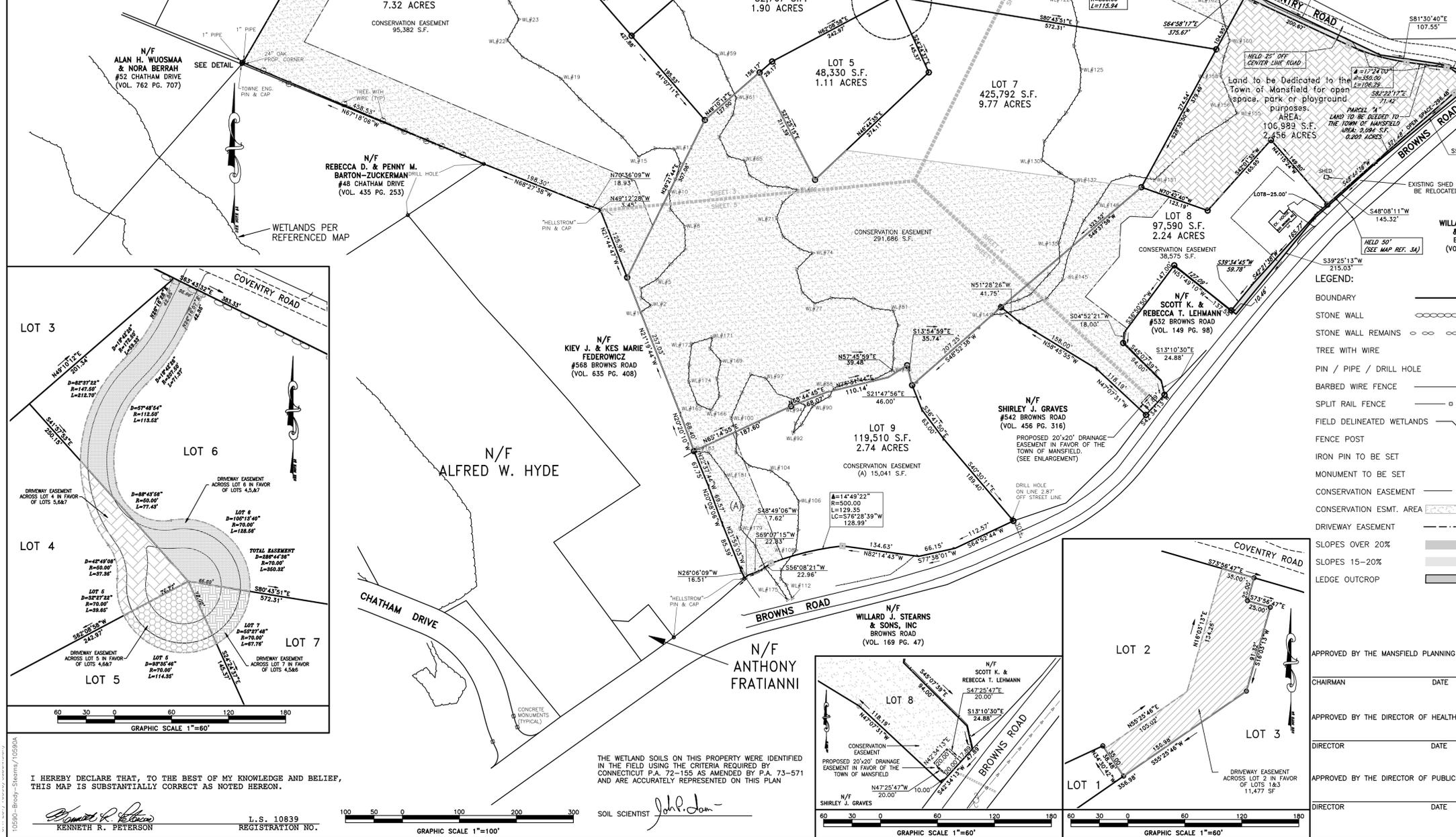
**BUILDABLE AREA:**

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.
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%  
 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.: 2.456 ACRES (6.70%)  
 DEDICATED OPEN SPACE: 13.049 ACRES (35.61%)  
 CONSERVATION EASEMENT (CE): 15.505 ACRES (42.31%)  
 TOTAL PROVIDED: 1.881 ACRES  
 UPLAND PROVIDED IN OPEN SPACE: 8.868 ACRES  
 UPLAND PROVIDED IN CONSERVATION EASEMENTS THEREFORE: 10.54 AC. PROVIDED > 10.54 AC. REQUIRED  
 ZONE: RAR-90



KEY MAP - SCALE 1"=1000'



- 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' DATED 1-1-98 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. LETS 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 ADJUTING 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 090129 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	—x—x—x—x—
SPLIT RAIL FENCE	—□—□—□—□—
FIELD DELINEATED WETLANDS	WL#200
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	▨

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

CHAIRMAN	DATE
APPROVED BY THE DIRECTOR OF HEALTH	DATE
DIRECTOR	DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS	DATE
DIRECTOR	DATE

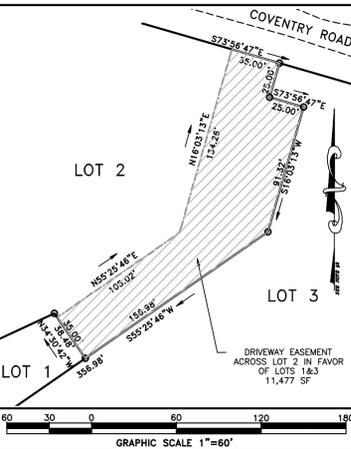
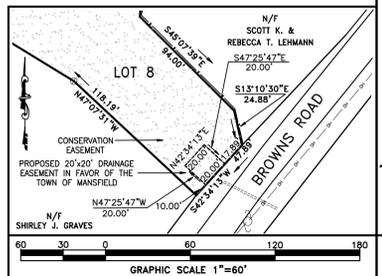
<b>BOUNDARY PLAN</b>			
<b>MOUNTAIN VIEW ACRES</b>			
<b>#522 BROWNS ROAD</b>			
<b>&amp; COVENTRY ROAD</b>			
<b>MANSFIELD, CONNECTICUT</b>			
<b>GARDNER &amp; PETERSON ASSOCIATES, LLC</b>			
178 HARTFORD TURNPIKE			
TOLLAND, CONNECTICUT			
REVISIONS		01-27-2016	
PROFESSIONAL ENGINEERS		LAND SURVEYORS	
BY	SCALE	DATE	SHEET NO.
B.D.C.	1"=100' OR AS SHOWN	12-15-2015	2 OF 7
			MAP NO.
			105905

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

*Kenneth K. Peterson*  
 KENNETH K. PETERSON  
 REGISTRATION NO. 1. S. 10839

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 *John Ianni*



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 *John Jan*

N/F JAMES PEGG GALEY & MARGARITA HAIKOUS-GALEY #85 COVENTRY ROAD (VOL. 659 PG. 106)

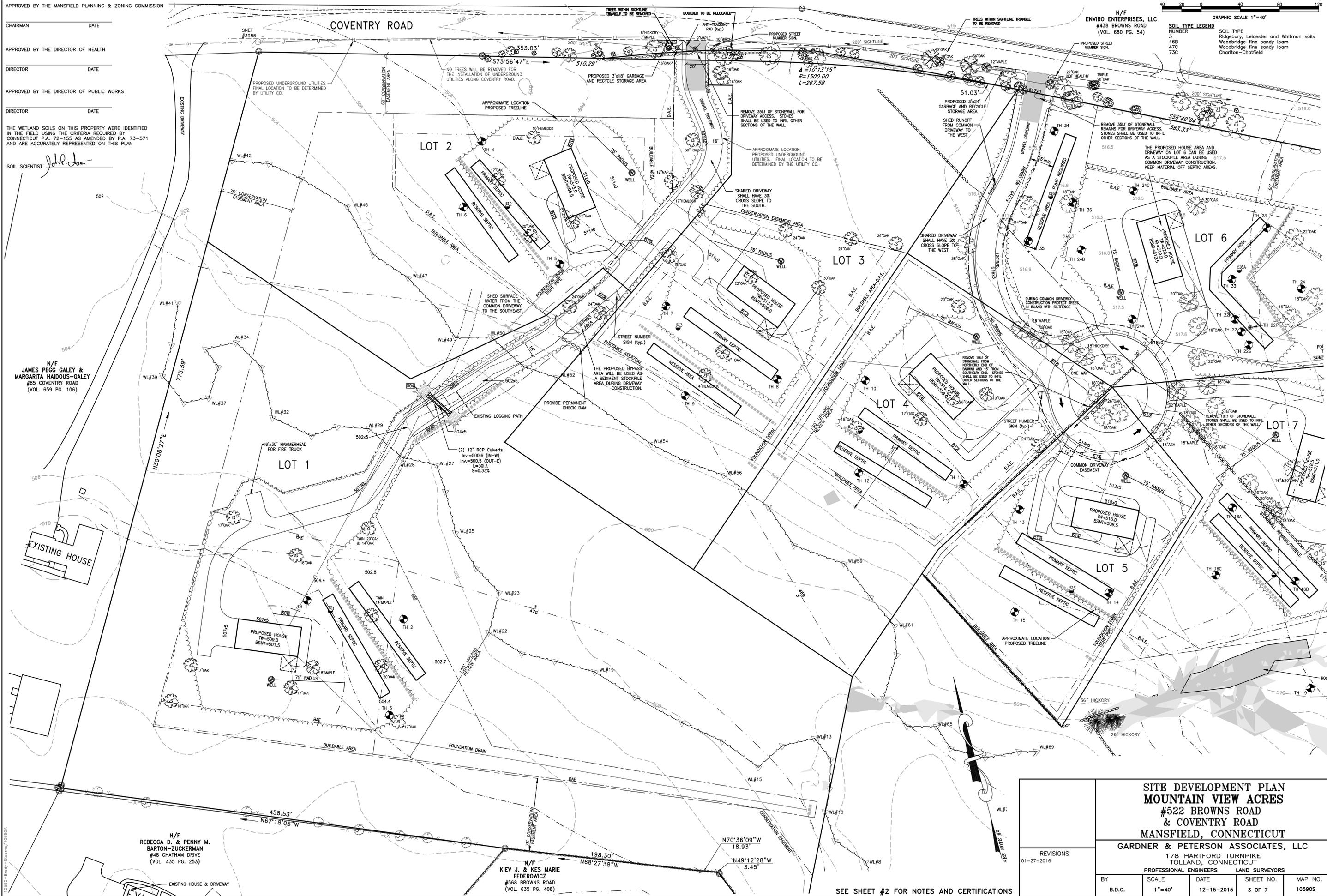
N/F REBECCA D. & PENNY M. BARTON-ZUCKERMAN #48 CHATHAM DRIVE (VOL. 435 PG. 253)

N/F KIEV J. & KES MARIE FEDEROWICZ #568 BROWNS ROAD (VOL. 635 PG. 408)

N/F ENVIRO ENTERPRISES, LLC #438 BROWNS ROAD (VOL. 680 PG. 54)

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

GRAPHIC SCALE 1"=40'



SEE SHEET #2 FOR NOTES AND CERTIFICATIONS

<b>SITE DEVELOPMENT PLAN</b> <b>MOUNTAIN VIEW ACRES</b> <b>#522 BROWNS ROAD</b> <b>&amp; COVENTRY ROAD</b> <b>MANSFIELD, CONNECTICUT</b> <b>GARDNER &amp; PETERSON ASSOCIATES, LLC</b> 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS				
BY B.D.C.	SCALE 1"=40'	DATE 12-15-2015	SHEET NO. 3 OF 7	MAP NO. 105905



Land to be dedicated to the  
Town of Mansfield for open  
space, park or playground  
purposes

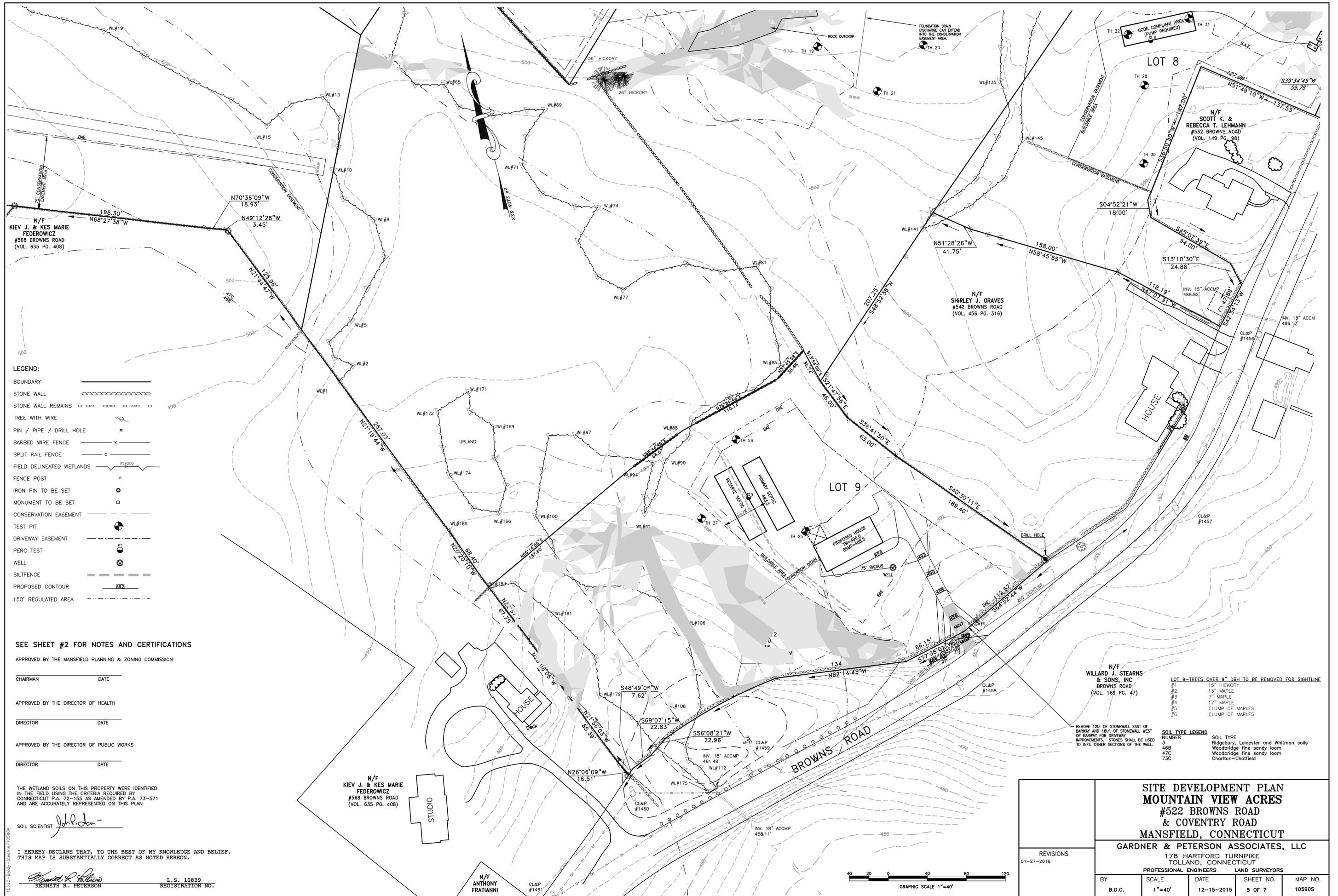
N/F  
SHIRLEY J. GRAVES  
#542 BROWNS ROAD  
(VOL. 456 PG. 316)

N/F  
SCOTT K. &  
REBECCA T. LEHMANN  
#532 BROWNS ROAD  
(VOL. 149 PG. 98)

N/F  
WILLARD J. STEARNS  
& SONS, INC  
BROWNS ROAD  
(VOL. 169 PG. 47)

N/F  
ENVIRO ENTERPRISES, LLC  
#438 BROWNS ROAD  
(VOL. 680 PG. 54)

02500-Browns-Stearns/02500A



- 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 *John Jan*

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

*Kenneth R. Peterson*  
KENNETH R. PETERSON L.S. 10839  
REGISTRATION NO.

- LOT 9 - TREES OVER 8" 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             |
| 75C    | Chariton-Chotfield                     |

REMOVE 12L OF STONEMASS EAST OF BARWAY AND 18L OF STONEMASS WEST OF BARWAY FOR DRIVEWAY IMPROVEMENTS. STONES SHALL BE USED TO INFILL OTHER SECTIONS OF THE WALL.

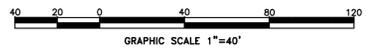
**SITE DEVELOPMENT PLAN  
MOUNTAIN VIEW ACRES  
#522 BROWNS ROAD  
& COVENTRY ROAD  
MANSFIELD, CONNECTICUT**

**GARDNER & PETERSON ASSOCIATES, LLC**

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS 01-27-2016		SCALE 1"=40'	DATE 12-15-2015	SHEET NO. 5 OF 7	MAP NO. 105905
BY B.D.C.	SCALE 1"=40'	DATE 12-15-2015	SHEET NO. 5 OF 7	MAP NO. 105905	



0500-Browns-Steamer/102504

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)

TO DEPTH	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	26
22-26	66	56	48	42	34	30	28	26	24	24
26-30	56	49	42	34	30	28	26	24	20	20
30-36	48	42	34	30	28	26	24	20	18	18
36-42	42	36	30	28	26	24	20	18	16	16
42-48	36	32	28	26	24	20	18	16	14	14
48-60	30	28	24	22	20	18	16	14	10	10
>60	MLSS NEED NOT BE CONSIDERED									

#1-CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY

FLOW FACTOR (FF) = DESIGN FLOW / 300 SO: 3 BEDROOMS = 450 / 300 = 1.5

4 BEDROOMS = 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= 48 x 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= 54  
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= 60  
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 Loom  
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 Loom  
18-78" Compact Glacial Till  
Mottling @ 18"  
Roots to 18"  
No groundwater  
No ledge

TH 3  
0-5" Topsoil  
4-22" Orange Brown Fine Sandy Loom  
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 Loom  
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 Loom  
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 Loom  
27-78" Compact Glacial Till  
Mottling @ 27"  
Roots to 27"  
No groundwater  
No ledge

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

TH 8  
0-5" Topsoil  
6-26" Orange Brown Fine Sandy Loom  
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 Loom  
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 Loom  
26-85" Compact Glacial Till  
Mottling @ 26"  
Roots to 26"  
No groundwater  
No ledge

TH 11  
0-4" Topsoil  
4-20" Orange Brown Fine Sandy Loom  
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 Loom  
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 Loom  
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  
0-4" Topsoil  
4-25" Orange Brown Fine Sandy Loom  
25-80" Compact Glacial Till  
Mottling @ 24"  
Roots to 24"  
No groundwater  
No ledge

TH 15  
0-5" Topsoil  
5-24" Orange Brown Fine Sandy Loom  
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 Loom  
40-65" Compact Glacial Till  
Mottling @ 40"  
Roots to 40"  
No groundwater  
No ledge

TH 16A  
0-5" Topsoil  
5-26" Orange Brown Fine Sandy Loom  
26-80" Compact Glacial Till  
Mottling @ 26"  
Roots to 26"  
No groundwater  
No ledge

TH 16B  
0-4" Topsoil  
4-24" Orange Brown Fine Sandy Loom  
24-81" Compact Glacial Till  
Mottling @ 24"  
Roots to 24"  
No groundwater  
No ledge

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

TH 22  
0-6" Topsoil  
6-30" Orange Brown Fine Sandy Loom  
30-43" Compact Glacial Till  
Mottling @ 30"  
Roots to 30"  
No groundwater  
No ledge

TH 23  
0-5" Topsoil  
5-24" Orange Brown Fine Sandy Loom  
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 22N  
0-7" Topsoil  
7-30" Orange Brown Fine Sandy Loom  
30-93" Compact Glacial Till  
Mottling @ 36"  
Roots to 29"  
Restrictive @ 30"  
No groundwater  
No ledge

TH 22A  
0-5" Topsoil  
5-24" Orange Brown Fine Sandy Loom  
24-78" Compact Glacial Till  
Mottling @ 24"  
Roots to 25"  
No groundwater  
No ledge

TH 24B  
0-5" Topsoil  
5-24" Orange Brown Fine Sandy Loom  
24-89" Compact Glacial Till  
Mottling @ 24"  
Roots to 24"  
No groundwater  
No ledge

TH 24C  
0-6" Topsoil  
6-21" Orange Brown Fine Sandy Loom-Silty  
21-76" Compact Glacial Till  
Mottling @ 21"  
Roots to 24"  
No groundwater  
No ledge

TH 25  
0-7" Topsoil  
7-25" Orange Brown Fine Sandy Loom  
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 Loom  
26-92" Compact Glacial Till  
Mottling @ 26"  
Roots to 26"  
No groundwater  
No ledge

TH 27  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
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 Loom  
30-84" Compact Glacial Till  
Mottling @ 30"  
Roots to 30"  
No groundwater  
No ledge

TH 31  
0-7" Topsoil  
7-26" Orange Brown Fine Sandy Loom  
26-50" Compact Glacial Till  
Mottling @ 24"  
Roots to 24"  
No groundwater  
No ledge

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

TH 33  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-37" Tan Medium Sand, slightly firm, rocky  
Ledge @ 37"  
No Seepage or Mottling  
Roots to 28"

TH 34  
0-5" Topsoil  
5-25" Brown Fine Sandy Loom  
25-37" Tan Medium Sand, slightly firm, rocky  
Ledge @ 37"  
No Seepage or Mottling  
Roots to 28"

TH 35  
0-7" Topsoil  
7-24" Orange Brown Fine Sandy Loom  
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 Loom  
25-81" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 37  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 38  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
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 39  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 40  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 41  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 42  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 43  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 44  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 45  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 46  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 47  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 48  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 49  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 50  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 51  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 52  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 53  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 54  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

TH 55  
0-5" Topsoil  
5-25" Orange Brown Fine Sandy Loom  
25-77" Compact Glacial Till  
Mottling @ 25"  
Roots to 25"  
No groundwater  
No ledge

Percolation Tests

Observed By: Eastern Highlands Health District  
Others Present: 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 1/2"  
1:41 14 1/2"  
1:51 15 3/4"  
2:01 16 3/4"  
2:11 17 3/4"  
2:16 18 1/2"  
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 1/2"  
1:47 19 1/2"  
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 1/2"  
1:35 13 1/2"  
1:45 15 1/2"  
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 1/2"  
12:05 6"  
12:15 7 1/2"  
12:25 10"  
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 1/2"

TIME DEPTH  
11:40 4 1/2"  
11:50 8 1/2"  
12:00 10 1/2"  
12:10 13"  
12:20 14"  
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 1/2"  
11:10 11 1/2"  
11:20 13 1/2"  
11:30 14 1/2"  
11:40 15 3/4"  
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 1/2"  
11:38 DRY  
Rate: 5.1-10 min/in

Perc #6C  
Presoaked 10/01/15 at 8:20  
Depth=17"  
Mark Down 0"

TIME DEPTH  
10:56 7 1/2"  
11:06 10"  
11:11 11 1/2"  
11:14 15 3/4"  
11:17 16 1/2"  
11:20 16 3/4"  
11:23 17 1/2"  
11:26 18"  
Dry  
Rate: 5.1-10 min/in

Perc #6D  
Presoaked 10/01/15 at 8:10  
Depth=19"  
Mark Down 1"

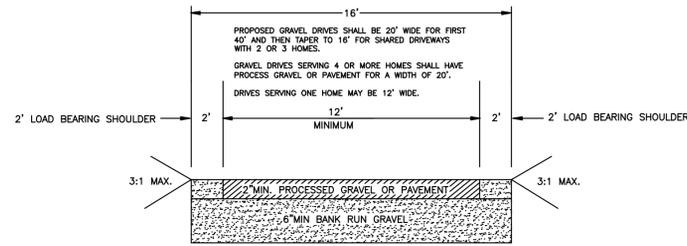
TIME DEPTH  
12:08 6"  
12:13 10"  
12:18 12"  
12:23 13 1/2"  
12:28 15"  
12:33 16 1/2"  
12:38 18" DRY  
Rate: 1-5 min/in

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

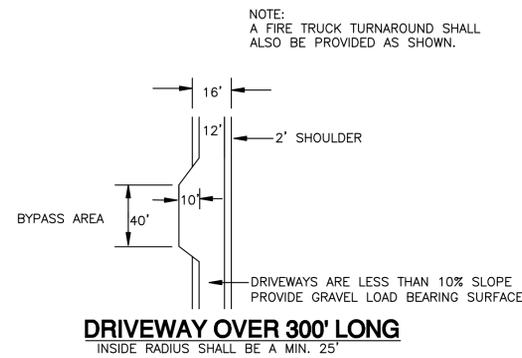
TIME DEPTH  
10:56 7 1/2"  
11:11 14 3/4"  
11:14 15 3/4"  
11:17 16 1/2"  
11:20 16 3/4"  
11:23 17 1/2"  
11:26 18"  
Dry  
Rate: 5.1-10 min/in

GENERAL EROSION AND SEDIMENT CONTROL NOTES

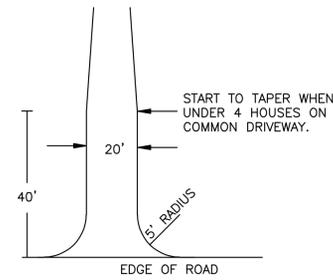
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SURFACE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
- 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.
- FROZEN MATERIAL OR SOFT MUDDY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
- 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 COMPLETED, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS



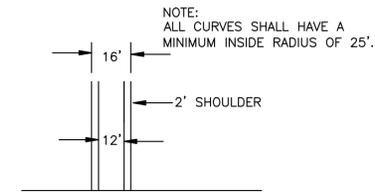
**TYPICAL SHARED DRIVEWAY SECTION**



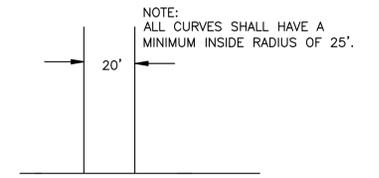
**DRIVEWAY OVER 300' LONG**



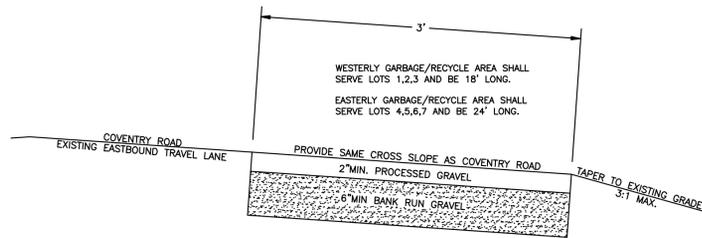
**SHARED DRIVEWAY INTERSECTS COVENTRY ROAD**



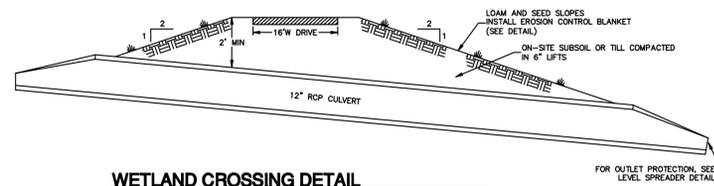
**SHARED DRIVEWAY DETAIL WHEN SERVING 2 or 3 HOUSES**



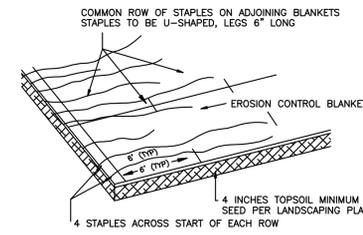
**SHARED DRIVEWAY DETAIL WHEN SERVING 4 or MORE HOUSES**



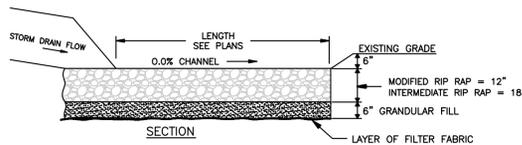
**TYPICAL GARBAGE/RECYCLE AREA SECTION**



**WETLAND CROSSING DETAIL**

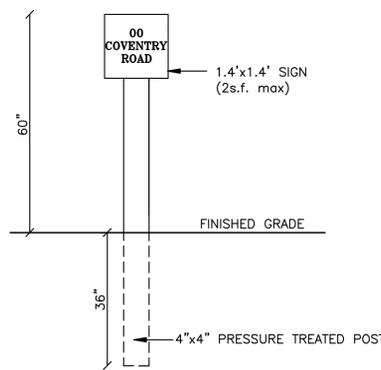


**EROSION CONTROL BLANKET**



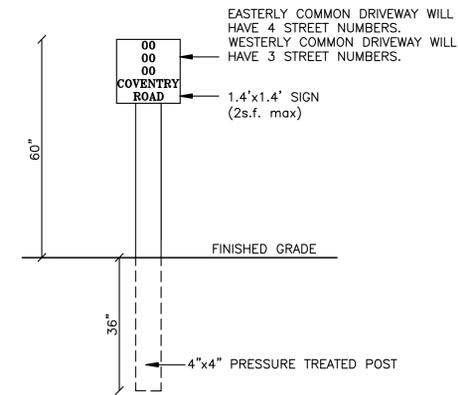
- NOTES:  
 1. WHERE POSSIBLE LEVEL SPREADER TO BE CONSTRUCTED ON UNDISTURBED SOIL.  
 2. SHAPE THE ENTRANCE TO THE SPREADER IN SUCH A MANNER AS TO INSURE THAT RUNOFF ENTERS DIRECTLY ONTO THE 0.0% CHANNEL.  
 3. RIP TO BE CONSTRUCTED LEVEL AT 0.0% GRADE TO INSURE UNIFORM SPREADING OF STORM WATER RUNOFF.

**LEVEL SPREADER DETAIL**



**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 \_\_\_\_\_

<b>CONSTRUCTION DETAILS</b>				
<b>MOUNTAIN VIEW ACRES</b>				
<b>#522 BROWNS ROAD</b>				
<b>&amp; COVENTRY ROAD</b>				
<b>MANSFIELD, CONNECTICUT</b>				
<b>GARDNER &amp; PETERSON ASSOCIATES, LLC</b>				
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	105905

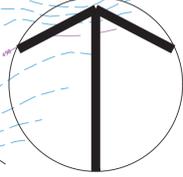
REVISIONS  
01-27-2016



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

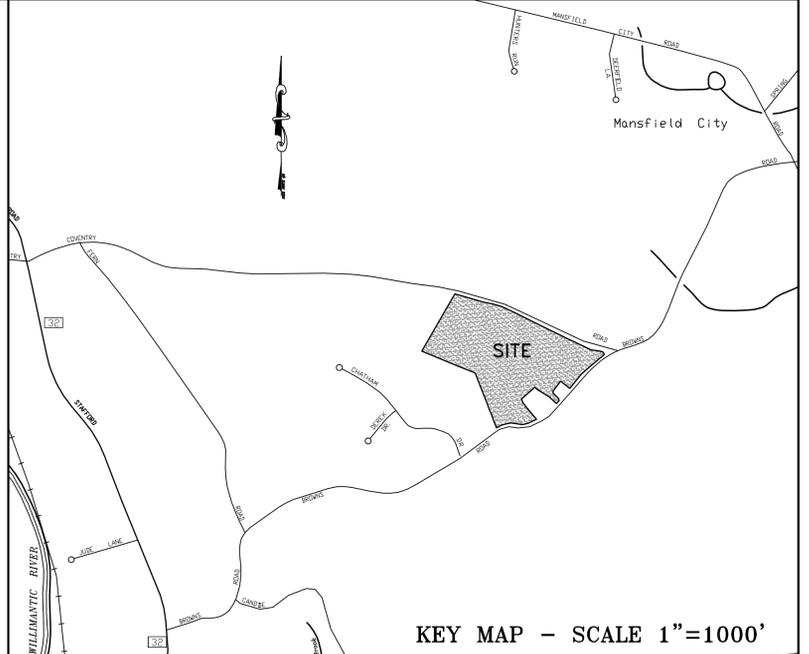
**LEGEND**

- EXISTING CONTOUR
- STONE WALL
- APPROXIMATE WOODS LINE
- EXISTING LEDGE
- WETLAND
- SLOPES 16% 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:**
- 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..
  - 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.
  - MAP REFERENCES:
    - "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: P.A. HESKETH & ASSOCIATES, INC.
    - "BOUNDARY SURVEY FOR SUBDIVISION ENTITLED CHATHAM HILL BROWNS ROAD MANSFIELD, CONNECTICUT" OWNER & SUBDIVIDER MICHAEL DILAJ TROSTER SCALE: 1"=100' DATED 1-1-98 REV. 6-15-98 BY: DATUM ENG.
    - "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
    - "CORRECTONAL 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
    - "PROPERTY OF RUSSELL W. & PHYLLIS MARTIN COVENTRY ROAD, BROWNS ROAD MANSFIELD, CONNECTICUT" SCALE: 1"=100' DATED 2-7-88 BY: KARU & PRONOVOST ASSOCIATES, INC.
    - "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.
  - 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.
  - 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	WLF#200
150' UPLAND REVIEW AREA	---
FENCE POST	○
SIGN	○
PROPOSED OPEN SPACE	■
PROPOSED 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:

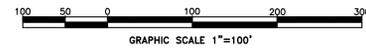
CONSERVATION EASEMENT:	1.03 ACRES (LOTS 1-6-ALL UPLAND)
CONSERVATION EASEMENT:	4.43 ACRES (REAR OF LOT 7)
CONSERVATION EASEMENT:	1.88 ACRES (UPLAND ON REAR OF LOT 7)

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 MINIMUM 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 *John Ianni*

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

*Kenneth R. Peterson*  
KENNETH R. PETERSON  
L.S. 10839  
REGISTRATION NO.

**CONCEPTUAL YIELD PLAN**

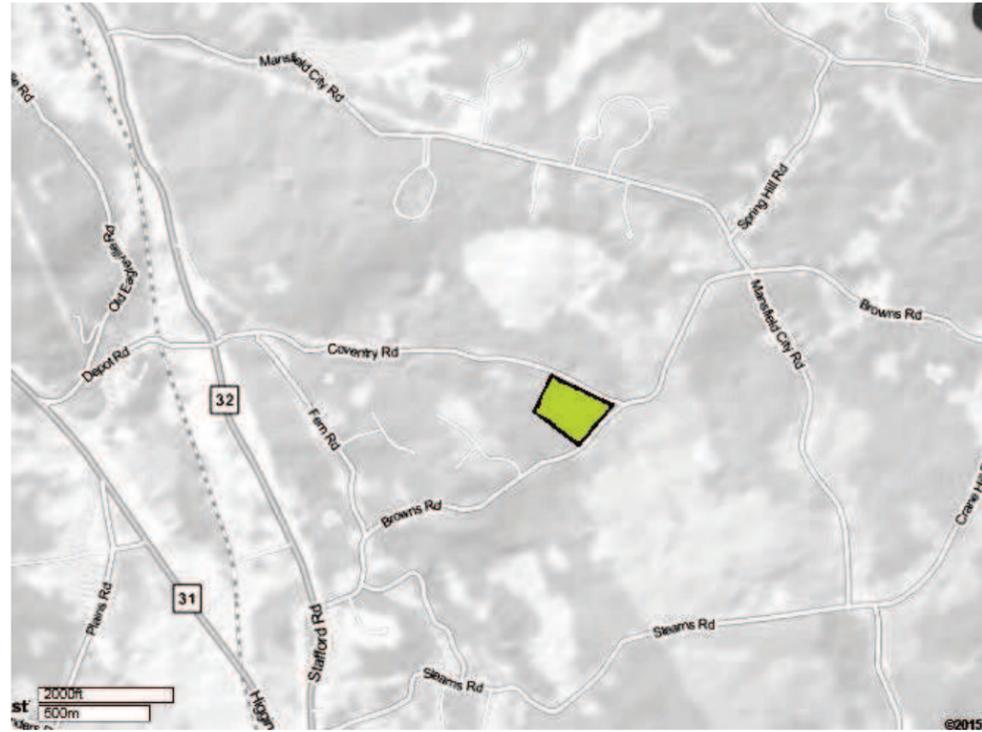
PREPARED FOR  
**WILLARD J. STEARNS & SONS, INC.**  
#522 BROWNS ROAD  
& COVENTRY ROAD  
MANSFIELD, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

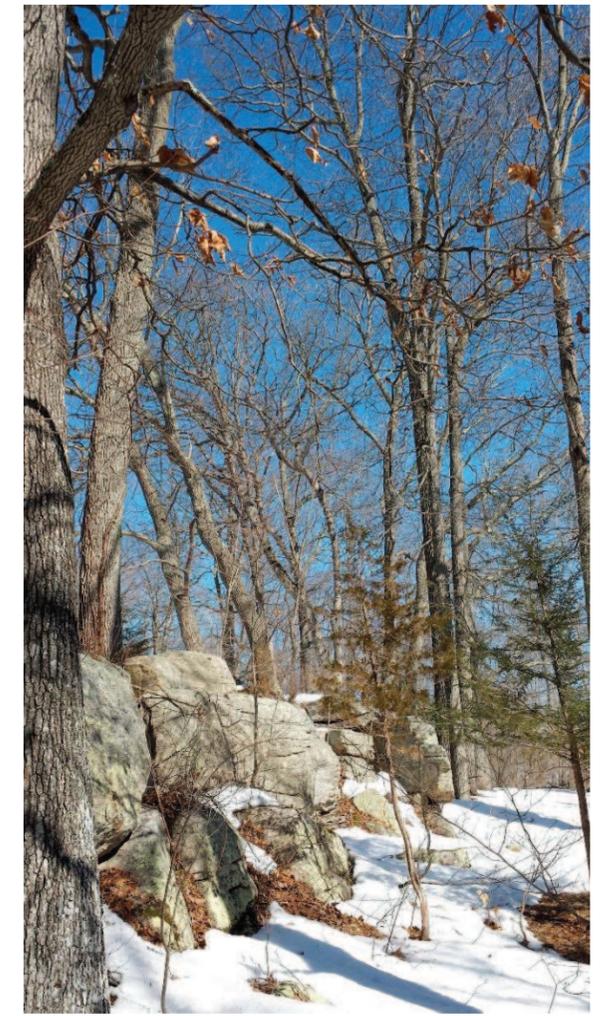
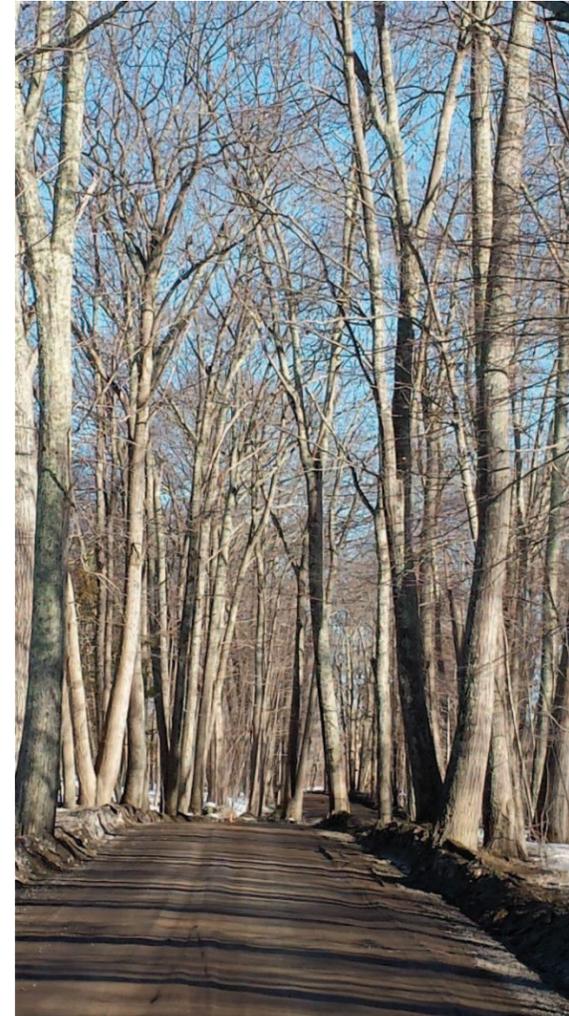
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=100'	05-22-2015	1 OF 1	10590Y

REVISIONS  
12-15-2015

PROFESSIONAL ENGINEERS LAND SURVEYORS



## SITE LOCATION



## SITE ANALYSIS NEIGHBORHOOD INFLUENCES

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

John Alexopoulos, RLA, ASLA  
March 23, 2015

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. Browns 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 hay field
  - 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:**

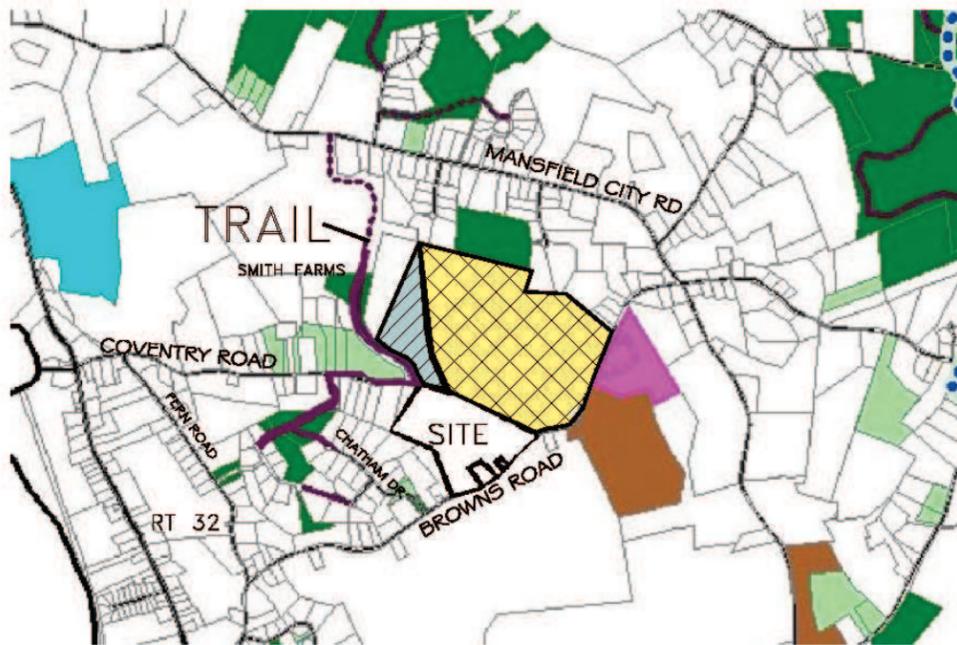
- Limit the number of entrances into property from both Coventry Road or Browns Road.
- Potential driveway entrances have possible restricted sight lines on Coventry Road because of existing trees.
- Limited areas for access from Browns Road due to sight line restrictions regarding slope and alignment. 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, swamping 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 LOCATION

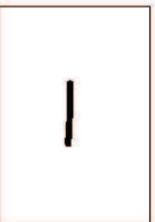


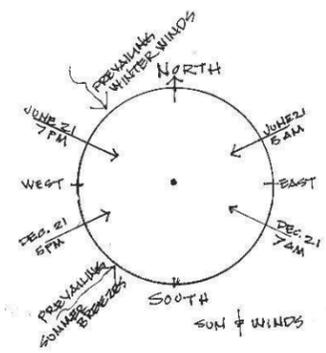
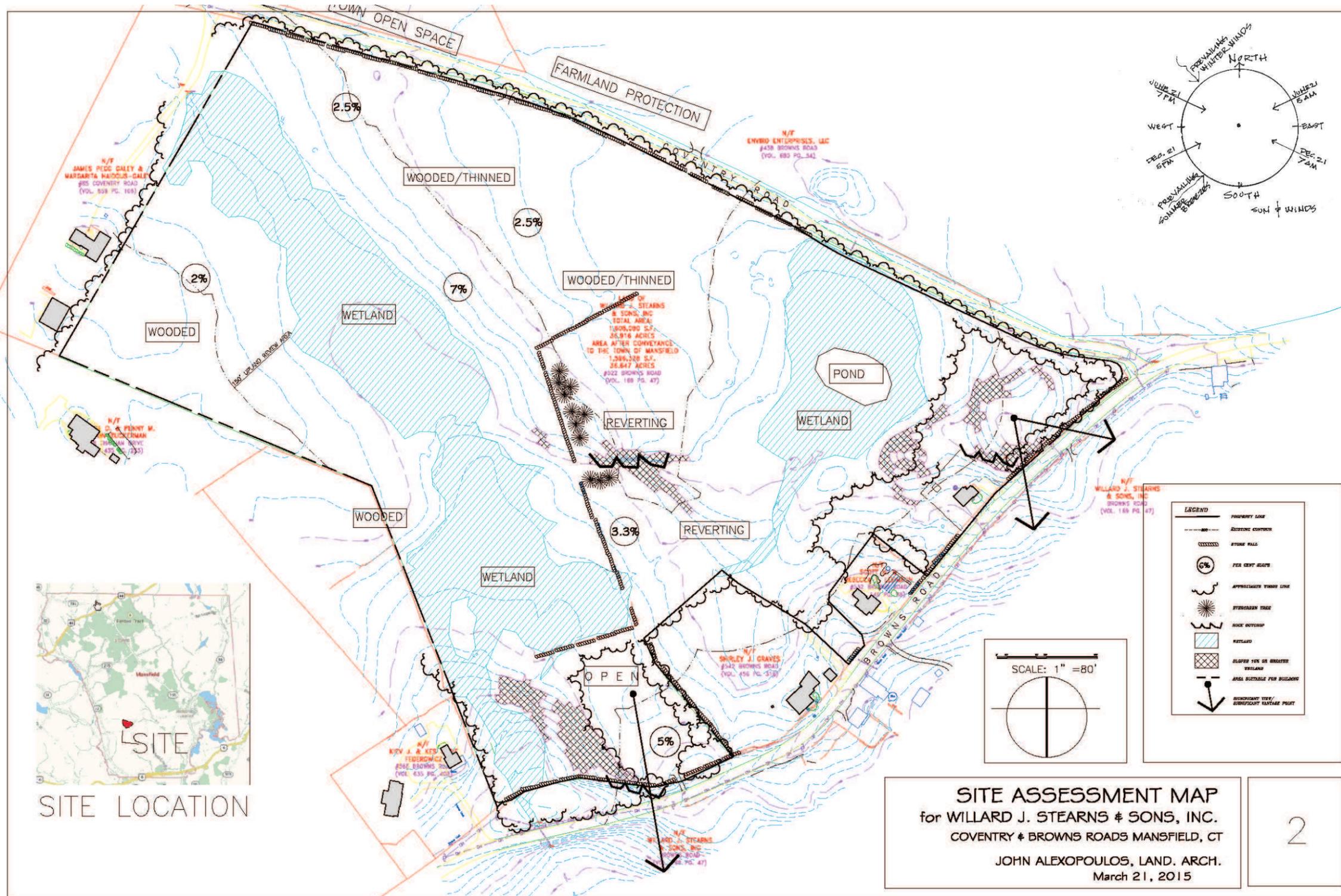
## OFF SITE LAND USES

-  OPEN SPACE
-  FARMLAND PROTECTION
-  TRAIL

**SITE AREA MAP**  
for WILLARD J. STEARNS & SONS, INC.  
COVENTRY & BROWNS ROADS MANSFIELD, CT

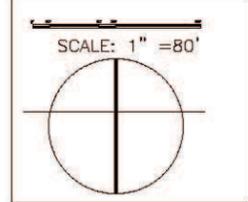
JOHN ALEXOPOULOS, LAND. ARCH.  
March 21, 2015





**LEGEND**

	PROPERTY LINE
	SETBACK CONTROL
	STONE WALL
	PER CENT SLOPE
	APPROXIMATE THRESH LINE
	HYDROGEN TEND
	ROCK OUTCROP
	WETLAND
	DESIGN FOR OR OBSERVE WETLAND
	AREA SUITABLE FOR BUILDING
	SIGNIFICANT TREE / SIGNIFICANT WATER POINT



**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:**

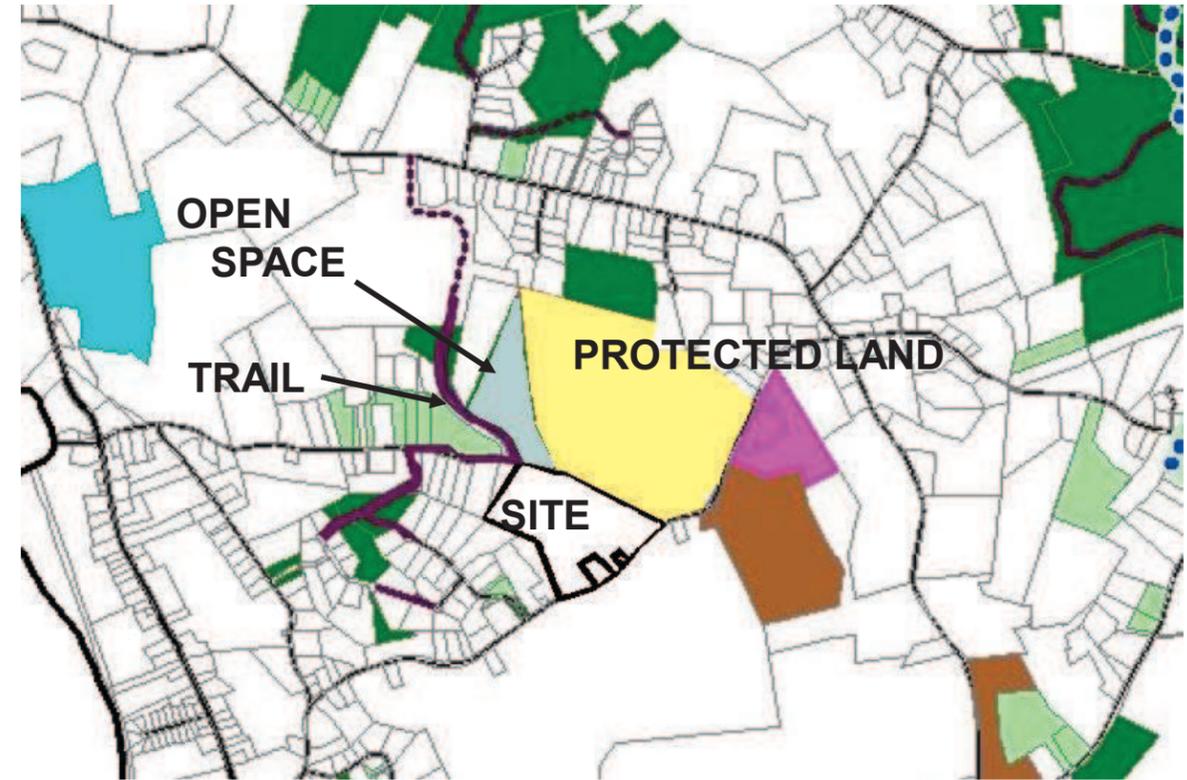
Residences can be oriented such that there is a maximum potential for solar gain and some attenuation of winter winds. There are no slopes on most of this property where orientation is dictated by slope aspect. It is possible that one or two house sites could be located adjacent Browns Road affording a southern aspect.

**Off-Site Considerations:**

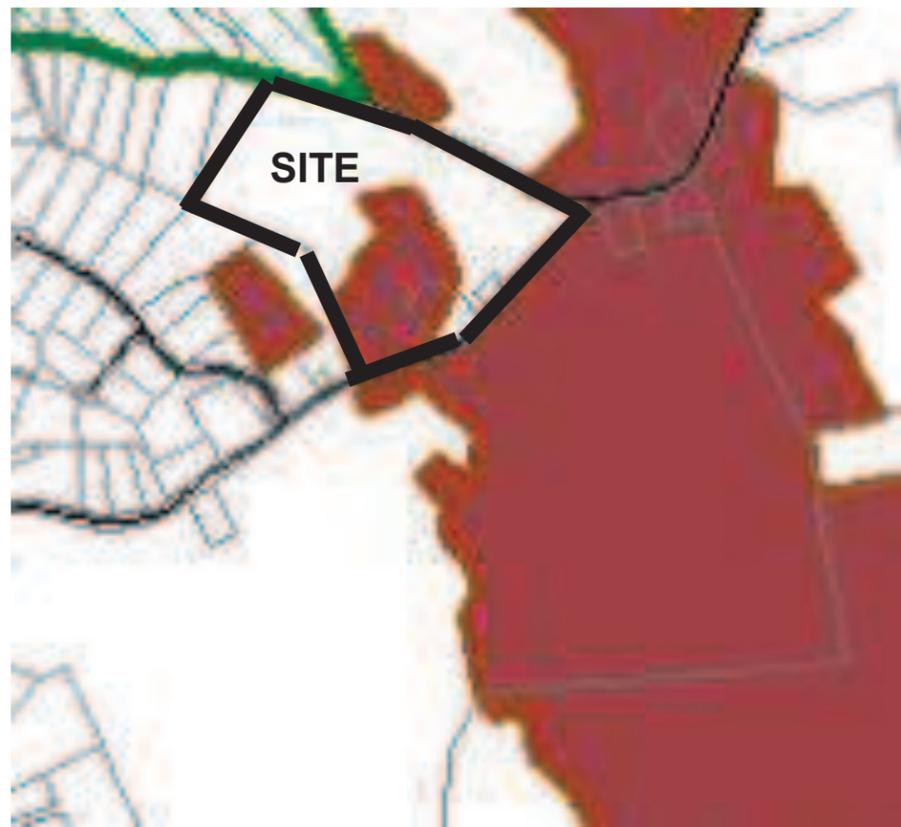
The property is bounded by existing residences on three sides. Chatham Drive residences have their rear properties on the southern boundary, a single home is immediately adjacent on the west boundary and along Browns Road are the three residences. This property connects to Browns Road in several locations 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.

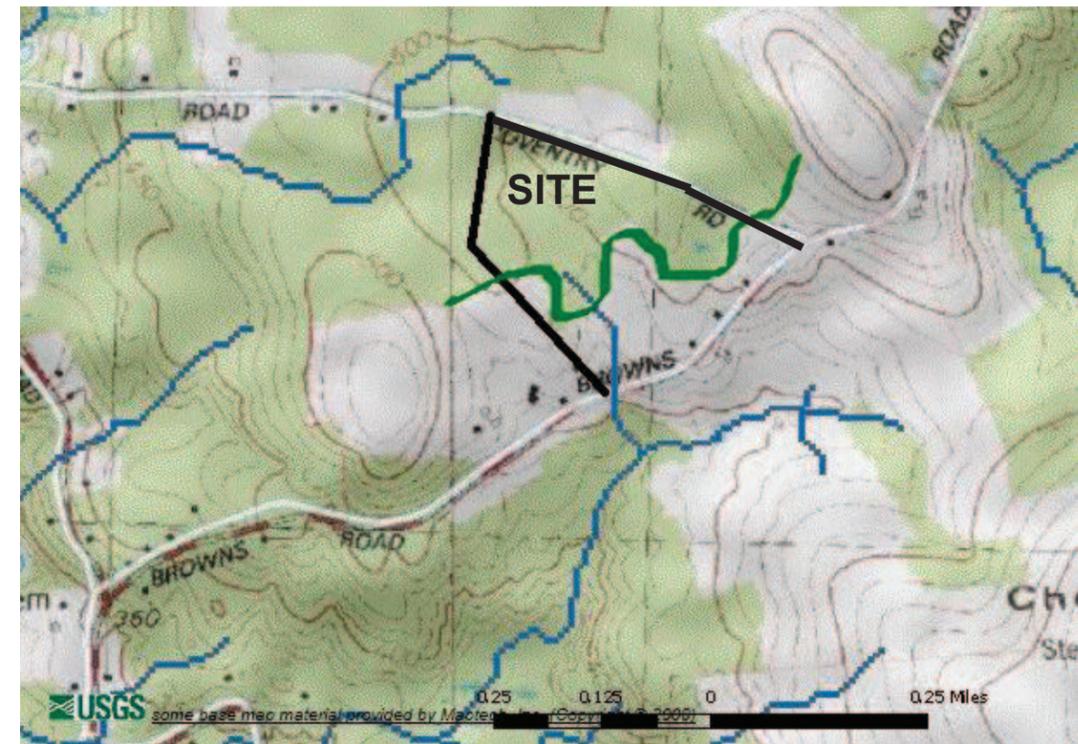
Across Coventry Road is protected land, consisting of Mansfield Open Space and protected agricultural land. The Open Space is wooded and uses the Smith Farms driveway as the extension of the trail that comes from Chatham I and II. This trail enters Coventry road about a quarter mile from the Smith Farms driveway. The protected farmland is open pasturage.



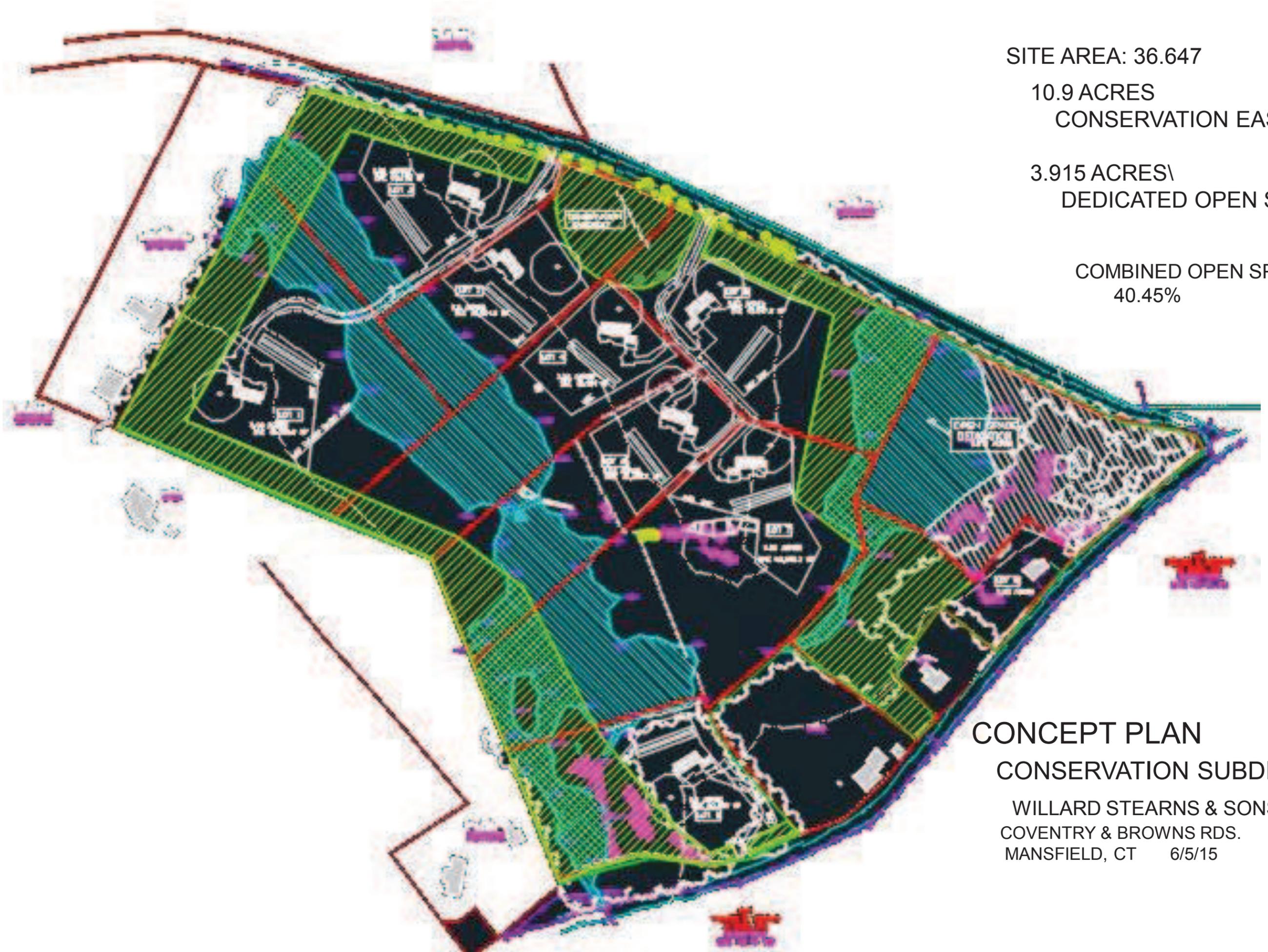
EXISTING OPEN SPACE/ PROTECTED LANDS



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 an 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

Hydroflow 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
Flow off Site.gpw					Return Period: 2 Year			Friday, Aug 26, 2016	

# Hydrograph Report

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

Friday, Aug 26, 2016

## Hyd. No. 1

Ex. Watershed

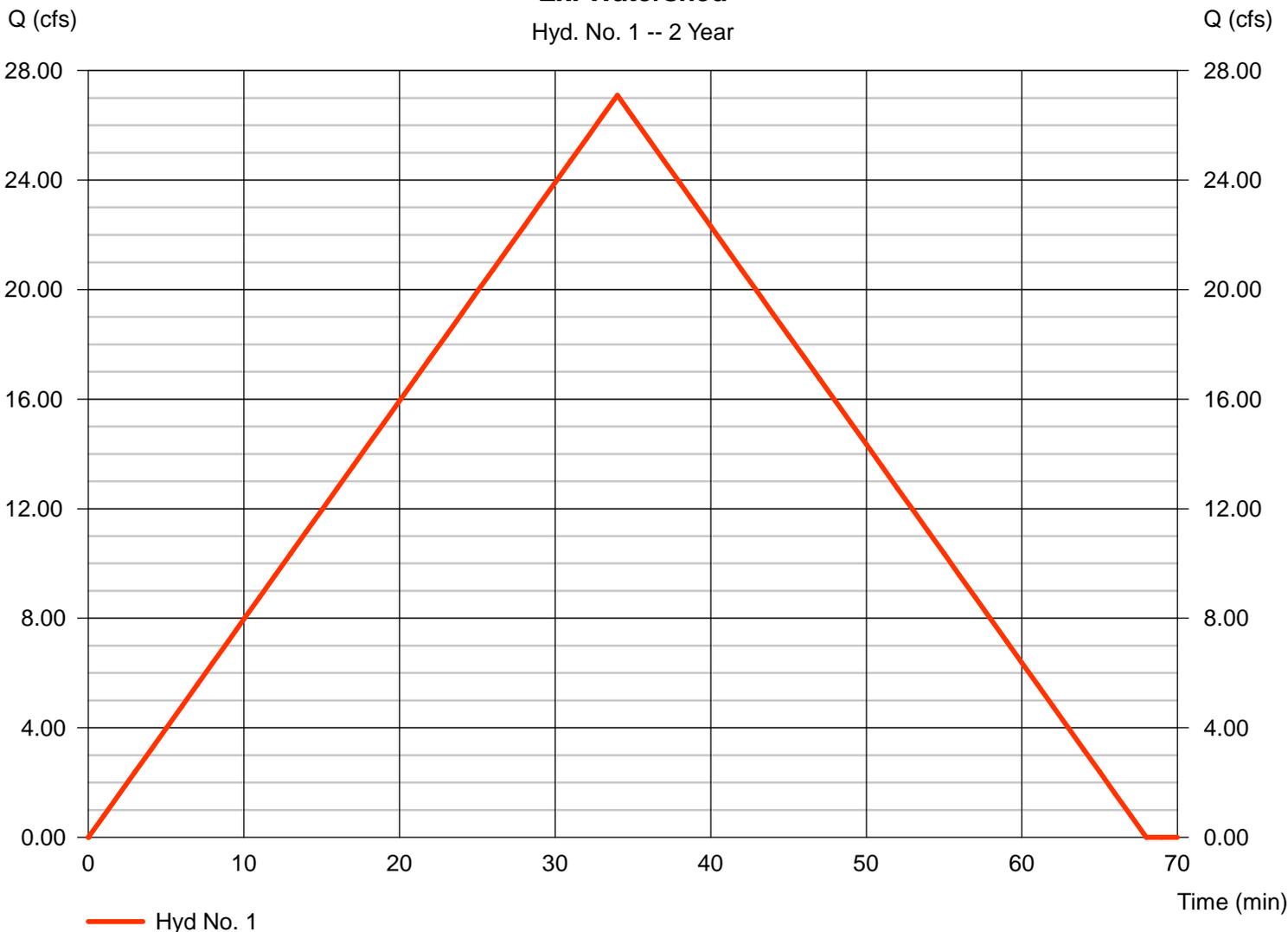
Hydrograph type = Rational  
 Storm frequency = 2 yrs  
 Time interval = 1 min  
 Drainage area = 57.200 ac  
 Intensity = 1.755 in/hr  
 IDF Curve = CT-DOT.IDF

Peak discharge = 27.10 cfs  
 Time to peak = 34 min  
 Hyd. volume = 55,280 cuft  
 Runoff coeff. = 0.27\*  
 Tc by User = 34.00 min  
 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

### Ex. Watershed

Hyd. No. 1 -- 2 Year



# Hydrograph Report

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

Friday, Aug 26, 2016

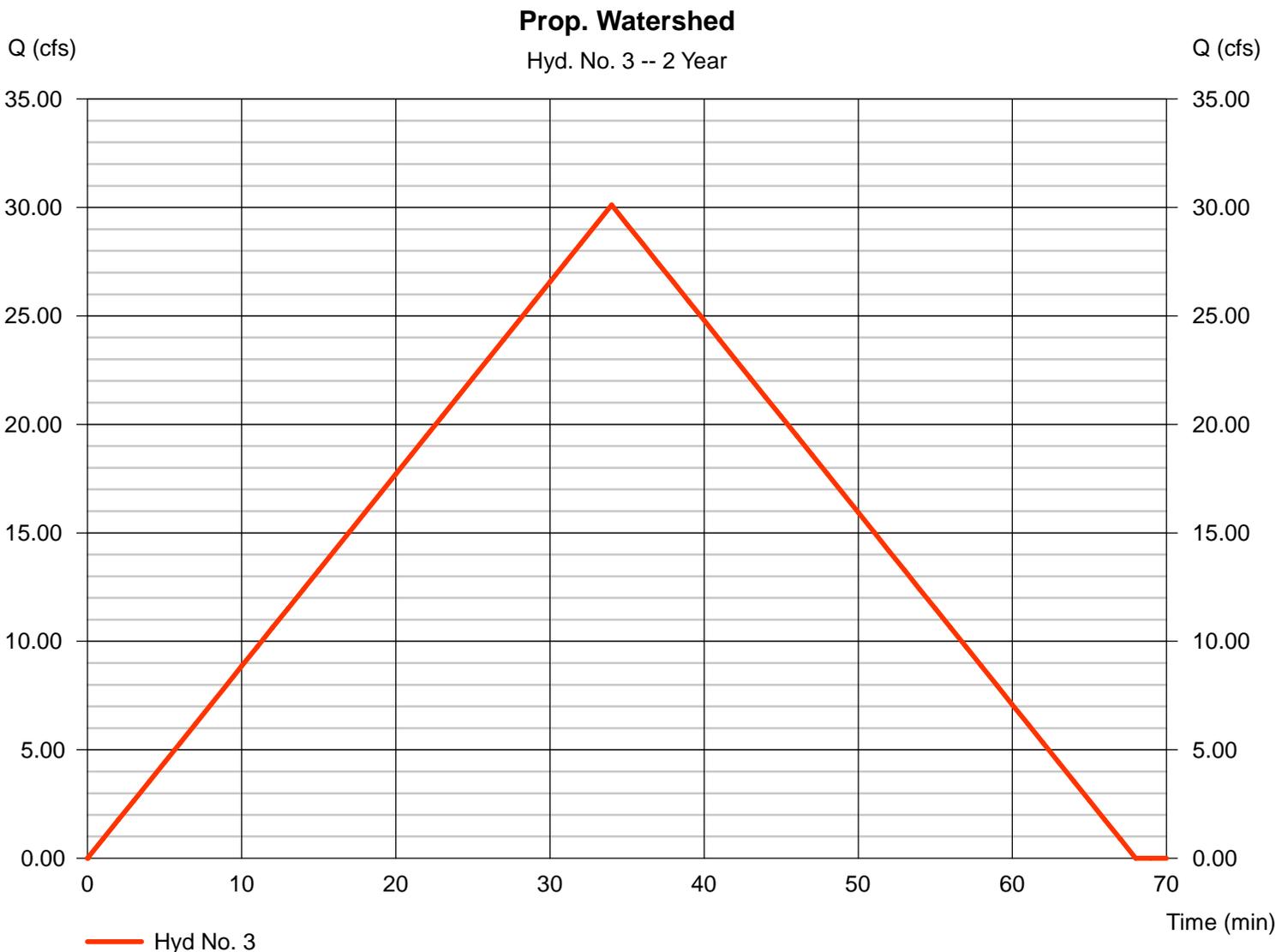
## Hyd. No. 3

Prop. Watershed

Hydrograph type = Rational  
 Storm frequency = 2 yrs  
 Time interval = 1 min  
 Drainage area = 57.200 ac  
 Intensity = 1.755 in/hr  
 IDF Curve = CT-DOT.IDF

Peak discharge = 30.11 cfs  
 Time to peak = 34 min  
 Hyd. volume = 61,422 cuft  
 Runoff coeff. = 0.3\*  
 Tc by User = 34.00 min  
 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
Flow off Site.gpw					Return Period: 10 Year			Friday, Aug 26, 2016	

# Hydrograph Report

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

Friday, Aug 26, 2016

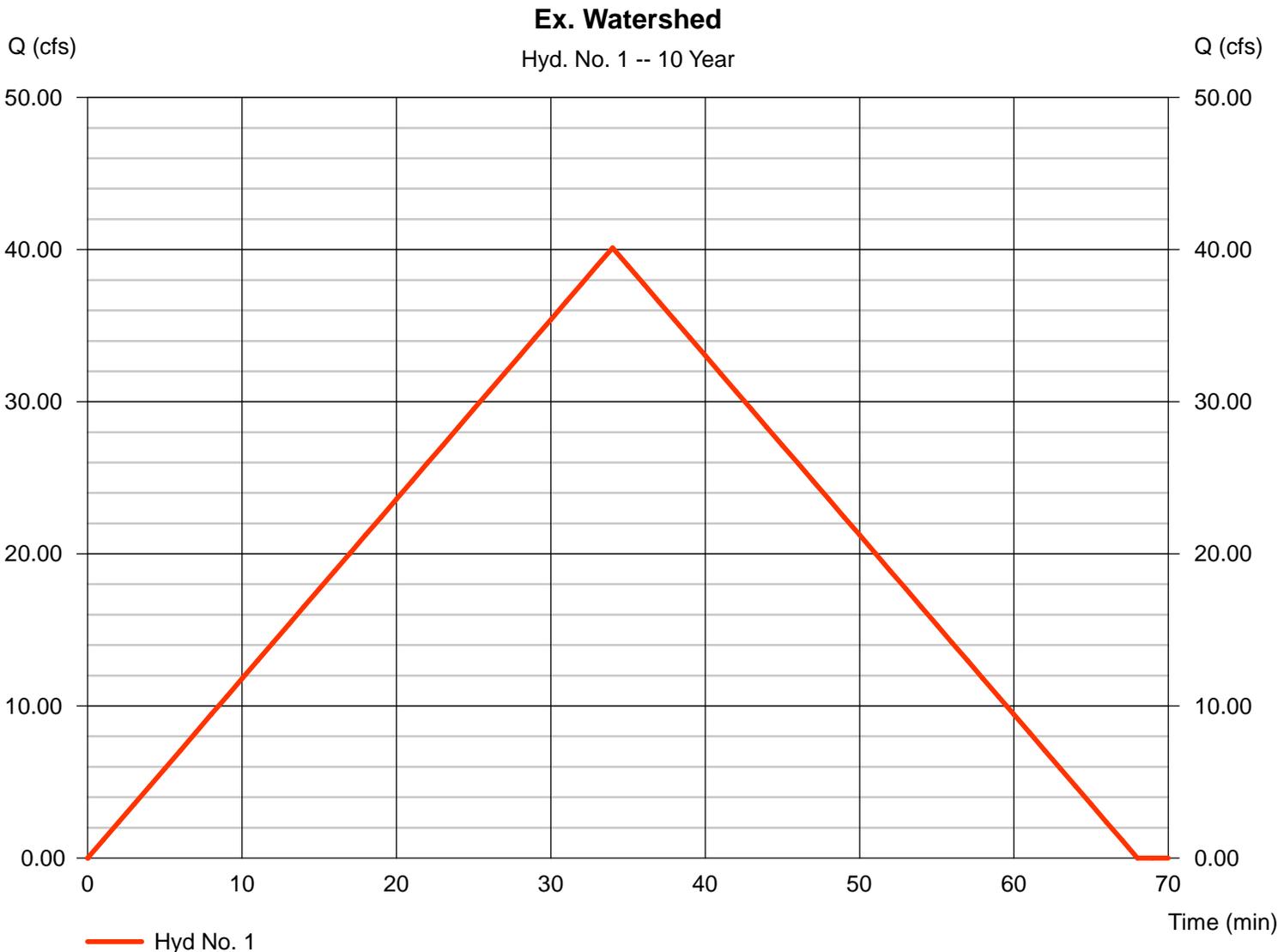
## Hyd. No. 1

Ex. Watershed

Hydrograph type = Rational  
 Storm frequency = 10 yrs  
 Time interval = 1 min  
 Drainage area = 57.200 ac  
 Intensity = 2.598 in/hr  
 IDF Curve = CT-DOT.IDF

Peak discharge = 40.12 cfs  
 Time to peak = 34 min  
 Hyd. volume = 81,844 cuft  
 Runoff coeff. = 0.27\*  
 Tc by User = 34.00 min  
 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

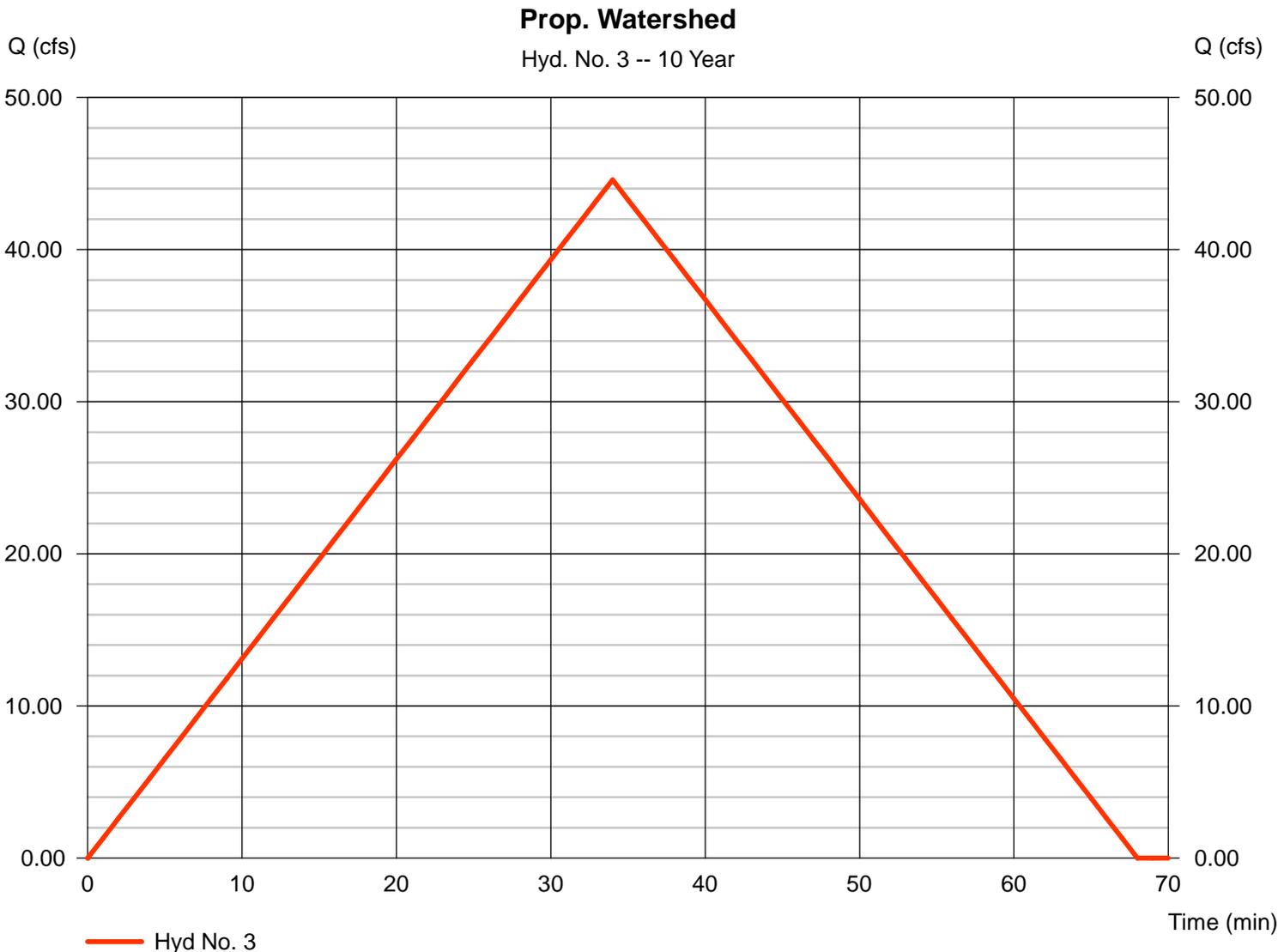
## Hyd. No. 3

Prop. Watershed

Hydrograph type = Rational  
 Storm frequency = 10 yrs  
 Time interval = 1 min  
 Drainage area = 57.200 ac  
 Intensity = 2.598 in/hr  
 IDF Curve = CT-DOT.IDF

Peak discharge = 44.58 cfs  
 Time to peak = 34 min  
 Hyd. volume = 90,938 cuft  
 Runoff coeff. = 0.3\*  
 Tc by User = 34.00 min  
 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
Flow off Site.gpw					Return Period: 25 Year			Friday, Aug 26, 2016	

# Hydrograph Report

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

Friday, Aug 26, 2016

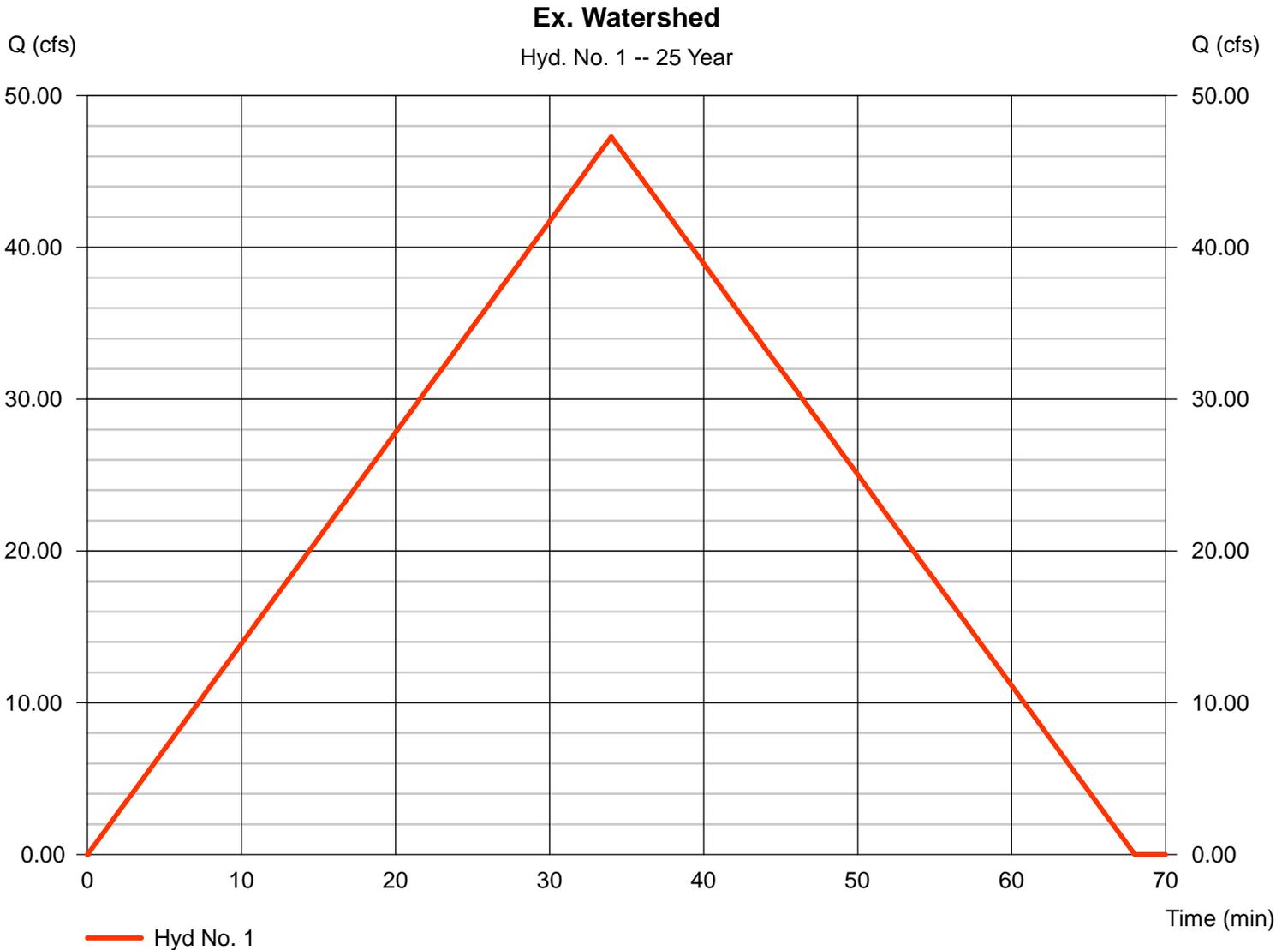
## Hyd. No. 1

Ex. Watershed

Hydrograph type = Rational  
 Storm frequency = 25 yrs  
 Time interval = 1 min  
 Drainage area = 57.200 ac  
 Intensity = 3.061 in/hr  
 IDF Curve = CT-DOT.IDF

Peak discharge = 47.28 cfs  
 Time to peak = 34 min  
 Hyd. volume = 96,445 cuft  
 Runoff coeff. = 0.27\*  
 Tc by User = 34.00 min  
 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

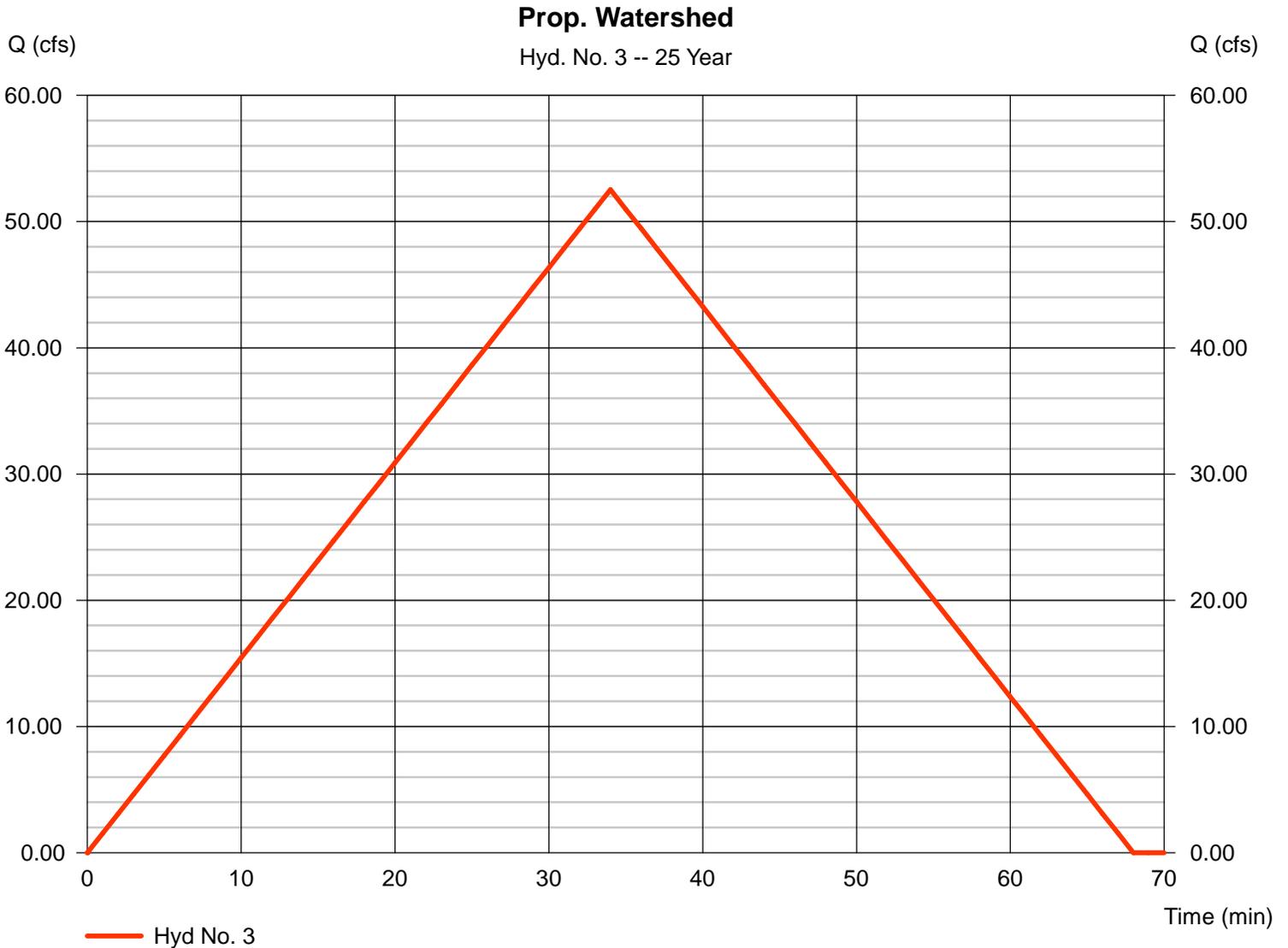
## Hyd. No. 3

Prop. Watershed

Hydrograph type = Rational  
 Storm frequency = 25 yrs  
 Time interval = 1 min  
 Drainage area = 57.200 ac  
 Intensity = 3.061 in/hr  
 IDF Curve = CT-DOT.IDF

Peak discharge = 52.53 cfs  
 Time to peak = 34 min  
 Hyd. volume = 107,161 cuft  
 Runoff coeff. = 0.3\*  
 Tc by User = 34.00 min  
 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

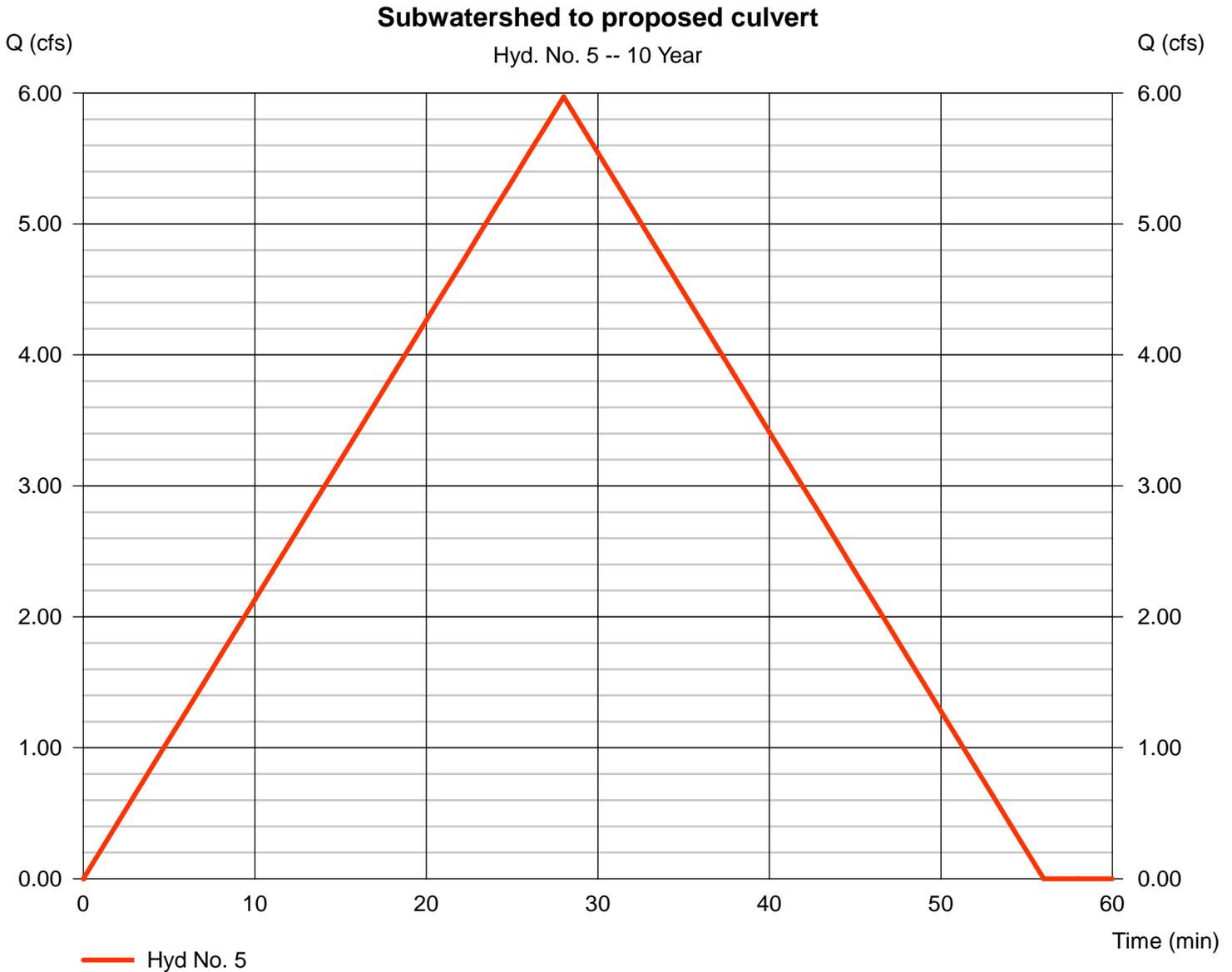
## Hyd. No. 5

Subwatershed to proposed culvert

Hydrograph type = Rational  
 Storm frequency = 10 yrs  
 Time interval = 1 min  
 Drainage area = 5.120 ac  
 Intensity = 2.915 in/hr  
 IDF Curve = CT-DOT.IDF

Peak discharge = 5.970 cfs  
 Time to peak = 28 min  
 Hyd. volume = 10,030 cuft  
 Runoff coeff. = 0.4\*  
 Tc by TR55 = 28.00 min  
 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

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

## Hyd. No. 5

Subwatershed to proposed culvert

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
<b>Sheet Flow</b>				
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	
<b>Travel Time (min)</b>	<b>= 18.26</b>	<b>+</b>	<b>0.00</b>	<b>+</b>
			<b>0.00</b>	<b>= 18.26</b>
<b>Shallow Concentrated Flow</b>				
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	
<b>Travel Time (min)</b>	<b>= 3.64</b>	<b>+</b>	<b>5.88</b>	<b>+</b>
			<b>0.00</b>	<b>= 9.52</b>
<b>Channel Flow</b>				
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	
<b>Travel Time (min)</b>	<b>= 0.00</b>	<b>+</b>	<b>0.00</b>	<b>+</b>
			<b>0.00</b>	<b>= 0.00</b>
<b>Total Travel Time, Tc .....</b>				<b>28.00 min</b>



# Culvert Report

## 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

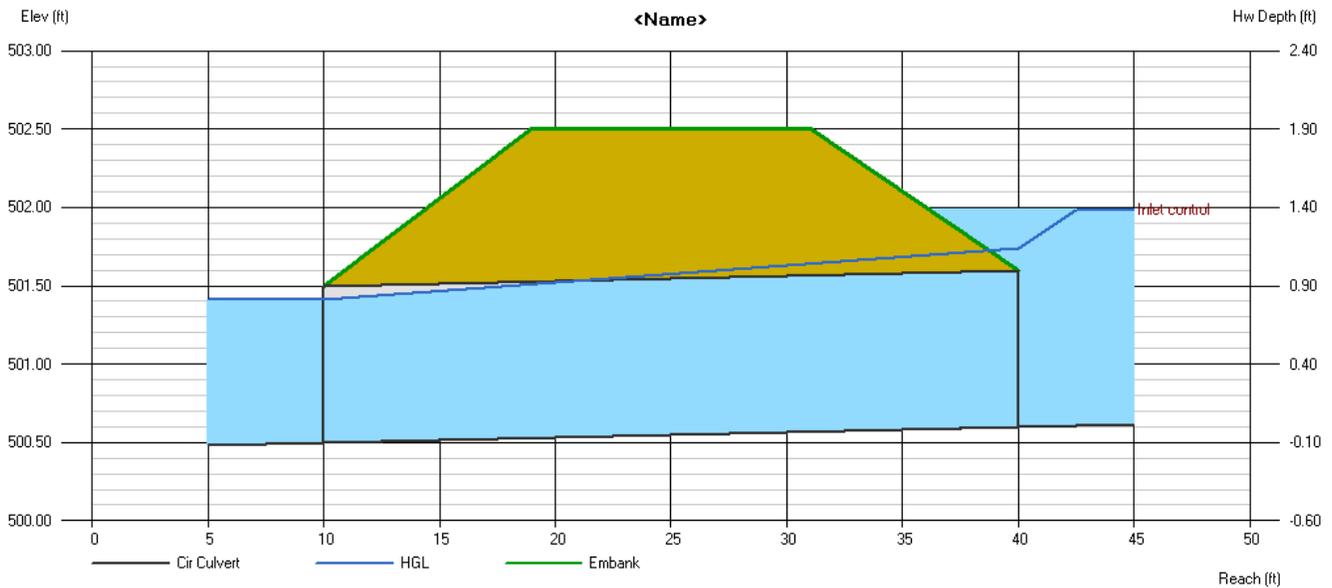
Top Elevation (ft) = 502.50  
Top Width (ft) = 12.00  
Crest Width (ft) = 110.00

### Calculations

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

### Highlighted

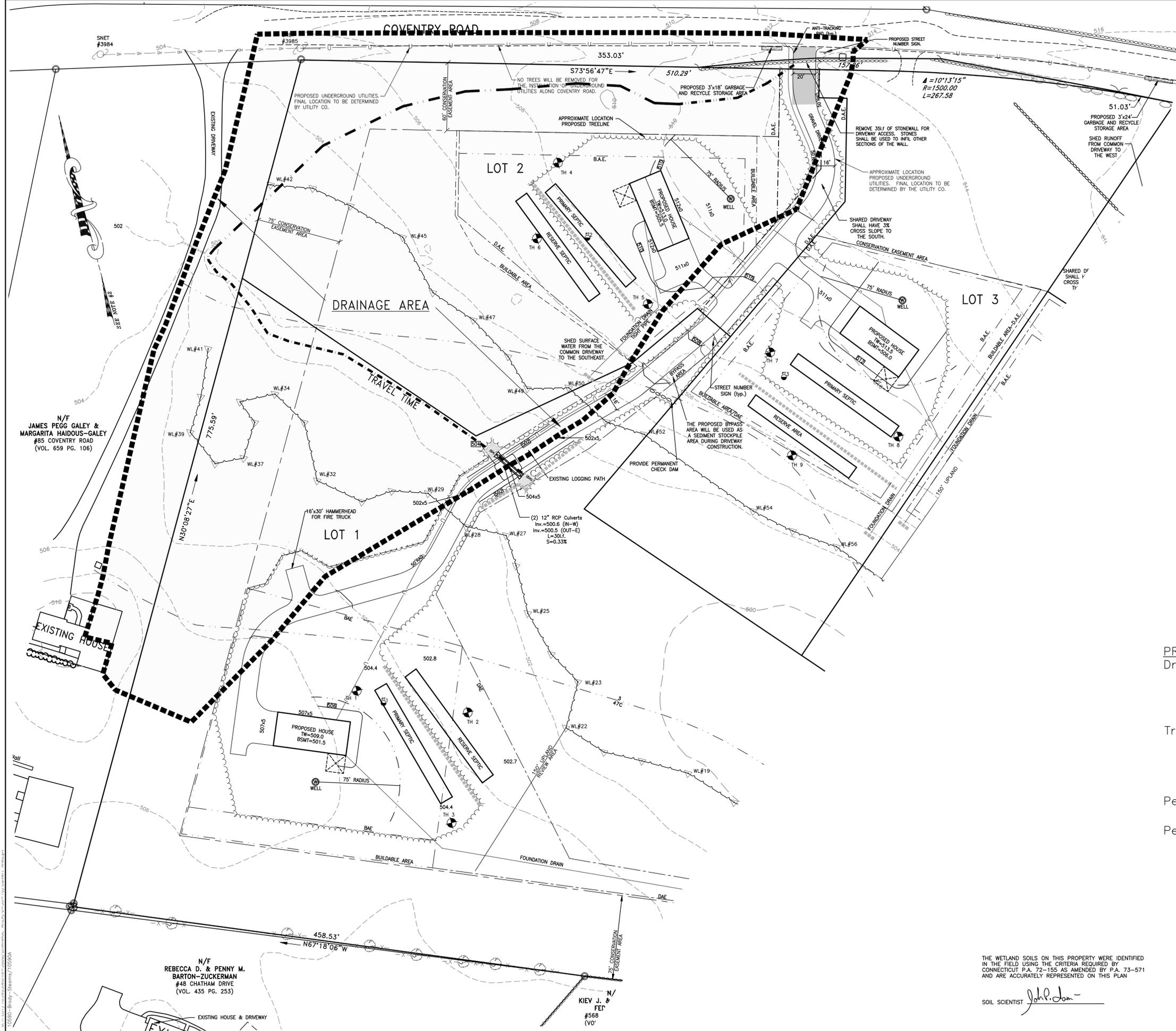
Qtotal (cfs) = 7.36  
Qpipe (cfs) = 7.36  
Qovertop (cfs) = 0.00  
Veloc Dn (ft/s) = 4.90  
Veloc Up (ft/s) = 4.69  
HGL Dn (ft) = 501.41  
HGL Up (ft) = 501.74  
Hw Elev (ft) = 501.98  
Hw/D (ft) = 1.38  
Flow Regime = Inlet Control





**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



N/F  
 JAMES PEGG GALEY &  
 MARGARITA HAIDOUS-GALEY  
 #85 COVENTRY ROAD  
 (VOL. 659 PG. 106)

N/F  
 REBECCA D. & PENNY M.  
 BARTON-ZUCKERMAN  
 #48 CHATHAM DRIVE  
 (VOL. 435 PG. 253)

N/  
 KIEV J. &  
 FET  
 #568  
 (VO)

**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 –  $Q_{10} = 5.97\text{cfs}$   
 (see output)  
 Per Hydraflow Express Extension: Provide (2) 12" culverts  
 (see output)

**CULVERT DRAINAGE AREA MAP**

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

**GARDNER & PETERSON ASSOCIATES, LLC**  
 178 HARTFORD TURNPIKE  
 TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

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

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 *John J. Dan*

# OLD BUSINESS



# TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

## ITEM 6A ■ SPECIAL PERMIT APPLICATION ■ 1029 STORRS ROAD

### RECEIPT MOTION

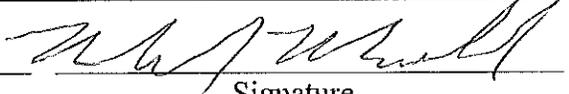
MOVE to receive the Special Permit Application (File #1344) submitted by Maryellen Randazzo for a restaurant on property located at 1029 Storrs Road as shown on plans dated 9/29/2016 and as shown and described in application submissions, and to refer said application to staff and committees for review and comments and to set a Public Hearing for November 16, 2016.

**SPECIAL PERMIT APPLICATION**  
(see Article V, Section B of the Zoning Regulations)

Mansfield Planning and Zoning Commission

File # 1344  
Date 10/6/16

1. Name of development (where applicable) 1029 Storrs Road, Mansfield CT 06268
2. Proposed use of the property is Spring Hill Cade LLC  
in accordance with Sec.(s) \_\_\_\_\_ of Article ~~VII~~ (~~Permitted Use provisions~~) of the Zoning Regulations  
9 (Non-conforming Use provisions) <sup>sup</sup>
3. Address/location of subject property 1029 Storrs Road, Mansfield, CT 06268  
Assessor's Map 23 Block 59 Lot(s) 27 Vol. \_\_\_\_\_ Page \_\_\_\_\_
4. Zone of subject property Commercial Acreage of subject property 1.4 ac  
RAR-90
5. Acreage of adjacent land in same ownership (if any) N/A
6. APPLICANT Maryellen Randazzo   
(please PRINT) Signature  
Street Address 147 Bassetts Bridge Rd. Telephone 860-818-1381  
Town Mansfield Center Zip Code 06250  
Interest in property: Owner \_\_\_\_\_ Optionee \_\_\_\_\_ Lessee X Other \_\_\_\_\_  
(If "Other", please explain) \_\_\_\_\_

7. OWNER OF RECORD: Michael McDonald   
(please PRINT) Signature  
(OR attached Purchase Contract \_\_\_\_\_ OR attached letter consenting to application X)  
Street Address \_\_\_\_\_ Telephone \_\_\_\_\_  
Town \_\_\_\_\_ Zip Code \_\_\_\_\_

8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:  
Name Brian Long Telephone 860-886-1966  
Address 317 Main Street Norwich, CT Zip Code 06360  
Involvement (legal, engineering, surveying, etc.) CLA Engineering, Inc.  
Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Involvement (legal, engineering, surveying, etc.) \_\_\_\_\_

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

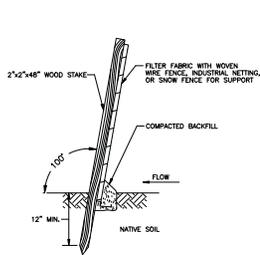
- ✓ Application fee in the amount of \$ 500 *check #89; Receipt # 744739*
- ✓ Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.
- ✓ Site plan (6 copies) as per Article V, Section B.3.d
- ✓ Site plan checklist including any waiver requests *(full set, and email electronic (15 reduced))*
- ✓ Sanitation report as per Article V, Section B.3.e *(copy of B 100) from Sherry McGann*
- ✓ Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form). *within 500 ft*
- ✓ As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section I.
- ✓ As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section I. The State Department of Public Health's on line form ([www.dph.state.ct.us/BRS/Water/Source\\_Protection/PA0653.htm](http://www.dph.state.ct.us/BRS/Water/Source_Protection/PA0653.htm)) shall be used with a copy of the submittal delivered to the Planning Office.

(N/A) Other information (see Article V, Section B.3.g). Please list items submitted (if any):

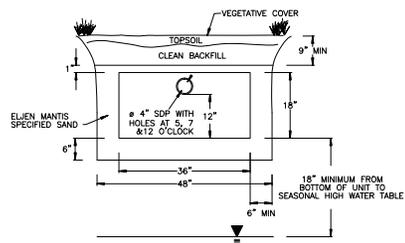
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10. ALL APPLICATIONS, INCLUDING MAPS AND OTHER SUBMISSIONS, MUST COMPLY WITH ALL APPLICABLE SECTIONS OF THE ZONING REGULATIONS, INCLUDING, BUT NOT LIMITED TO:

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



**SILT FENCE SECTION**  
NOT TO SCALE



NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE

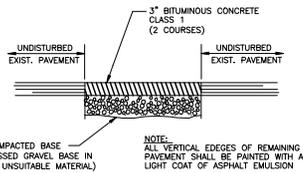
**TYPICAL ELJEN MANTIS 536-8 SECTION**  
NOT TO SCALE

**LEGEND:**

- PROPERTY LINE
- DRAINAGE
- G --- GAS
- OH --- OVERHEAD WIRE
- 21- --- CONTOUR
- GUIDERAIL
- RETAINING WALL
- WOODED AREA
- STONE WALL
- CATCH BASIN
- IRON PIN, IRON PIPE
- MS, CHD, MON □ MERESTONE, CONNECTICUT HIGHWAY DEPARTMENT MONUMENT, MONUMENT
- SWAMP OR WET AREA
- SEPTIC COVER
- N/F --- NOW OR FORMALLY
- Vol. Pg. DEED VOLUME & PAGE
- ▲ WETLAND FLAG
- UTILITY POLE

**SURVEY NOTES**

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
  - A. TYPE OF SURVEY: PROPERTY AND TOPOGRAPHIC SURVEY
  - B. BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
  - C. HORIZONTAL ACCURACY: CLASS A-2
  - VERTICAL ACCURACY: V-2
  - D. INTENT: TO DEPICT THE BOUNDARY, EXISTING CONDITIONS AND TOPOGRAPHY OF THE PROPERTY
- LATEST DATE OF FIELD WORK: 07-05-16
- SUBJECT PROPERTY IS DEPICTED AS LOT 27 OF ASSessor'S MAP 59, BLOCK 23.
- VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATIONS.
- NO UNDERGROUND UTILITIES, OTHER THAN DRAINAGE PIPES AND STRUCTURES, ARE DEPICTED HEREON.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS, OTHER THAN WETLANDS DELINEATION, WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.



**PERMANENT PAVEMENT**  
NOT TO SCALE

**PARKING CALCULATIONS:**

CAFE: 30 SEATS AT 1 SPACE / 3 SEATS + 5 SPACES = 15 SPACES  
 LANDSCAPE BUSINESS: 800 S.F. AT 1 SPACE / 200 S.F. = 4 SPACES  
 REAL ESTATE OFFICE: 800 S.F. AT 1 SPACE / 200 S.F. = 4 SPACES  
 APARTMENT: 2 SPACES  
**TOTAL REQUIRED = 25 SPACES**  
**TOTAL PROVIDED = 25 SPACES**

**SEPTIC SYSTEM REPAIR**

REPAIR SYSTEM:  
 COMMERCIAL MIXED USE BUILDING W FOOD SERVICE  
 DESIGN FLOW 1660 GPD  
 PERCOLATION RATE: 8.0 MIN./INCH  
 MAX DEPTH INTO EX. GRADE: 7 INCHES  
 EFFECTIVE LEACHING AREA REQUIRED = 1500 SF  
 SLOPE = 4.6%  
 MLS = HF47FF9F = 20x5.53x1.2 = 133 FT  
 USING: ELJEN MANTIS 536-8  
 EFFECTIVE LEACHING AREA OF TRENCH = 11.0 SF/ LF  
 LENGTH OF TRENCH REQUIRED = (1500 SF) / (11.0 SF/ LF) = 137 LF  
 USE ONE ROW OF 140" LEACHING AREA PROVIDED = 1540 SF  
 \*1,000 GALLON GREASE TRAP REQUIRED FOR CAFE

**SEPTIC SYSTEM NOTES**

- ALL WORK AND MATERIAL (SEPTIC TANK, DISTRIBUTION BOX, PIPE) SHALL CONFORM TO THE CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- TRENCH SHALL BE SET LEVEL FOR ENTIRE LENGTH.
- PIPE FROM SEPTIC TANK TO DISTRIBUTION LINE SHALL BE 4" SOLID PVC CONFORMING TO ASTM-3034 AND SDR-35.
- THE AREA WITHIN 5' OF SEPTIC SYSTEM SHALL BE STRIPPED OF EXISTING FILL MATERIAL AND ORIGINAL TOPSOIL LAYER AND REPLACED WITH SELECT FILL CONFORMING TO THE REQUIREMENTS OF THE LOCAL HEALTH DEPARTMENT PRIOR TO INSTALLATION OF SEPTIC SYSTEM.
- AN INTERIOR AUTOMATIC GREASE RECOVERY UNIT WILL BE USED.

**TEST PIT LOGS**

OBSERVED BY: SHERRY MCGANN, SANITARIAN  
3/28/2016

- TP-1  
 TOTAL DEPTH - 80"  
 LEDGE - NONE  
 MOTTLING - 31"  
 WATER - NONE\*  
 0-19" TOPSOIL  
 18-31" OB FINE SANDY LOAM W/GRAVEL  
 31-83" MOTTLED GREY SANDY LOAM TILL  
 83-84" GROUNDWATER
- TP-2  
 TOTAL DEPTH - 64"  
 LEDGE - NONE  
 MOTTLING - 25"  
 WATER - 41"  
 0-14" TOPSOIL  
 14-25" OB FINE SANDY LOAM W/GRAVEL  
 25-54" MOTTLED GREY SANDY LOAM TILL  
 54-64" GROUNDWATER
- TP-3  
 TOTAL DEPTH - 72"  
 LEDGE - NONE  
 MOTTLING - 29"  
 WATER - 47"  
 0-19" TOPSOIL  
 18-28" OB FINE SANDY LOAM W/GRAVEL  
 28-63" MOTTLED GREY SANDY LOAM TILL  
 63-72" GROUNDWATER

OBSERVED BY: SHERRY MCGANN, SANITARIAN & JEFF POLHEMUS, CHIEF SANITARIAN  
3/28/2016

- TP-4  
 TOTAL DEPTH - 80"  
 LEDGE - NONE  
 MOTTLING - NONE  
 WATER - NONE  
 0-5" DISTURBED MIXED GRAVEL FILL / ASPHALT  
 57-80" GREY/BR. LOAMY FILL  
 \*UNSATURABLE
- TP-5  
 TOTAL DEPTH - 74"  
 LEDGE - NONE  
 MOTTLING - NONE  
 WATER - NONE  
 0-29" DISTURBED MIXED GRAVEL FILL  
 23-74" GREY/TN LOAMY TILL  
 \*UNSATURABLE
- TP-6  
 TOTAL DEPTH - 87"  
 LEDGE - NONE  
 MOTTLING - 57"  
 WATER - NONE  
 0-44" FILL  
 44-57" ORIGINAL TOPSOIL  
 50-57" FINE SANDY LOAM  
 57-87" MOTTLED GREY LOAMY TILL  
 \*UNSATURABLE

**PERC. TEST A**

RECORDED BY SHERRY MCGANN, SANITARIAN ON 3/9/2016  
 DEPTH: 33"

TIME	READING PRESOAK
11:40	1.75"
11:46	3.75"
11:52	5.75"
11:58	7.5"
12:04	8.75"
12:10	10.0"
12:16	10.75"
12:22	11.25"
12:28	12.0"

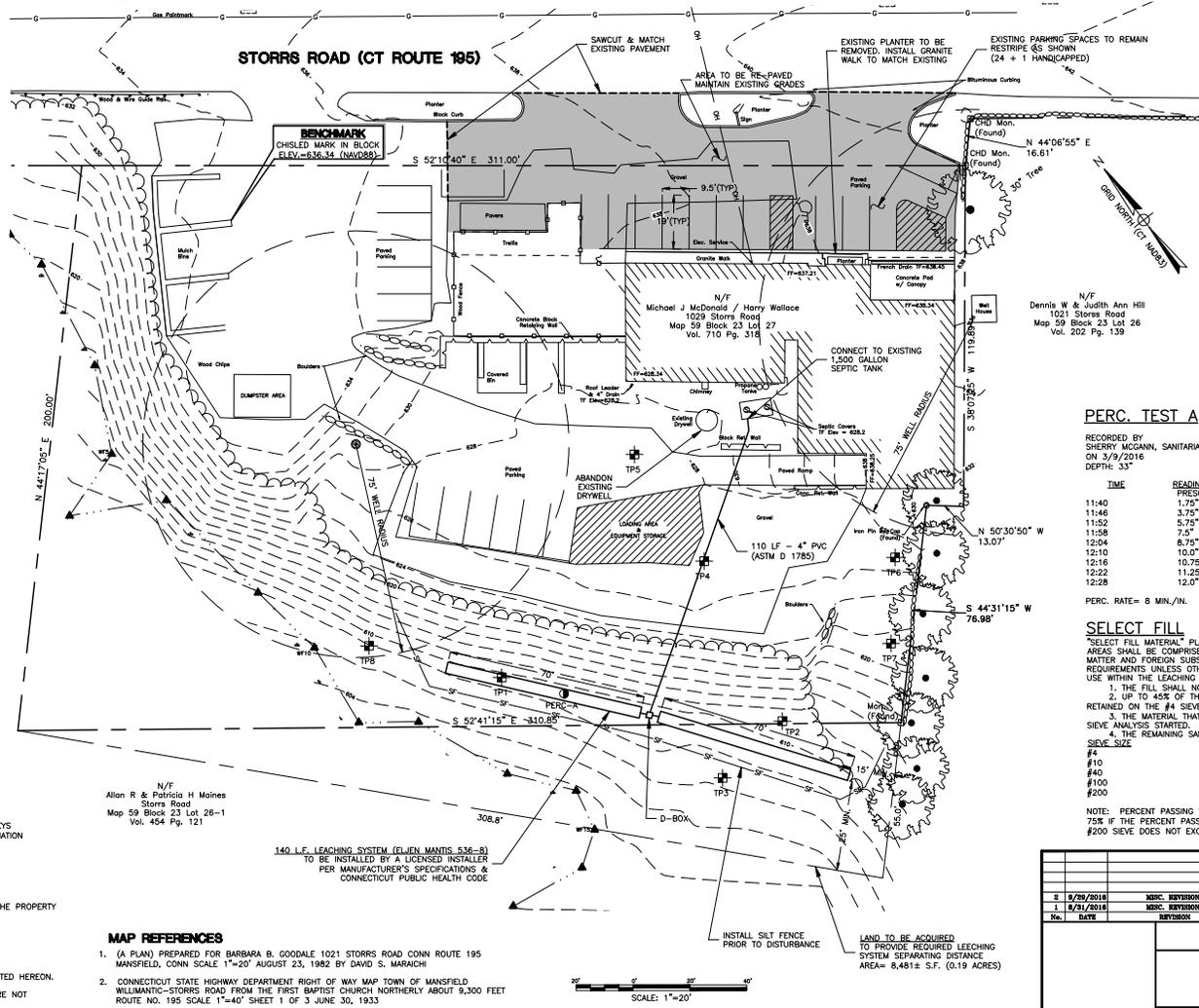
PERC. RATE = 8 MIN./IN.

**SELECT FILL**

"SELECT FILL MATERIAL" PLACED WITHIN AND ADJACENT TO PROPOSED LEACHING AREAS SHALL BE COMPRISED OF CLEAN SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY A PROFESSIONAL ENGINEER FOR USE WITHIN THE LEACHING AREA.

- THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 3".
  - UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
  - THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN RE-WEIGHED AND THE SIEVE ANALYSIS STARTED.
    - THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:
 

SIEVE SIZE	PERCENT PASSING
#4	100
#10	70-100
#40	10-50 (SEE NOTE)
#100	0-20
#200	0-5
- NOTE: PERCENT PASSING THE #40 SIEVE CAN BE INCREASED NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.



N/F  
 Allison R & Patricia H Moines  
 Storrs Road  
 Map 59 Block 23 Lot 26-1  
 Vol. 454 Pg. 121

140 LF LEACHING SYSTEM (ELJEN MANTIS 536-8)  
 TO BE INSTALLED BY A LICENSED INSTALLER  
 PER MANUFACTURER'S SPECIFICATIONS &  
 CONNECTICUT PUBLIC HEALTH CODE

**MAP REFERENCES**

- (A PLAN) PREPARED FOR BARBARA B. GOODALE 1021 STORRS ROAD CONN ROUTE 195 MANSFIELD, CONN SCALE 1"=20' AUGUST 23, 1982 BY DAVID S. MARACHI
- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF MANSFIELD WILLMANTIC-STORRS ROAD FROM THE FIRST BAPTIST CHURCH NORTHERLY ABOUT 9,300 FEET ROUTE NO. 195 SCALE 1"=40' SHEET 1 OF 3 JUNE 30, 1933



<p><b>CLA Engineers, Inc.</b>          CIVIL • STRUCTURAL • SURVEYING</p> <p>317 Main Street Norwalk, CT 06850          (800) 886-1906 Fax (800) 886-9105</p>		<p>Project No.          CLA-0788</p> <p>Proj. Engineer          B.R.L.</p> <p>Date:          7/19/2016</p> <p>Sheet No.  <b>1</b></p>
<p>8/29/2016          1/9/2016</p>	<p>REVISION          REVISION          REVISION</p>	<p><b>MATTHEW BENZE</b></p> <p><b>SPRING HILL CAFE</b>          1029 STORRS ROAD, MANSFIELD, CT</p> <p><b>BTE PLAN</b></p>

**Spring Hill Cafe L.L.C.  
1029 Storrs Road  
Storrs/Mansfield, CT 06268**



## **Spring Hill Cafe Business Summary**

*[www.springhillcafe.net](http://www.springhillcafe.net)*

***Maryellen (Elle) Randazzo and Matt Benzie  
Owner/Manager  
Elle@springhillcafe.net***

### **Business Summary:**

Spring Hill Cafe, is a local start-up cafe, bakery, deli, and coffee shop all in one. Located less than one mile off the University of Connecticut main campus in Storrs, CT, Spring Hill Cafe will serve a diverse community of 25,000 including, students, commuters, and local area residents. Highlighting a breakfast and lunch menu, Spring Hill Cafe will feature breakfast and lunch choices, coffee and specialty drinks, as well as include fresh baked goods and desserts. The Cafe will have a small town local feel and be a welcoming comfortable place for people to sit down for breakfast or lunch, or grab takeout on their way to or from work based on the convenient location.

## **Business Location Summary:**

The cafe would be located at 1029 Storrs Road, a commercial property owned by Mansfield Resident Michael McDonald. Spring Hill Cafe would be leasing and occupying the middle retail space (one of three total spaces). The other two spaces are currently occupied by Stix and Stones Landscape and Design and Red Bird Real Estate. The Cafe's space was previously occupied by a consignment shop for many years. The total retail space for the cafe will be distributed in the following way: approximately 1100 square feet total, 750 square feet of space to include in house dining/seating and counter/cooler display area, 200 square feet dedicated to the kitchen and preparation area, and the remaining 150 square feet for separate office, storage, and accessible rest rooms. The cafe would use counter service for ordering for both in house and take out dining. The only outside changes to the building/structure would be a repair to the current septic system, repaving and striping of the currently paved areas indicating designated parking, and new signage for the cafe. Eastern Highlands Health Department has already approved the initial B100A application for the cafe along with the repair requirements for the septic system.

## **List of Products and Services:**

### **Drinks**

Specialty organic coffee drinks - brewed, hot and iced, latte, espresso, cappuccino, flavored and seasonal blends

Smoothies - fruit and protein options, flavors vary

Other - bottled soft drinks, water, hot chocolate, hot and iced teas, chai teas, bottled milk, bottled juice

### **Breakfast - (available all day)**

Breakfast sandwiches - bagel and wrap/burrito sandwiches, different varieties/options

Toasted bagels/english muffins - cream cheese, butter, flavored cream cheese, honey (plain, sesame, whole wheat, cinnamon raisin, everything, etc)

Quiche - different varieties/options

Belgium Waffles - fruit and other toppings

French Toast - Fruit and other toppings

Other - oatmeal, yogurt, granola, fruit toppings

Fresh Fruit selections

**Lunch**

Sandwiches - 10 to 12 specialty options, sandwich of the month, panini style, kids menu options, bread selections including Gluten Free choices,

Soup - soup of the day, cup or bowl

Chili - cup or bowl

Salads - Spring Hill Salad, specialty salads - dressing choice options

Grinders - small and large size, boars head meat, sandwich toppings, etc.

Stuffed breads/stromboli breads

Casseroles/Hot Dish Specials

Deli Platter Special Orders - 48 hour notice for large orders

**Baked Goods**

Breakfast - Muffins, breads, pastry, etc.

Other - Cupcakes (some seasonal or specialty), cookies, brownies, bar cookies/ desserts, breads, etc.

Baked good special orders - 48 hour notice for large orders

**MAP CHECKLIST**  
**FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS**

(To be submitted by applicant with other application materials)

PZC File # \_\_\_\_\_

Date \_\_\_\_\_

Name of Development 1029 Storrs Rd, Mansfield, Ct 06268

Applicant Maryellen Randazzo - Spring Hill Case LLC.

This checklist is designed to assist applicants as well as the PZC and staff. It is not intended as a substitute for, nor does it contain all of, the information and requirements in the Zoning Regulations and other applicable Town Ordinances and requirements. It is important to note that the Zoning Regulations allow the PZC to waive certain site plan requirements for minor applications where the information is not needed to determine compliance with the Regulations. It is recommended that the Mansfield Director of Planning be contacted if an applicant intends to seek a waiver of certain site plan requirements or if any questions arise. **Any requested waivers must be identified on this checklist.**

Unless waived by the Planning & Zoning Commission, submitted site plans shall include the following information (for more complete and specific descriptions of site plan requirements, see Article V, Section A.3.d of the Zoning Regulations):

	Included	Not Included	Waiver Requested* (see p. 3)
1. Title block: Applicant and owner's name, scale, date & all revision dates	✓	_____	_____
2. Original signature/seal of surveyor, landscape architect and/or engineer responsible. Unless waived, survey to be to A-2 standards	✓	_____	_____
3. Location map at 1"=1,000' scale (see Art. V. Sec. A.3.d.4 for more details)	_____	✓	_____
4. Property lines, sq. footage, setback lines, N. arrow, zone(s)	✓	_____	_____
5. Edges of adjacent street, utility poles & underground lines, stone walls, fences, roadside features	✓	_____	_____
6. Names/addresses of abutting property owners, including those across street (for Special Permit property owners, within 500 ft. of site)	✓	_____	_____
7. Existing & proposed buildings, structures, signs, floor plans, buildings on adjacent land that may be affected	✓	_____	_____
8. Existing & proposed contours, quantity of material to be added or removed (Wetlands)	✓	_____	_____

*(one large, 15 reduced)*

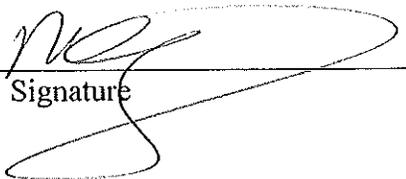
*(except for Sq. Ft., Zones, Set Back Lines)*

(con't.)

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

**Note: For non-exempt applications subject to Sand and Gravel regulations (Art. X, Sec. H), additional special application provisions must be met.**

Maryellen Randazzo  
(PRINT) Name of individual completing this form

  
Signature

10/6/16  
Date

(con't.)

**Explanation of Waiver Requests**

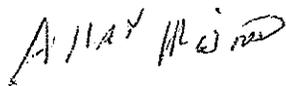
Please identify by number the information item(s) for which a waiver has been requested and explain why the information is not necessary to review the proposed development with respect to applicable approval criteria. (If questions arise regarding waiver requests, please consult with the Director of Planning at 429-3330 or the Zoning Agent at 429-3341.)

#3 - See attached print out from Main Street Maps

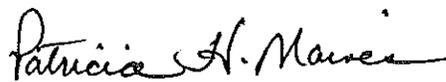
Outside of the repair to the septic system, there are no other physical changes to the current site and commercial building.

We, Allan Maines and Patricia Maines, are willing to sell a portion of our property to Michael McDonald for the proposed septic repair needed on his property at 1029 Storrs Road, Mansfield, CT.

Dated September 6, 2016



Allan Maines



Patricia Maines

860-429-5050

# **NEW BUSINESS**

**TOWN OF MANSFIELD  
DEPARTMENT OF PLANNING AND DEVELOPMENT**

---

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission  
From: Linda M. Painter, AICP, Director of Planning and Development  
Date: October 18, 2016  
Subject: 2017 Draft Meeting Schedule

Please review the attached 2017 draft meeting schedule for the Planning and Zoning Commission and Inland Wetland Agency. Also note that several meeting dates are on Tuesday/Wednesday due conflicts.

The following motion has been prepared if members deem it appropriate. **That the Planning & Zoning Commission approve the 2017 meeting schedules for the Planning and Zoning Commission and Inland Wetlands Agency.**

# INLAND WETLANDS AGENCY AND PLANNING ZONING COMMISSION

## MEETING SCHEDULE 2017

(IWA-1st Monday of each month, PZC-1st and 3rd Monday of each month, unless otherwise noted)

<b>JAN</b>	<b>NO MTG</b>		<b>JULY</b>	<b>NO MTG</b>
	17	( <b>TUES</b> due to Martin Luther King Jr Day)	17	
<b>FEB</b>	6		<b>AUG</b>	7
	21	( <b>TUES</b> due to Presidents Day)		<b>NO MTG</b>
<b>MAR</b>	6		<b>SEPT</b>	5
	20			( <b>TUES</b> due to Labor Day)
<b>APR</b>	3		<b>OCT</b>	2
	17			16
<b>MAY</b>	1		<b>NOV</b>	1
	15			<b>WEDNESDAY</b>
<b>JUNE</b>	5		<b>DEC</b>	4
	19			<b>WEDNESDAY</b>
				18

ALL MEETINGS UNLESS OTHERWISE NOTED MEET AT 7:00 PM IN THE  
COUNCIL CHAMBERS  
AUDREY P. BECK BUILDING  
4 SOUTH EAGLEVILLE ROAD  
STORRS, CT 06268



# TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: October 26, 2016

To: Planning and Zoning Commission

From: Linda M. Painter, AICP, Director

Subject: 8-24 Referral  
Mountain Dairy Farm IV: Acquisition of Development Rights  
474, 504, 519 Mansfield City Road

## PROJECT OVERVIEW

In 2014, the Town entered into a cooperative agreement with the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Agricultural Conservation Easement Program (ACEP) to investigate the purchase of development rights on the above-mentioned property. Through this program, the USDA and NRCS work with towns and land trusts to acquire conservation easements on agricultural lands. The easement would permanently restrict residential, industrial, and non-agricultural commercial development would be placed on the property. The farm would continue to be owned by Mountain Dairy.

The total area of the parcels is 57.6 acres; however, a 2 acre parcel on the east side and a 7 acre parcel on the west side have been excluded from the conservation restrictions. These parcels could be sold by Mountain Dairy or a future owner as separate lots that would no longer be associated with the farm. In total, 48.3 acres would be placed into the conservation easement. A 4.4 acre farmstead envelope would remain on the farm property to allow the owners to make improvements to the existing house or develop buildings for agricultural uses as articulated in the conservation easement.

A public hearing on this proposal has been scheduled by the Town Council for November 14, 2016.

The following information is provided for the PZC's consideration.

- The property is located in the largest area of prime agricultural soils and active farmland in Mansfield (more than 1,000 acres; over 900 acres of which are, or are soon to be permanently preserved as part of the State's acquisition of development rights from Mountain Dairy).
- The subject property has approximately 22 acres of prime agricultural soils; most of which is currently in production for dairy support (hay and silage corn).
- The property offers scenic views of fields from the roadside.
- The property is designated as Rural/Residential/Agriculture/Forestry in the Mansfield Tomorrow Plan of Conservation and Development (POCD)

- The proposed acquisition is consistent with the following POCD goal and strategy:
  - **Goal 3.1:** Natural resources within Mansfield’s public and private open spaces are protected and well-managed.
    - **Strategy A:** Continue efforts to protect important natural and agricultural resources through property acquisition, development rights, easements and clustering development.

## SUMMARY/RECOMMENDATION

It is recommended that the PZC notify the Town Council that the proposed acquisition of development rights for 474, 504 and 519 Mansfield City Road is consistent with the Mansfield Tomorrow Plan of Conservation and Development, particularly Goal 3.1, Strategy A. Nothing in this recommendation shall be construed as support for any future subdivision applications for the land excluded from the agricultural conservation restrictions.

# 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; Jennifer Kaufman, Environmental Planner  
From: Matt Hart, Town Manager  
Date: October 27, 2016  
Re: Referral: Acquisition of Development Rights on 48.3 acres located on 474, 504, and 519 Mansfield City Road (Mountain Dairy Farm IV)

---

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

Your assistance with this matter is greatly appreciated.



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MWH*  
**CC:** Maria Capriola, Assistant Town Manager; Jennifer Kaufman, Environmental Planner; Linda Painter, Director of Planning and Development; Curt Vincente, Director of Parks and Recreation  
**Date:** October 24, 2016  
**Re:** Acquisition of Development Rights on 48.3 acres located on 474, 504, and 519 Mansfield City Road (Mountain Dairy Farm IV)

---

**Subject Matter/Background**

In 2014, the Town entered into a cooperative agreement with the USDA's Natural Resource Conservation Service (NRCS) Agricultural Conservation Easement Program (ACEP) to investigate the purchase the development rights on 474, 504, and 519 Mansfield City Road, also known as Farm IV, owned by Willard J Stearns and Sons, LLC. (Mountain Dairy). The ACEP program is a cost share program whereby USDA NRCS works with towns and land trusts to contribute 50% of the appraised value of the development rights. Through this program, an agricultural conservation easement is placed on the land, permanently restricting residential, industrial, and non-agricultural commercial development. The farm would continue to be owned by Mountain Dairy and property taxes would continue to be collected.

The total area of the parcels is 57.6 acres. A two-acre parcel on the east side and a seven-acre parcel on the west side, have been excluded from the agricultural conservation restriction. These parcels can be sold by Mountain Dairy or subsequent owners as separate lots that would no longer be associated with the farm. A 4.4-acre "farmstead envelope" would stay with the remaining farm but the owners could make improvements to the house or develop buildings for agricultural uses. All of the improvements would be clearly articulated in the conservation easement that is placed on the property. In total, 48.3 acres of the two parcels would be restricted under the program.

This property is located in the largest area of prime agricultural soils and active farmland in Mansfield (more than 1,000 acres, over 900 acres of which are or soon to be permanently preserved). The property has 22 +/- acres of prime agricultural soils (per USDA soil scientist's report). Most of the prime acreage is in production for dairy support (hay and silage corn). A small area near the east boundary is being cleared to complete the cropland area. There is a 19<sup>th</sup> century house, a trailer, and various

outbuildings at the south end of the east parcel. Water supplies for domestic and livestock use are available. The property offers scenic views of fields from the roadside.

Supporting agricultural businesses and conserving farmland is identified as a high priority in the *Mansfield Tomorrow* Plan of Conservation and Development, specifically goals 3.1 and 6.4. The property has an adequate buffer from non-agricultural properties to avoid nuisance issues. The land has been farmed since the 1800's and perhaps earlier. In the past, it has been an independent farm, producing poultry, and beef cattle. Mountain Dairy previously used it for pasture, until conversion to the crops listed above.

Potential for future agricultural use is good because of the property's combination of agricultural soils and its location in a large agricultural area. The land's current use as cropland for Mt. Dairy is important to this largest agricultural business in Mansfield. Alternatively, the land could again support a small independent farm.

Both the Agriculture Committee and the Open Space Preservation Committee have conducted field trips to the site and reviewed this project in executive session. Their comments are attached.

In March 2016, the market value of the development rights on 48.3 acres was valued at \$210,000. The full appraisal can be viewed at [www.mansfieldct.org/MtnDairyFarmIV](http://www.mansfieldct.org/MtnDairyFarmIV). Staff has negotiated a price of \$231,000. USDA NRCS will contribute \$105,000 and the Town \$126,000 to the acquisition of development rights. The Town's contribution would be funded through the Open Space Fund.

### **Financial Impact**

The Town's contribution to purchase the development rights would be funded through the Open Space Acquisition Fund.

### **Recommendation**

Staff recommends that the Council schedule a public hearing for its November 14, 2016 meeting and refer this acquisition to the Planning and Zoning Commission for review and comment pursuant to Section 8-24 of the Connecticut General Statutes.

If the Town Council supports this recommendation, the following motions are in order:

*Move, to schedule a public hearing for 7:00PM at the Town Council's regular meeting on November 14, 2016, to solicit public comment regarding the proposed acquisition of development rights on 48.3 acres located on 474, 504, and 519 Mansfield City Road.....*

*Move, to refer the proposed acquisition of development rights on 48.3 acres located on 474, 504, and 519 Mansfield City Road to the Planning and Zoning Commission for review and comment pursuant to Section 8-24 of the Connecticut General Statutes.*

Attachments

- 1) A-2 Survey ([www.mansfieldct.org/MtnDairyFarmIV](http://www.mansfieldct.org/MtnDairyFarmIV))
- 2) Agriculture Committee Comments
- 3) Open Space Preservation Committee Comments
- 4) Maps

**DRAFT MANSFIELD AGRICULTURE COMMITTEE**

October 7, 2014

To: Mansfield Town Council for Executive Session

Re: Proposal to Purchase Development Rights on Stearns property

At their meeting on October 7, 2013 the committee reviewed a proposal for the Town to purchase development rights on farmland on Mansfield City Road about a half-mile south of the junction with Browns. The 59.3-acre property consists of two parcels: 40 acres on the west side of Mansfield City Road and 19 acres across from this parcel on the east side. The proposal is to purchase development rights (PDR) on about 50 acres of the property (excluding houses, outbuildings and a defined agricultural development area -- see map). The farm would continue to be owned by the Stearns family, who would continue to pay property taxes on the farm.

At this meeting, the committee reviewed the results of a field trip on September 7, 2014, and evaluated the property in several criteria areas. The committee then voted to support the Town's purchase of development rights.

**Physical Features** The property has 22 acres of prime agricultural soils (per USDA soil scientist's report). Stones have been removed from much of this land. Most of the prime acreage is in production for dairy support (hay and silage corn). A small area near the east boundary is being cleared to complete the cropland area. The wooded area in the west parcel is too stony for cultivation. There is a 19<sup>th</sup>-century house, a trailer and various outbuildings at the south end of the east parcel. A ranch-style house is located at the north end of each parcel. Water supplies for domestic and livestock use are available.

**Location** This property is located in the largest area of prime agricultural soils and active farmland in Mansfield (more than 1,000 acres). Conserving farmland in this area is a priority in the Town's Plan of Conservation and Development. The property has an adequate buffer from non-agricultural properties to avoid nuisance issues.

**Potential for Sustainable Agricultural Use** The land has been farmed since the 1800's and perhaps earlier. In the past, it has been an independent farm, producing poultry and beef cattle. The Stearns family had previously used it for pasture, until conversion to the crops listed above.

Potential for future agricultural use is good because of the property's combination of good soils and its location in a large agricultural area. The land's current use as cropland for Mt. Dairy is important to this largest agricultural business in Mansfield. Alternatively, the land could again support a small independent farm.

## OPEN SPACE PRESERVATION COMMITTEE

### Recommendation concerning acquisition of development rights to the Stearns property on Mansfield City Road

September 16, 2014

To: Mansfield Town Council, Town Manager

At the Open Space Preservation Committee's September 16, 2014 meeting, the committee reviewed in executive session a 59-acre property on both sides of Mansfield City Road. Willard J. Stearns and Sons, Inc. is offering to sell development rights to the agricultural portion of this property to the Town. The Open Space Preservation Committee reviewed this property with reference to its location and to criteria in the Town's Plan of Conservation and Development (POCD). Committee members visited the property on September 7, 2014 during an Agriculture Committee field trip.

#### DESCRIPTION

The property has two parcels. The east parcel (19 acres) contains houses and farm outbuildings, as well as hay and corn fields sloping to the east. There is a seasonal brook crossing the property near the east boundary. The west parcel (40 acres) has a hay field, woodlands and some small wetlands. On the west boundary, it abuts Joshua's Trust's Goodwin Preserve

#### CRITERIA IN APPENDIX K of POCD

##### *1. A Significant Conservation and Wildlife Resource*

The parcel is part of a large agricultural area in southwest Mansfield, and it has prime agricultural soils in an active farming area (see Appendix J).

##### *5. Conserves important agricultural land*

- 22 acres of prime agricultural soils, all of which are being used to grow hay and corn by Mt. Dairy
- Property is located in the Town's largest agricultural area (see POCD Map 11)

##### *6. Conserves scenic resource*

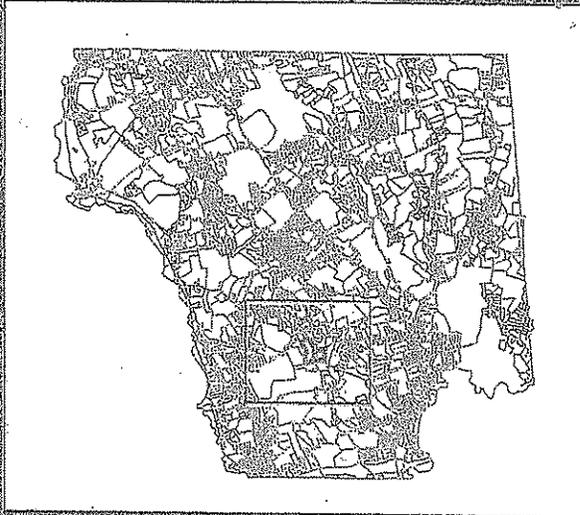
Property offers scenic views of fields from the roadside in a Viewshed Class II area (see POCD Map 2)

##### *7. Creates or Enhances Connections* Site would expand preserved protected open space areas:

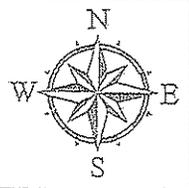
- Expands area of preserved farmland from Twin Ponds Farm (See POCD map 20)
- Expands area of preserved woodland from Goodwin Preserve (See POCD map 20)

#### RECOMMENDATION

The committee supports Town acquisition of development rights to the undeveloped land on the Stearns property to expand protected areas of farmland and woodland.



Mansfield City Road



27 - 89 - 9

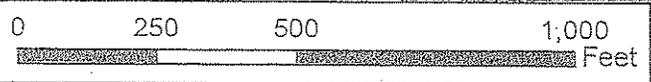
28 - 90 - 21

Farm 4 - Agriculture Conservation Easement Program (ACEP)

474, 504 & 519 Mansfield City Road  
Tract 909, Farm 816  
Total area 59.3 acres

- 1) +/- 4.4 acres (Proposed)  
(Farmstead Envelope)
- 2) +/- 2 acres (Proposed)  
Separate building lot (90,000 sq ft, plus 200 ft of frontage)
- 3) +/- 7 acres (Proposed)  
Separate building lot (90,000 sq ft, plus 200 ft of frontage)

 Locally Important Farmland Soils



40

# Mansfield Public and Protected Open Space



## Legend

 Town Trails	 Joshua's Trust
 Nipmuck Trail	 Joshua's Trust Conservation Easement
 Parcels	 Agriculture Easement
 Permanently Protected Open Space	 Federal
 Mansfield	 State
 Mansfield Conservation Easement	 University Managed Resource Area



