



**TOWN OF MANSFIELD**  
**TOWN COUNCIL MEETING**  
**MONDAY, March 8, 2004**  
**COUNCIL CHAMBERS**  
**AUDREY P. BECK MUNICIPAL BUILDING**  
**7:30 p.m.**  
**AGENDA**

	PAGE
CALL TO ORDER	
ROLL CALL	
APPROVAL OF MINUTES .....	1
OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL	
NEW BUSINESS	
1. Mansfield Housing Authority (no attachment).....	
2. Appointment of Town Representative to Mansfield Downtown Partnership.....	11
3. Driveway and Utility Work on Codfish Falls Road.....	13
4. Resignation from Mansfield Town Council .....	27
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TOWN MANAGER'S REPORT	
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5. Regional School District #19 – Superintendent’s Proposed FY 2004/05 Budget .....	
6. Mansfield Solid Waste Advisory Committee re: State “Bottle Bill”.....	69
7. Planning and Zoning Commission Application Referral – 9-lot Subdivision on Mansfield City Road (Wild Rose Estates) .....	71
8. B. Robinson re: Firearms Deer Hunting at Mansfield Hollow .....	79
9. <u>The Daily Campus</u> – “UConn Police to Sponsor Citizen’s Academy” .....	81
10. J. Bobbit and S. Goldman re: Coalition for Assisted Living .....	83
11. B. & D. Glow re: Proclamation Recognizing Eagle Scout Award .....	89
EXECUTIVE SESSION	

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REGULAR MEETING-MANSFIELD TOWN COUNCIL-FEBRUARY 23,2004

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:48 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

I. ROLL CALL

Present: Blair, Haddad, Hawkins, Paterson, Schaefer, Thorkelson  
Absent: Bellm, Clouette, Paulhus

II. APPROVAL OF MINUTES

Mr. Thorkelson moved and Mr. Hawkins seconded to approve the minutes with two corrections the date for the December 8, meeting was 2003 not 2004.

So passed. Mr. Schaefer abstained.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

No comments from the public.

IV. PUBLIC HEARING

1. Small Cities Community Development Block Grant-Potential Projects

Sharry Goldman, Browns Road, spoke on the need for assisted living in this community. She hoped that in the future it would be possible to receive a small cities grant to enable people to stay in the community in appropriate housing.

Larry Wagner, Consultant for the Town, for the Small Cities Grant Program, spoke on the program and how successful it has been for this community.

Cynthia van Zelm, Director of the Downtown Partnership, presented the town Council with a letter supporting funding from the Small Cities program, which would help support infrastructure improvements in the downtown project. Attached is letter.

At 8:10 p.m. the hearing was closed.

V. OLD BUSINESS

2. Proposed Budget Review Calendar

REMARKS OF CYNTHIA VAN ZELM, EXECUTIVE DIRECTOR OF MANSFIELD  
DOWNTOWN PARTNERSHIP, INC., AT PUBLIC HEARING ON SMALL CITIES  
PROGRAM

FEBRUARY 23, 2004

Good evening Mayor Paterson and Town Council members.

Thank you for the opportunity to speak at this public hearing about the Storrs Center Municipal Development Project. On behalf of the Mansfield Downtown Partnership Board of Directors, I would like to request that you consider an application to the State Department of Economic and Community Development for funds for the downtown project under the Small Cities program.

Funding from the Small Cities program will help support infrastructure improvements that will benefit and improve the pedestrian accessibility to the downtown for the surrounding neighborhoods. Potential projects include a walkway from the Community Center to the downtown, additional street lighting, new sidewalks from the downtown to the Liberty Bank plaza, and improved crosswalks across Route 195.

We believe the downtown project will enhance the quality of life for residents in the region, providing more opportunities for doing business, shopping, eating, housing, cultural events, and recreation. The goal is for the town center to be a community-gathering place – for the Town and its residents, the University of Connecticut, and the surrounding regional towns and cities.

The town center project will benefit local, regional and state interests. The local business owners and owners of commercial property in the downtown area will benefit through the retention and strengthening of existing businesses and the creation of new business opportunities. Also, one of the key thrusts of the downtown initiative is to increase foot traffic and enhance the aesthetics of the area, which will directly benefit local businesses. In addition, a successful town center will allow residents to have access to a wide range of goods and services at the local level,

and will alleviate some of the need to drive long distances to obtain those goods and services. Increased sales and property tax revenue from the town center project will strengthen our state and local economy. Finally, the commercial development will create jobs for residents of Mansfield and the surrounding communities.

To update the Council, we have designated Storrs Center Alliance as the master developer for the downtown project. Storrs Center Alliance is comprised of the firm Leyland Alliance from Tuxedo, NY, and Marquette Property Investments from Chicago. Their team also includes New Haven architect Herb Newman, the Hartford engineering firm of BL Companies, and the Hartford law firm of Robinson & Cole. We are currently working on a development agreement between the Partnership and Storrs Center Alliance. The preliminary mapping work by Looney Ricks Kiss has been completed for the municipal development plan. Once the agreements are signed, further work on the municipal development plan including a more defined design will occur. Concurrently, Storrs Center Alliance will provide the Partnership with its Business Plan for the project.

Other major projects the Partnership is undertaking to promote Mansfield include a comprehensive Mansfield brochure to be published in March, and a Festival on the Green community event on September 12 with food, art, music, and games. Our support continues to grow as we now have over 270 individuals, organizations, and businesses that have joined the Partnership.

Thank you for the opportunity to talk about the downtown project and I appreciate your consideration of an application to the Small Cities Program for improvements to the downtown.

I would be happy to answer any questions.

TOWN OF MANSFIELD  
 PROPOSED BUDGET REVIEW CALENDAR  
 BY TOWN COUNCIL  
 FEBRUARY 23, 2004

<u>DATE</u>	<u>SUBJECT</u>	<u>LOCATION</u>	<u>Page Numbers</u>
Mar. 29 (Mon.) 6:00 p.m.	Budget Presented to Town Council Issues and Options General Government Capital Projects CNR	Council Chambers	
Mar. 31 (Wed.) 6:00 p.m.	Mansfield Board of Education Public Safety Public Works Solid Waste	Council Chambers	
Apr. 7 (Wed.) 6:00 p.m.	Town-Wide Revenues Operating Transfers Out Town Aid Daycare Debt Service Internal Service Funds	Conference Room C	
Apr. 12 (Mon.) 6:00 p.m.	Public Hearing Health and Social Services Community Services	Council Chambers	
April 14 (Wed.) 6:00 p.m.	Library Area Agency Contributions Community Development Recreation	Conference Room C	
Apr. 26 (Mon.) 7:30 p.m.	Adoption of Budget and Recommended Appropriations	Council Chambers	
Apr. 28 (Wed.) 6:00 p.m.	Adoption of Budget and Recommended Appropriations (if necessary)	Council Chambers	
May 11 (Tues.) 8:00 p.m.	Town Meeting	Mansfield Middle School	

Mr. Haddad moved and Mr. Hawkins seconded to adopt the fiscal year 2004/05 budget review calendar dated February 23, 2004, as proposed by Town Staff. See attached.

3. University Spring Weekend

No new information.

Mr. Schaefer moved and Mr. Haddad seconded to add item 3A to the agenda. Financial report.

So passed unanimously.

3A. Financial report.

Mr. Schaefer moved to accept the Financial report

So passed unanimously.

VI. NEW BUSINESS

4. Proposed Bill No. 5224, "An Act Providing Funds for the erection of a monument to commemorate the Connecticut 29<sup>th</sup> Colored Regiment C.V. Infantry

No action taken as the proposed bill died in the legislature.

5. Pre-paid Bag Disposal

Mr. Lon Hultgren, Director of Public Works, discussed the pre-paid bag system. The staff will continue to obtain more data on this plan.

VII. DEPARTMENTAL REPORTS

VIII. REPORTS OF COUNCIL COMMITTEES

IX. REPORTS OF COUNCIL MEMBERS

Mayor Paterson spoke at the Legislature on behalf of the Town.

X. TOWN MANAGER'S REPORT

The Building Committee of the Community Center will no longer be meeting. At the town Council's first or second meeting in April it would be appropriate for the Council to thank the committee for their dedication and hard work.

Council member Bellm has resigned effective at end of March due to personnel reasons.

Director of Emergency services, Mr. Dave Dagon has received a FEMA grant for the Eagleville fire department.

XI. FUTURE AGENDAS

XII. PETITIONS, REQUESTS AND COMMUNICATIONS

6. M. Berliner re: Downtown Mansfield Revitalization and Enhancement Project
7. M. Berliner re: State Library Grant
8. M. Berliner re: Proposed Telecommunications Facility, Knowlton, Ashford, Connecticut
9. Planning and Zoning Commission Application Referral-Four Lot Subdivision-Kidder Brook Estates
10. Town of Mansfield Budget in Brief-Grand List for Fiscal Year 2004/05(Corrected)
11. UConn Hazardous Waste Storage Site Study Advisory Committee-Minutes from January 8, 2004 Meeting
12. Connecticut Department of Transportation re: Approval of Town of Mansfield Highway Safety Grant Application
13. Connecticut Conference of Municipalities re: 2004 Budget has mixed results for Town and Cities
14. Research for Ovarian Cancer and Continued Survival re: Annual Heaton Ho\Halloween Haunt Walk-Thru
15. E. Paterson re: Letter of Recognition to Quinn Jones
16. E. Paterson re: "Mansfield's Around the World Celebration"
17. M. Berliner re: S.B. No. 39, "An Act Concerning Community Preservation"
18. M. Berliner re: S.B. No. 176, "An Act Increasing the PILOT for State-Owned Property and 13 College and Hospital Property?"
19. M. Hart re: Accessible Drive-Up Mailbox

XIII. EXECUTIVE SESSION

Not needed.

XIV. ADJOURNMENT

Mr. Haddad moved and Mr. Schaefer seconded to adjourn the meeting at 8:30 p.m.

Elizabeth C. Paterson, Mayor

Joan E. Gerdson, Town Clerk

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SPECIAL MEETING-MANSFIELD TOWN COUNCIL-FEBRUARY 23,2004

Elizabeth Paterson called the Special Meeting of the Mansfield Town Council to order at 7:10 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

I. ROLL CALL

Present: Blair, Haddad, Hawkins, Paterson, Schaefer, and Thorkelson

Absent: Bellm, Clouette, Paulhus

II. NEW BUSINESS

1. Meeting with State Legislators

Senator Donald Williams and Representative Denise Merrill discussed the legislative budget with the Council members.

Sen. Williams spoke on the fastest rising cost for persons who are on Medicaid and those persons who have no health insurance. Special Education costs are also a very difficult issue.

Rep. Merrill spoke on the malpractice insurance costs, which seem to be forcing doctors in our region to reconsider their practice.

School bonding costs for construction are a big issue.

Revenues are questionable; some legislators are still trying to adopt a millionaire's tax.

Town Manager questioned the need to continue the conveyance tax of .0025 which is presently collected in the Town Clerks office when people buy or sell a piece of property or house.

Both legislators said that this is going to be a difficult budget year with so much attention focused on the possible impeachment of the Governor.

III. ADJOURNMENT

Mr. Haddad moved and Mr. Schaefer seconded to adjourn the meeting at 7:45 p.m.

So passed unanimously.

Elizabeth C. Paterson, Mayor

Joan E. Gerdson, Town Clerk

**TOWN OF MANSFIELD**  
**OFFICE OF THE TOWN MANAGER**



Martin H. Berliner, Town Manager

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3336  
Fax: (860) 429-6863

March 9, 2004

Town Council  
Town of Mansfield

**Re: Appointment of Town Representative to Mansfield Downtown Partnership**

Dear Town Council:

Attached please find a letter from Cynthia van Zelm requesting that the Town Council appoint a town representative to the Mansfield Downtown Partnership's Board of Directors for term to run from July 1, 2004 through June 30, 2007. Please note that Council member Chris Thorkelson currently holds this appointment and has expressed an interest in serving another term.

Respectfully submitted,

A handwritten signature in cursive script that reads "Martin H. Berliner".

Martin H. Berliner  
Town Manager

Attach:(1)



**Mansfield Downtown Partnership**

*Helping to Build Mansfield's Future*

February 23, 2004

Mr. Martin Berliner  
Town Manager  
Town of Mansfield  
4 S. Eagleville Road  
Mansfield CT 06268

RE: Appointment of Town Council Member to Mansfield Downtown Partnership, Inc.

Dear Mr. Berliner:

As you know, current terms for some members of the Mansfield Downtown Partnership's Board of Directors are to expire on June 30, 2004. In 2002, the Town Council appointed Town Councilor Chris Thorkelson for a two-year term to end on June 30, 2004. The other two Town appointments are Al Hawkins for a term to end in 2006 and yourself for a term to end in 2005. As noted in the Partnership's Bylaws, all terms will become three-year terms after the first term is complete.

By this letter, I am requesting that you inform the Partnership of whom the Town Council will be appointing as one of its representatives to the Partnership Board for a three-year term to end June 30, 2007. Mr. Thorkelson has expressed interest in serving for another term.

Thank you for your interest and participation. Please do not hesitate to contact me at 429-2740 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Cynthia van Zelm". The signature is fluid and cursive, written over a light background.

Cynthia van Zelm  
Executive Director

**TOWN OF MANSFIELD  
OFFICE OF THE TOWN MANAGER**



Martin H. Berliner, Town Manager

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3336  
Fax: (860) 429-6863

March 9, 2004

Town Council  
Town of Mansfield

**Re: Driveway and Utility Work on Codfish Falls Road**

Dear Town Council:

As you may know, under the town's scenic road ordinance persons wishing to make alterations and improvements to a designated scenic road must submit an application to the Planning and Zoning Commission (PZC). The PZC then conducts a public hearing regarding the application and submits a recommendation to the Town Council for its review and action. As the approving authority, the Town Council may approve the application by a simple majority vote.

Attached please find a recommendation from the PZC regarding its review of R. Lacafta's application to construct a driveway and to complete utility work on property located Codfish Falls Road between existing houses at 211 and 237 Codfish Falls Road. The PZC notified neighboring property-owners and conducted the required public hearing. The Commission has no objection to the application and recommends that the Town Council authorize the work, subject to the applicant's obtaining the required driveway permit from the Department of Public Works and restoring the stone wall.

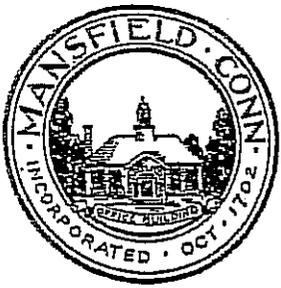
If the Town Council concurs with this recommendation, the following motion is in order:

*Move, effective March 9, 2004, to authorize the application of R. Lacafta, Jr. to construct a driveway and to complete utility work on property located Codfish Falls Road between existing houses at 211 and 237 Codfish Falls Road, subject to the applicant's obtaining the required driveway permit from the Department of Public Works and restoring the stone wall disturbed by the project.*

Respectfully submitted,

Martin H. Berliner  
Town Manager

Attach:(3)



PLANNING AND ZONING COMMISSION  
TOWN OF MANSFIELD

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
STORRS, CONNECTICUT 06268  
(860) 429-3330

Memo to: Town Council  
From: Planning and Zoning Commission

Date: Rudy Favretti, Chairman  
March 2, 2004

Re: Driveway and utility work on Codfish Falls Rd., a Town-designated Scenic Road

At a meeting held on March 1, 2004, the Mansfield Planning and Zoning Commission unanimously adopted the following motion:

"that the Planning and Zoning Commission communicate to the Town Council that it has reviewed proposed driveway and utility work of R. Lacafta, Jr. for property on Codfish Falls Road between existing houses at 211 and 237 Codfish Falls Road, has notified neighboring property-owners and has conducted a Public Hearing, as per the provisions of Mansfield's Scenic Road Ordinance. The PZC has no objection to this driveway and utility work, subject to the applicant's obtaining the required road/driveway permit from the Public Works Department and restoring the stone wall disturbed in conjunction with the driveway construction. The proposal is not expected to significantly alter the scenic character of Codfish Falls Road."

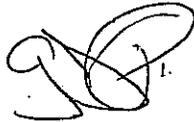
Memos from the Town Planner, Director of Public Works and Assistant Town Engineer are attached for further clarification. If there are any questions regarding this action, the Planning Office may be contacted.

TOWN OF MANSFIELD  
OFFICE OF PLANNING AND DEVELOPMENT

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GREGORY J. PADICK, TOWN PLANNER

Memo to: Planning & Zoning Commission  
From: Gregory J. Padick, Town Planner  
Date: 2/27/04  
Re: Proposed driveway and utility work Lacafta property, Codfish Falls Rd., file 1010-1



The subject request seeks approval for a new driveway and underground utility work to serve a new single-family dwelling to be built on the westerly side of Codfish Falls Rd. The subject lot of record is situated between existing dwellings at 211 and 237 Codfish Falls Rd. and is about 1,500 feet south of Ellise Rd. Pursuant to Section 6 of Mansfield's Scenic Road Ordinance, any proposal to alter the characteristics of a designated scenic road must be aired at a PZC Public Hearing and comments and/or recommendations must be forwarded to the Town Council for final action. Codfish Falls Rd. was designated as a scenic road effective July 2, 1990.

In a 1/25/04 letter to the PZC, Mr. Lacafta has proposed the use of an existing accessway that exists along the frontage of the subject property. In addition to widening and regrading work for the driveway, the proposal includes an underground utility connection to existing CL&P pole 2701 that is located on the easterly side of Codfish Falls Rd., opposite the subject drive. No tree-cutting along Codfish Falls Rd. has been proposed.

In addition to required legal notices for the subject scenic road application, the proposal was referred to the Director of Public Works and Ass't. Town Engineer. All property-owners along Codfish Falls Rd. with frontage within 500 feet of the subject lot have been notified and provided copies of the applicant's submissions. Reports from the Director of Public Works and Ass't. Town Engineer have been received. No communications from neighboring property-owners have been received to date. The subject site was visited on 2/9/04 in conjunction with a PZC/IWA field trip.

Sections 6 and 7 of the Town's Scenic Road Ordinance provide information and approval criteria that must be considered in reviewing proposals to alter the characteristics of Scenic Roads. The Ordinance also authorizes mitigation measures that can be required to help compensate for proposed activities that may alter the scenic character of a designated scenic road.

I have visited the site, reviewed the applicable provisions of the Town's Scenic Road Ordinance, and considered the aforementioned staff reports. The following comments summarize my findings.

- Codfish Falls Rd. in the subject area has numerous curves and vertical elevation changes and has a wooded roadside character.
- The subject proposal utilizes an existing accessway and appears to be the only appropriate alternative for accessing the subject house site.
- The proposal does not include any significant roadside regrading or stone wall or tree removal. As indicated in the Ass't. Town Engineer's report, some brush and small tree removal (trees less than 6" in diameter) is appropriate, to enhance sightlines to the south. These roadside alterations are not expected to significantly alter roadside character.
- The proposed underground utility work is not expected to alter roadside character. It is somewhat fortunate that an existing CL&P pole is situated opposite the subject drive.
- As noted in the Director of Public Works report, a road/driveway permit is required and any tree removal may require prior posting, as per governing State statutes. It is noted that the removal of trees less than 6 inches in diameter does not need to be posted.

Summary/Recommendation

The proposed driveway and utility work involves a PZC and Town Council judgment regarding the significance of the proposal with respect to the scenic character of Codfish Falls Rd. The criteria of Mansfield's Scenic Road Ordinance, particularly Sections 6 and 7, provide guidance in evaluating proposed alterations to designated scenic roads. The Scenic Road jurisdiction only applies to the road right-of-way.

(over)

Subject to Public Hearing testimony and any supplemental information received after the date of this report, my review indicates that the applicant's proposal will not have a significant impact on the scenic quality of Codfish Falls Rd. The following motion is recommended:

that the Planning and Zoning Commission communicate to the Town Council that it has reviewed proposed driveway and utility work of R. Lacafta, Jr. for property on Codfish Falls Road between existing houses at 211 and 237 Codfish Falls Road, has notified neighboring property-owners and conducted a Public Hearing as per the provisions of Mansfield's Scenic Road Ordinance. The PZC has no objection to the proposed driveway and utility work, subject to obtaining a required road/driveway permit from the Public Works Department. The proposal is not expected to significantly alter the scenic character of Codfish Falls Road.



PLANNING AND ZONING COMMISSION  
TOWN OF MANSFIELD

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
STORRS, CONNECTICUT 06268  
(860) 429-3330

Memo to: Mansfield Town Council  
L. Hultgren, Mansfield/Tree Warden/Public Works Director  
Property-owners with street frontage on Codfish Falls Rd. within 500 feet of proposed driveway  
and utility work  
From: Mansfield Planning and Zoning Commission  
Date: February 5, 2004  
Re: March 1, 2004 Public Hearing on proposed driveway and utility work associated with a proposed new  
house on Codfish Falls Road, PZC file 1010-1

The Planning and Zoning Commission has received a request for approval of driveway and utility work along Codfish Falls Road, a Mansfield-designated Scenic Road. The proposed work is associated with a planned new house on property N/F of O. Soja situated on the westerly side of the road between existing houses at 211 and 237 Codfish Falls Road. The subject applicant for the proposed work is Richard G. Lacafta, Jr.

Whereas Codfish Falls Road is subject to the provisions of the Town of Mansfield's Scenic Road Ordinance, which include a required Public Hearing, please be advised that such Public Hearing, for the purpose of receiving information from the applicants and verbal or written comments from the public concerning the proposed project, is scheduled to take place at 8:15 p.m. on Monday, March 1, 2004, in the Council Chambers of the Audrey P. Beck Municipal Building, 4 South Eagleville Road, Mansfield, Connecticut. The application is available for review in the Mansfield Planning Office during business hours. Any comments regarding this application must be received prior to the close of the Public Hearing. Enclosed please find information submitted by the applicant describing the proposed project and a copy of the legal notice.

If you have any questions regarding the applicant's proposal, the provisions of the Town's Scenic Road Ordinance or the Public Hearing process, please call the Mansfield Planning Office at 429-3330.

encl.

LEGAL NOTICE  
MANSFIELD PLANNING & ZONING COMMISSION

The PZC will hold a Public Hearing on Monday, March 1, 2004, at 8:15 p.m. in the Council Chambers, A.P. Beck Bldg., 4 So. Eagleville Rd., to hear comments on the request of R. Lacafta, Jr. for driveway construction and utility installation associated with the construction of a new house on the westerly side of Codfish Falls Rd., between 211 and 237 Codfish Falls Rd.. The site is now or formerly owned by O. Soja. The request has been made pursuant to Mansfield's Scenic Road Ordinance.

At this Hearing, interested persons may be heard and written communications received. No information from the applicants or the public shall be received after the close of the Public Hearing. Additional information is available in the Mansfield Planning Office. Dated 2/5/04

R. Favretti, Chair  
K. Holt, Sec'y.

TO BE PUBLISHED TUESDAY, FEBRUARY 17<sup>TH</sup> AND WEDNESDAY, FEBRUARY 25<sup>TH</sup>, 2004

P.O. # 4045

**PLEASE CALL 429-3330 TO CONFIRM RECEIPT. THANK YOU.**

2/5/2004

Town of Mansfield, Connecticut

List of property owners within 500 feet of proposed driveway and utility work on Codfish Falls Rd.



Buffer Report for Property at: Number Null CODFISH FALLS RD  
Buffer Distance (feet): 500

PARCEL\_PIN

Property Address

OWNER1  
OWNER2

OWNER ADDRESS  
OWNER CITY  
OWNER STATE OWNER ZIP

01000450002

178 CODFISH FALLS RD

CONLON SANDRA G

178 CODFISH FALLS RD  
STORRS  
CT 06268

01000250001

263 CODFISH FALLS RD

HARRINGTON CORDELIA T &  
HARRINGTON JAMES C

263 CODFISH FALLS RD  
STORRS  
CT 06268

01000450001

260 CODFISH FALLS RD

BZYMEK ZBIGNIEW M &  
JAWORSHA-BZYMEK DANUTA

260 CODFISH FALLS RD  
STORRS  
CT 06268

01000250002

255 CODFISH FALLS RD

ROHNER RONALD P & NANCY D

255 CODFISH FALLS RD  
STORRS  
CT 06268

01000250003

247 CODFISH FALLS RD

SONSTROEM DAVID A

247 CODFISH FALLS RD  
STORRS  
CT 06268

01000250004

237 CODFISH FALLS RD

JOSEPH CHRISTIAN & JULIA

237 CODFISH FALLS RD  
STORRS  
CT 06268

01000250006

CODFISH FALLS RD

Subject site

~~SALOMONSON~~ Richard LaCoffa

378 WOLCOTT AVE  
WINDSOR  
CT 06095

01000250007

211 CODFISH FALLS RD

FRIEDMAN ROBERT M & WINIFRED

211 CODFISH FALLS RD  
STORRS  
CT 06268

P.19

2/5/2004

# Town of Mansfield, Connecticut



Buffer Report for Property at: Number Null CODFISH FALLS RD  
Buffer Distance (feet): 500

**PARCEL\_PIN**

**Property Address**

**OWNER1  
OWNER2**

**OWNER ADDRESS  
OWNER CITY  
OWNER STATE    OWNER ZIP**

---

01000250005

CODFISH FALLS RD

MELICHAR JUDITH ANN

6D ANTON ROAD  
STORRS  
CT                    06268

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01000250008

187 CODFISH FALLS RD

SOJA JULIEANN & EDWARD

187 CODFISH FALLS RD  
STORRS  
CT                    06268

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Date: January 25, 2004

To: Mansfield Planning and Zoning Commission

Re: Power, telephone and cable television provisioning for new single family home at tax lot 6, Codfish Falls Rd

I am requesting approval to install <sup>a driveway and</sup> power to a proposed single family home at the above address.

After an on site review with CL&P representative Tom Goodwin, and the excavator, Ed Hall of Thistlesprings Farm, Mansfield Center, we agreed the most practical way to provision power and meet the scenic road requirements would be to proceed as follows:

Beginning on the north side (away from northbound traffic and snowplows) of CL&P pole 2701, dig a trench across Codfish Falls Road to a point approximately 1 1/2 feet south of the edge of the lot 6 driveway entrance. Continue the trench diagonally across the driveway, and to a point southwest, well within lot 6 which preserves the root structure of an existing oak tree.

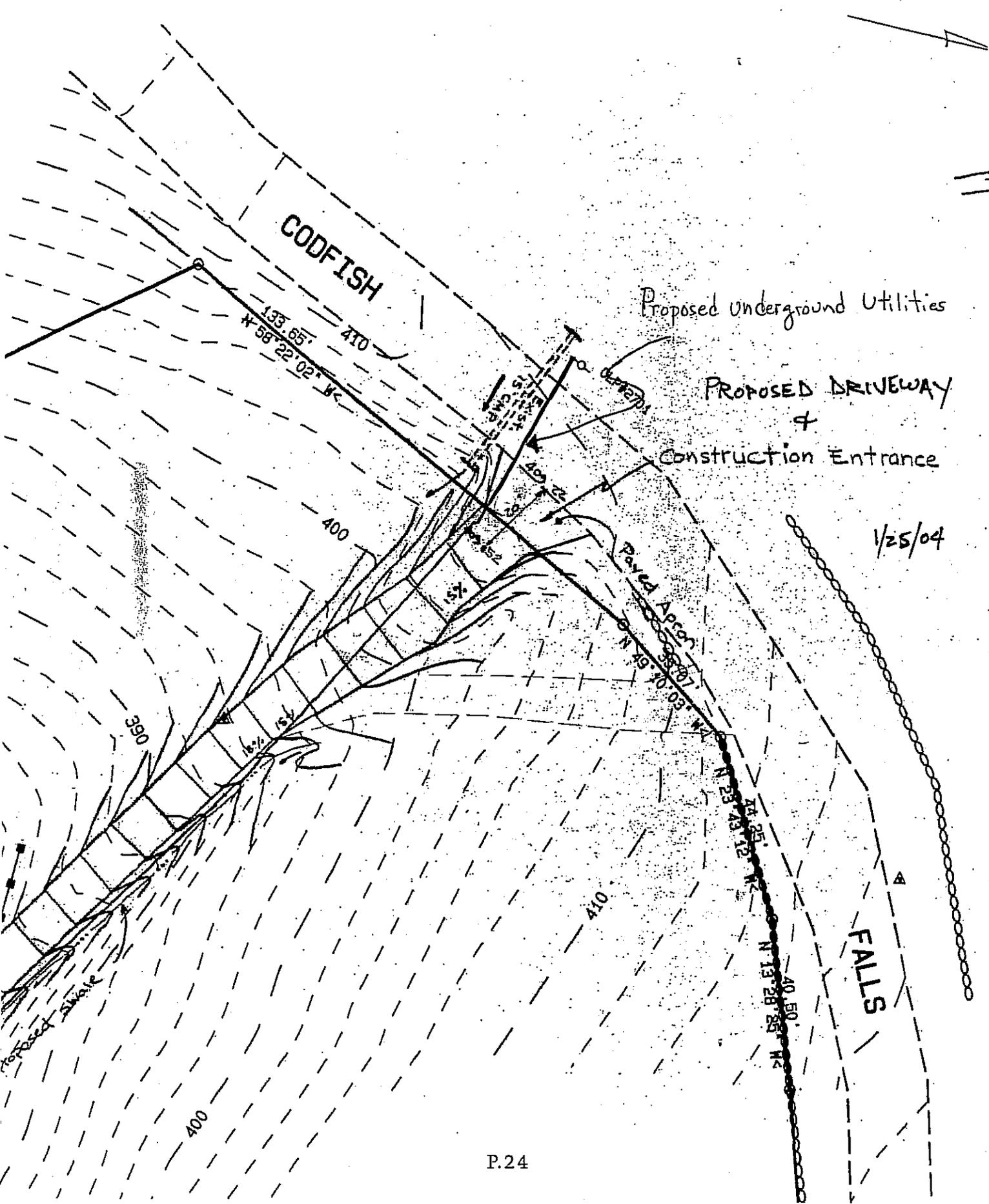
Continue the trench from that point along a swale on the south side of the driveway to the proposed house site.

Trench depth and structure will meet all CL&P and town requirements.

The attached section of a recently completed survey illustrates the proposed trench for power, cable television and telephone provisioning.



Richard G Lacafra, Jr

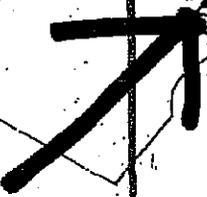
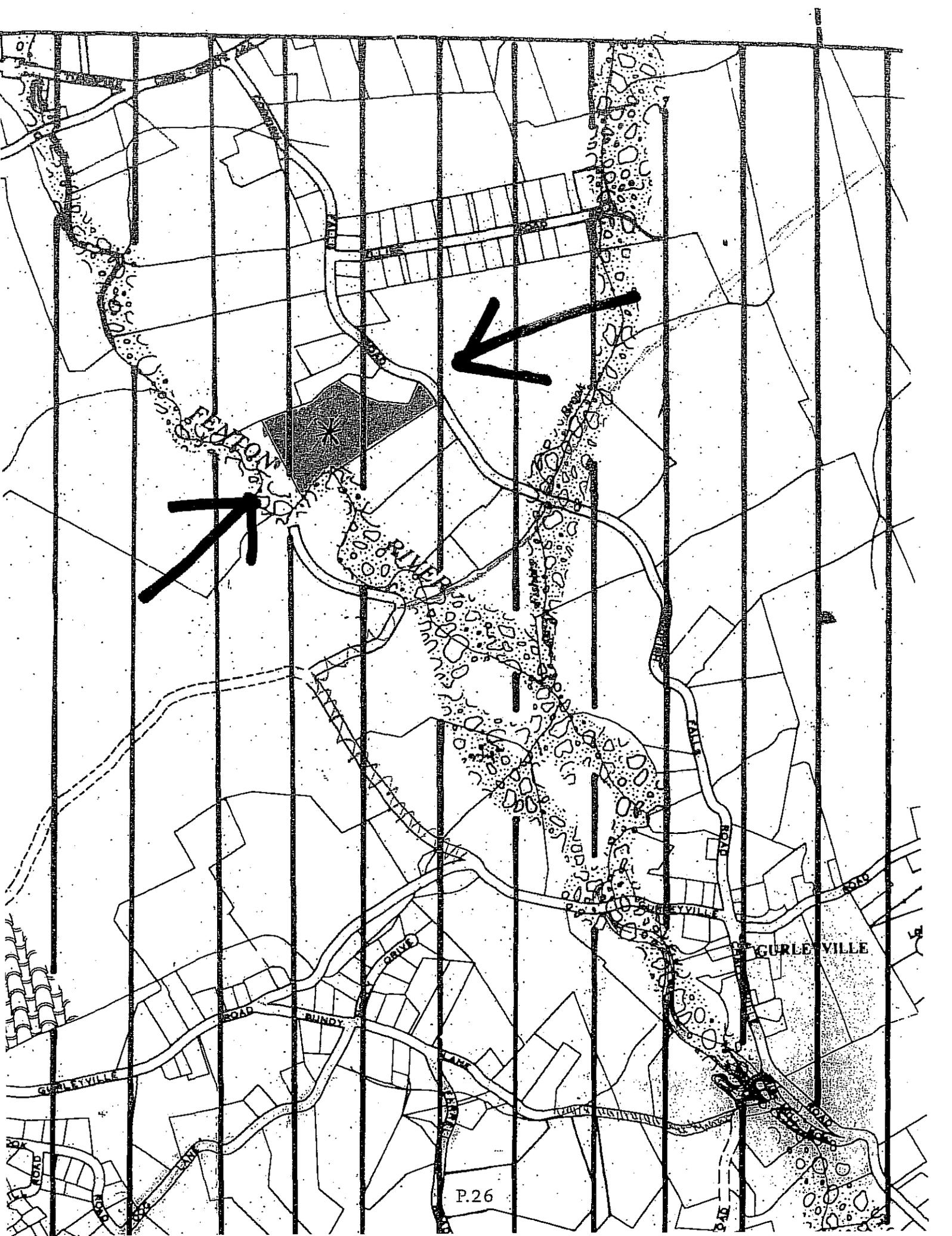


Proposed underground Utilities

PROPOSED DRIVEWAY  
+  
Construction Entrance

1/25/04





FENTON RIVER

RIVER

GURLEYVILLE

P. 26

GURLEYVILLE

ROAD RINDY

ORVIE

YVILLE

ROAD

TALL

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

LE

Ms. Joan Gerdson, Town Clerk  
Mansfield Town Hall  
Mansfield, CT

February 24, 2004

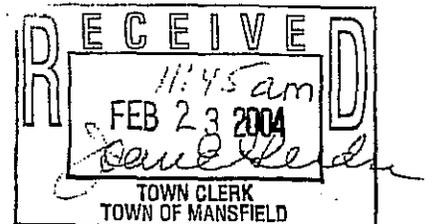
Dear Joan:

It is with regret that I am writing to inform you, Town Council Members and Town staff that I intend to resign from the Mansfield Town Council, effective March 31, 2004. During the past 13 years, I have learned much from all my fellow council members and the citizens who have participated at council meetings. While I initially ran to give something back to my community, I find I have gained more than I've given. However, unexpected family demands now require my attention and time. Mansfield's citizens deserve my full attention and since that appears to be impossible at this time, I have chosen to resign and allow someone who can devote themselves to the task to serve. Joan, I particularly want to thank you for your help over the years. It has been a pleasure to work with you.

Sincerely,



Bruce Bellm



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TOWN OF MANSFIELD  
Solid Waste Advisory Committee  
Minutes of the Meeting  
February 12, 2004

Present: Gogarten (chair), Ames, Squires, McLaughlin, Knox, Smith, Hultgren (staff), Walton (staff)

The meeting was called to order by chair Gogarten at 7:30 p.m. The minutes of September 25, October 30 and November 13, 2003 were approved. Walton outlined her efforts to bring "green" building concepts to the Storrs Center project. She also updated members on Mansfield's use of the Household Hazardous Waste Collection Facility (7 businesses and 4% of households in 2003).

Hultgren reported that the multi-family contractor changeover was done on December 1<sup>st</sup> and thanks to Walton's coordination it went quite well. He noted that the new contract will cost less per month than the old one. Walton said that the new contractor (Willimantic Waste) was much better to deal with than the previous contractor (Waste Management).

Hultgren said they have been monitoring bulky waste quantities at the transfer station since commercial bulky waste was excluded, but it was too soon to tell just how much of a reduction in bulky waste there will be. He said October had 80 tons, November 50 tons and December 38 tons, but winter weather skews the totals. The possibility of installing a scale at the transfer station to weigh and accurately charge for bulky waste was discussed.

Hultgren and Walton circulated the letter on the pre-paid bag proposal that was being sent to the Manager and Town Council. They suggested that the transfer station usage needed to be better understood before the proposal could be fairly considered, since most of the negative comments on the proposal were from "minimal" users. A discussion of how to obtain this information ensued. The consensus of those present appeared to be to require Town resident identification at the transfer station gatehouse and to issue a numbered windshield sticker to all transfer station users (while screening out non-Mansfield residents) on their first visit. For subsequent visits, their sticker number could be entered on the Town's copy of their receipt, to be analyzed for quantity and frequency at a later date. Staff will develop this proposal for implementation this spring (pending appropriate policy approvals). There would be no cost to Town residents for the stickers issued at the transfer station.

Hultgren said that he had compared the cost savings on hauls to the cost of renting compaction equipment for refuse and cardboard at the transfer station and there would be an immediate cost savings and quick pay-back from the reduction in haul frequency. He said he was waiting for a second electrical quote and would have the compactors installed this spring.

Walton suggested that the Spring rid litter day be held this year on May 1<sup>st</sup>, which is the weekend after Spring Weekend. She said she was working to enlist help from UConn groups as well.

Walton circulated Keep America Beautiful promotional materials and a discussion of electronic recycling and scavenging was held. Most members agreed that electronics recycling should be monitored and if necessary regulated (by staff) so that unused, scavenged electronic components didn't end up back in the waste stream as a pollutant. Staff will investigate this.

Walton circulated a CRC letter on the bottle bill (which apparently will be discussed again this year at the State Legislature) and announced that Mansfield was again on the DEP's outstanding recyclers list in 2003.

The next meeting will be held in March or April, depending on business needs.

The meeting was adjourned at approximately 9:00 p.m.

Respectfully Submitted,

Lon R. Hultgren  
Director of Public Works

cc: Virginia Walton, Recycling Coordinator, Members, file, Town Manager, Town Clerk

Mansfield Advisory Committee on the Needs of Persons with  
Disabilities

Regular Meeting  
Tuesday, January 27, 2004

**Minutes**

- I. **Attendance:** members: Scott Hasson, Tom Miller, Mary Thatcher; staff: Sheila Thompson, Kevin Grunwald; interested possible member: Lorraine Spofford.
- II. **Minutes:** Minutes of September 23, 2003 were reviewed and approved.
- III. **New Business:**
  - a) application for a PZC special permit for a proposed gallery at 112 Mansfield Depot Road is being reviewed for access requirements by committee member John DeWolf.
  - b) Kevin Grunwald announced that the Disability awareness Forum for Legislators scheduled for Tuesday January 27 has been cancelled.
- IV. **Old Business:**
  - a) **Membership:** David Waite has expressed an interest in the committee and Lorraine Spofford is attending as an interested person also.
  - b) **Report on Fee Waivers:** Kevin Grunwald distributed a draft from himself and Curt Vincente and suggested June 30 as the expiration date each year for all waivers. He expressed the need for communicating information about waivers to more people and mentioned new procedures to expedite the waiver process and to maintain confidentiality. A scholarship fund to aid those who don't quite qualify for the fee waiver was also discussed.
  - c) **Transportation Coalition:** No report.
  - d) **Drive-up Mailbox:** Kevin has written a letter to be sent to the Town Council from the Commission on Aging.
  - e) **ADA Corridor:** No figures yet on the cost to widen beyond the 3/4 mile limit.

The meeting adjourned at 3:15pm. Next regularly scheduled meeting: February 24, 2004 at 2:30pm.

Respectfully submitted,

Mary E. Thatcher

**ARTS ADVISORY COMMITTEE**  
Meeting of Monday, 2 February 2004  
Mansfield Community Center Teen Room

MINUTES

1. The meeting was **called to order** by Jay Ames at 7:12p. Members present: Jay Ames, Scott Lehmann. Members absent: Derri Owen, Carol Pellegrine, Steve Pringle, Tim Quinn. Others present: Jay O'Keefe (staff).
2. Jay O'K. apologized for not mailing out the agenda and other materials for this meeting (including minutes of the 5 January 2004 meeting). The **minutes** of the 5 January 2004 meeting were accepted as written.
3. **Correspondence.**
  - a. Jay A. has received a response (attached), dated 21 January 2004, from Anne Rash, Chair of the Community Center Building Committee, to our letter expressing disappointment about lack of provisions for art display in the new Community Center.
  - b. Two additional responses to our inquiry about mounting an Arts 301 celebration have been received. These people will be invited to help with organizing the Downtown Partnership's 'Festival on the Green'; see (6) below.
  - c. Jay A. has received an inquiry about displaying artwork at the Community Center, which he will pass along to the Committee along with older ones. Displays will rotate on a quarterly basis.
4. Jay A. prepared the Committee's **annual report** for 2003 (attached).
5. **Community Center art.**
  - a. Displays of ceramics and metal sculpture have been installed in the display cases that flank the entry. Notice holders should be mounted near these cases so that information about exhibits can be posted.
  - b. Frank Halle, a builder, has given an estimate of \$400 to install a wood rail for hanging flat art in the hallway and Community Room. A sample of the molding he proposed to use was available at the meeting; Jay A. would prefer a wider (and less fussy) rail. Mark Messier, a cabinet-maker, will also submit a proposal for a rail system and for hanging the glass shelves in the left-hand entrance display case. Jay A. will communicate options to Committee members before the March meeting, in hopes that a decision can be made and the work started before then.
  - c. Any rail should be installed directly on the wall, since framed art hung from it should not float in space. The Committee looked at the hallway and decided that the rail there should be installed only over the spaces where art will be hung. We may want fabric boards for some smaller areas.
6. **Festival on the Green.** This event has been scheduled for 12 September 2004, 2-6 pm, in downtown Storrs. We have been asked to try to recruit about 50 art/craft-exhibitors, starting with Mansfield artists/craftspeople. Interactive exhibits, such as hands-on papier-mâché construction, would be particularly welcome. Scott will revise the letter sent out to display artists in advance of Arts 300 and send it on to Jay A. The letter will state that a fee of \$10/exhibitor will be charged and ask about exhibitors' needs. June 1 is the target date for lining up exhibitors.
7. **New committee members.** Jay A. has drafted (but not yet sent) a letter to Greg Haddad recommending that Blanche Serban be appointed to the Committee. Jay will contact Derri for more information about Linda Miller.
8. Scott suggested that the Committee attempt to **promote use of the display space** offered by businesses in our survey, perhaps by recruiting an artist to mount an exhibit in one of these spaces and then advertising the example to other artists.
9. The meeting was **adjourned** at 8:12p.

Scott Lehmann, Acting Secretary, 9 February 2004



Mansfield Downtown Partnership

1244 Storrs Road  
PO Box 513  
Storrs, CT 06268  
(860) 429-2740  
Fax: (860) 429-2719

March 2, 2004

Board of Directors  
Mansfield Downtown Partnership

**Re: Item #3 - Meeting Minutes**

Dear Board members:

Attached please find the minutes for the Board meeting held on February 3, 2004.

The following motion would be in order:

*Move, to approve the minutes of February 3, 2004.*

Sincerely,

Cynthia van Zelm  
Executive Director

Attach: (1)

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**MANSFIELD DOWNTOWN PARTNERSHIP, INC.  
BOARD OF DIRECTORS MEETING  
Mansfield Downtown Partnership Office  
Tuesday, February 3, 2004**

**MINUTES**

Present: Steve Bacon, Martin Berliner, Tom Callahan, Dianne Doyle, Dale Dreyfuss, Mike Gergler, Al Hawkins, Philip Lodewick, Betsy Paterson, John Petersen, Betsy Treiber

Staff: C. van Zelm

**1. Call to Order**

Philip Lodewick called the meeting to order at 4:05 p.m.

**2. Opportunity for Public to Comment**

Howard Raphaelson referred to his memo (*included at Partnership Board members' places*) about including lifestyle housing as part of the downtown project. He noted that many retirees have discretionary income and could afford to purchase the goods and services in the new town center. This population would also provide a presence 52 weeks a year

**3. Welcome New Board Member Dianne Doyle, Chair of the Mansfield Business and Professional Association**

The Board welcomed new Board member Dianne Doyle who is the new Chair of the Mansfield Business and Professional Association.

**4. Approval of Minutes**

Betsy Paterson made a motion to approve the January 6, 2004 minutes. Al Hawkins seconded. The minutes were approved unanimously.

**5. Director's Report**

Cynthia van Zelm reported to the Board that the Town of Mansfield had applied for a Department of Agriculture Rural Business Enterprise Grant for \$50,000 for planning of the downtown project. The Town has already received \$35,000 and \$90,000 grants. The grant will be applied against the planning money from the Small Town Economic Assistance Grant (STEAP) through the Department of Economic and Community Development so the STEAP money can be used for attorney costs and construction.

Ms. van Zelm said there has been discussion about applying for a Small Cities Grant also through DECD. The Town Council will hold a public hearing on February 23 at 7:30 pm to hear requests for funding from this program. Marty Berliner said that non-profits had been notified about the hearing. Last year, the Town received three grants. There is a match requirement. Tom Callahan suggested that Board members and perhaps the Partnership membership be

invited to attend as a show of support. Ms. van Zelm will send out an e-mail about the public hearing to Board members.

Ms. van Zelm said the brochure is with the graphic artist and the Advertising and Promotion Committee will review it at its next meeting.

The Finance Committee has begun discussion of the two-year Work Plan and Budget and will continue its discussion at its next meeting. The plan is to have it for review at the next Board meeting.

Mr. Berliner said that the Windham Region Council of Governments had contacted its member agencies with a request from Congressman Simmons for projects in the region. Congressman Simmons will review projects for inclusion in appropriations bills. A letter has been prepared from Mr. Berliner to WINCOG Executive Director about a parking garage for the downtown project. This will allow the Town to be considered for this project.

## **6. Evaluation of Director**

Mr. Lodewick said it is time to conduct the evaluation of the Executive Director. He passed out evaluation forms and asked that Board members fax them back to him. The Executive Committee will meet and have a recommendation for the Board at its next meeting.

## **7. Update on Municipal Development Plan and Master Developer Negotiations**

Mr. Callahan said that the Partnership and Storrs Center Alliance have been working on the development agreement with its respective attorneys. The development agreement will provide a timetable for the project and include the obligations of both parties. It will address the relationship between the municipal development plan and the development process. The Finance Committee made several suggestions to the draft agreement at its last meeting, which are currently being considered by Storrs Center Alliance. Mr. Callahan said the Finance Committee would expect to see a more complete document at its February meeting with the plan to bring it before the Board at its March meeting.

Mr. Callahan said discussions between Storrs Center Alliance and the University continue in a productive fashion.

## **8. Recommendation to Appoint Dianne Doyle and Larry Ross to serve on Membership Development Committee**

Betsy Treiber made a motion to recommend Dianne Doyle and Larry Ross to serve on the Membership Development Committee. Mike Gergler seconded the motion. The motion was approved unanimously.

## **9. Report from Committees**

2004 Fall Event – Betsy Paterson said that the Fall Event Committee had decided to have the event on Sunday, September 12. Jay Ames, Chair of the Arts Advisory Committee, will work with Mansfield artists to be part of the festival. Joe Muro with the Reminder is working on publicity. Kristin Schwab has put together a preliminary site plan. The Community School for the Arts will have its own stage. Janet Jones is working on the food. There will be children's

events also. Ms. van Zelm is working with a UConn subcommittee on UConn's involvement as well. The Committee is now looking for sponsors. Another preliminary idea is a car show.

Finance and Administration – Mr. Callahan said the Finance and Administration Committee reviewed a preliminary budget for the next two years. The Committee will review the budget and work plan more closely at its next meeting when the December financials are available.

Membership Development – Mr. Callahan congratulated Ms. Treiber and the Membership Development Committee for meeting the membership goal for the year already (\$10,400). Betsy Treiber said the Committee set a goal for each Committee member to solicit five more people or organization to join. Currently, there are 256 members. A letter to UConn faculty and staff updating them on the project and soliciting membership will go out soon. Mr. Callahan suggested a similar letter could go out to Town employees.

Planning and Design – Steve Bacon reported that the Planning and Design Committee was honing the draft performance goals for green building technology. The Committee will e-mail its draft to Lou Marquet with Leyland Alliance to get an initial read on the draft performance goals. Mr. Bacon reiterated that in response to the Partnership's RFQ question about experience using sustainable practices, Storrs Center Alliance indicated a good knowledge and interest in developing an efficient and sustainable project.

Mr. Callahan and Dale Dreyfuss said University technical guidelines in this area would be ready in April.

Mr. Bacon said the Planning and Design Committee would be traveling to Eastern Connecticut State University on February 19 to learn about buildings being constructed there that are using sustainable design methods.

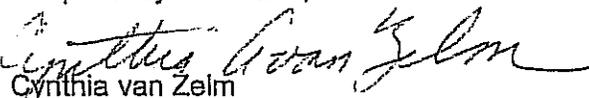
## 10. Communications

Ms. van Zelm referred to the additional article on the new movie theater to be developed at the East Brook Mall, which was passed out at the Board meeting.

## 11. Adjourn

Mr. Callahan made a motion to adjourn. Ms. Paterson seconded the motion. The motion was approved unanimously. The meeting adjourned at 4:45 PM. The next meeting is set for March 2.

Respectfully submitted,



Cynthia van Zelm  
Executive Director, Mansfield Downtown Partnership, Inc.

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**Windham Region council of Governments  
968 Main Street  
Willimantic CT 06226  
Tourism Report**

**Respectfully submitted by Patricia E. Mancino, Administrator  
Connecticut East CVB**

Background: Governor Rowland's proposed budget Fiscal Year 03/04 eliminated the 11 tourism districts. With the help of our legislators, elected officials and a grassroots effort, the 11 districts were consolidated into five. Funding was legislated for \$950,000 per District with the Eastern District legislated to receive an additional \$120,000 and \$120,000 for promoting the Quinebaug Shetucket Heritage area.

During this period, of consolidation and no funding, Michelle Bourgeois, N.E. Executive Director, decided not to continue in her position and left on September 30<sup>th</sup>.

Negotiations with the Office of Policy and Management resulted in contracts being signed the first part of December 03 for 3/4th of legislated revenue. On December 15<sup>th</sup> just less than half of the finding was received with the promise of the remainder the first of April 2004.

The Eastern Connecticut Tourism District was the only district in the State of Connecticut to retain their staff and keep the doors open during this time.

Legislation created a new Commission on Arts, Tourism, Culture, History and Film (CATCH-F), and funded with \$20 million from the hotel tax and would be the overseeing agency for all partners of the commission.

Jennifer Aniskovich was named Executive Director of C-Catch-F effective January 2004.

The Governor and Legislators named Commissioners - three from southeastern Connecticut will also serve on the Tourism Sub-committee. They are: Chuck Bunnell, Mohegan Sun; Doug Teeson, Mystic Seaport; and Rita Schmidt, long time tourism advocate.

**Update:** All Quiet Corner properties have been posted onto our web site – including packages for area Bed & Breakfast Inns.

- \_ A new Deluxe brochure is being created including the entire Quiet Corner with distribution of 400,000 brochures beginning in May.
- \_ The limited fall ad campaign carried the Quiet Corner message and all spring ads will do the same.
- \_ Sales – Group - Convention & Meetings - inserted materials on Quiet Corner properties into all sales kits and began selling Eastern Connecticut in the fall of 2003.

\_ An agreement with the Quinebaug Shetucket Heritage Corridor (QSHC) to secure office space and contract for technical service is waiting for approval from the QSHC board. This agreement will give us a presence in northeastern Connecticut and help with the transition into a larger area.

\_ A familiarization tour of the southeastern region for the board members from northeastern towns is being planned for the end of March. A reciprocal tour to the northeastern towns will take place shortly after March.

\_ Our slate of Officers for the Board of Directors includes two Northeastern property owners.

\_ Co-chairs for all committees have been appointed and a Marketing sub-committee for packaging specials has been formed.

- a packaging committee was formed with two Northeast chairman.

In the Governor's budget proposed last week, the Tourism Districts are a line item appropriation for just \$950,000. We will continue to educate our Legislators that tourism is a revenue generator – an investment in continued growth of the General Fund. With the loss of the \$120,000 to promote the Northeast area, a strategy to solicit legislators and elected officials to restore the funding to at least last years levels will be formed. We will forward this to you asap.

In conclusion, we thank you for your continued support of tourism and look forward to reporting on the progress of our programs.

**EASTERN HIGHLANDS HEALTH DISTRICT  
BOARD OF DIRECTORS – REGULAR MEETING  
THURSDAY – February 19, 2004  
COVENTRY TOWN HALL – BOARD ROOM B**

Marty Berliner  
Town of Mansfield

Board Members Present: J Devereaux, P Schur, R Field, T Tieperman, W Kennedy, J Elsesser, E Paterson

Board Members Absent: J Stille (alternate), M Kurland, M Berliner

Staff Present: R Miller, J Smith, Dr Dardick

Meeting was called to order at 4:35pm by Chairperson Paterson.

A MOTION was made by J Elsesser, seconded by R Field, to approve the minutes of the board meeting on December 18, 2003 as presented. THE MOTION PASSED unanimously.

**PUBLIC HEARING FOR PROPOSED 04/05 EHHD BUDGET**

A MOTION was made by J Elsesser, seconded by R Field, to open the public hearing. THE MOTION PASSED unanimously. The public hearing opened at 4:36pm.

Public hearing warning notice was read into the record. No public comments were made. A MOTION was made by J Elsesser, seconded by W Kennedy, to close the public hearing. THE MOTION PASSED unanimously. The public hearing closed at 4:37pm.

**OLD BUSINESS**

**Fiscal Year 04-05 Budget**

A MOTION was made by R Field, seconded by J Elsesser, to accept the proposed operating budget of \$561,830 and fee schedule for fiscal year '04-05. THE MOTION PASSED unanimously.

**Ashford Membership**

A MOTION was made by W Kennedy, seconded by R Field, pursuant to CGS section 19a-241, to approve the Town of Ashford as a full standing municipal member of the Eastern Highlands Health District, effective July 1, 2004. THE MOTION PASSED unanimously.

**BT Grant**

A MOTION was made by R Field, seconded by J Elsesser, to ratify the Connecticut Department of Public Health contract, log number 2004-1073, as signed by the Director of Health and submitted to the Department on December, 23, 2003; and further, to amend the fiscal year 2003—2004 EHHD operating budget by the grant allocation of \$81,320. THE MOTION PASSED unanimously.

A MOTION was made by J Elsesser, seconded by R Field, directing the Director of Health to request that CADH raise an issue of concern with the CDC regarding the State of Connecticut's apparent willingness to supplant per capita grant funds with Bioterrorism grant funds. THE MOTION PASSED unanimously.

**NEW BUSINESS**

A MOTION was made by W Kennedy, seconded by P Schur, to amend the EHHD fiscal year 2003-2004 operating budget by the grant allocation of \$50,000 to accommodate both the CVH and preventive health grants. THE MOTION PASSED unanimously.

## TOWN REPORTS

### **MANSFIELD**

Uconn water main break discussed; 12 food establishments temporarily closed. Uconn gas line break discussed; area buildings evacuated.

### **WILLINGTON**

Nothing to report.

### **TOLLAND**

Windham Hospital opening a walk-in clinic at Tolland IGA Plaza in the near future.

### **BOLTON**

Nothing to report.

### **COVENTRY**

Terrapin's Restaurant opened. Coventry securing grant funding for Phase 3b of the sewer project.

## **ADDED ITEM**

A MOTION was made by J Elsesser, seconded by R Field, to add a resolution to the agenda to support access to quality health care. THE MOTION PASSED unanimously.

A MOTION was made by J Elsesser, seconded by W Kennedy, to adopt the resolution to support access to quality health care. (The resolution is attached). THE MOTION PASSED unanimously.

## **DIRECTOR'S REPORT**

### **Proposed Budget Cuts**

R Miller presented an update on the Governor's proposed budget cuts for FY04-05. The 25% cut to the per capita grant translates to \$27,000 to the health district, or 5% of its operating budget. By consensus, the Board authorized sending correspondence to area legislators expressing deep concern. Said letters will be co-signed by the Director and local chief elected officials.

### **Quarterly Reports**

R Miller presented the quarterly reports. W Kennedy questioned activity figures for case reports and consultations. R Miller will look into and report back.

### **Proposed By-Laws**

R Miller informed the Board that proposed language addressing quorum, budget adoption and amendments would be available for action at the next regular meeting.

### **CREPC**

R Miller informed the board of a request by CREPC for 3 staff names for a mutual aid call-down list.

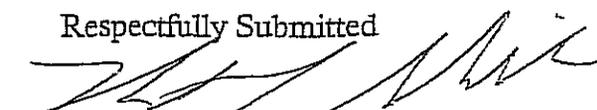
### **Andover Membership**

R Miller informed the Board that Andover, as of yet, has not responded to a proposal for membership.

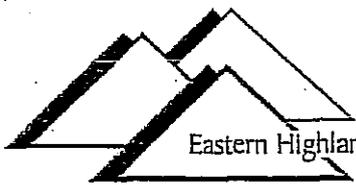
### **Correspondence**

W Kennedy asked if any schools had responded to the letter suggesting radon testing. R Miller responded, no.

Respectfully Submitted



Robt. J. Miller, Secretary



Eastern Highlands Health District

4 South Eagleville Road • Mansfield CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3388

## *Resolution Supporting Access to Quality Health Care*

WHEREAS the Eastern Highlands Health District is an organization that represents residents in the northeastern areas of the State of Connecticut with respect to issues concerning health;

WHEREAS the Eastern Highlands Health District recognizes that there is a crisis in the medical profession relating to securing medical malpractice insurance or medical malpractice insurance coverage at an affordable cost to the physician;

WHEREAS physicians cannot practice or deliver care to the communities within the Eastern Highlands Health District without adequate coverage for medical malpractice;

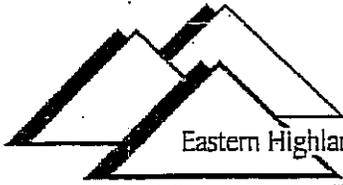
WHEREAS as a result of the skyrocketing costs of medical malpractice insurance coverage and or the availability of medical malpractice insurance coverage, physicians practicing in the towns served by the Health District are choosing to limit the scope of the services they now provide to the community;

WHEREAS the Eastern Highlands Health District is gravely concerned over the issue of adequate access of care to the communities served by the District as a result of this crisis,

BE IT RESOLVED that the Eastern Highlands Health District urges the members of the Connecticut General Assembly to work with all parties to resolve this problem and assure the members of the communities represented by the Eastern Highland Health District have continued access to high quality medical care from physicians within the respective communities.

Adopted this 19<sup>th</sup> of February, 2004.

Elizabeth Paterson, Chairperson  
Eastern Highlands Health District Board of Directors



Eastern Highlands Health District

4 South Eagleville Road • Mansfield CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3388

**Eastern Highlands Health District  
Public Hearing  
Budget FY 04/05  
& Fee Schedule**

The Eastern Highlands Health District will hold a Public Hearing on Thursday, February 19, 2004, at 4:30 p.m. in conference room B of the Coventry Town Hall, 1712 Main Street, Coventry Connecticut, to hear citizen's comments on the Proposed FY 2004-2005 District Budget and associated proposed service fee schedule. At this hearing interested persons may appear and be heard and written communications received. Copies of the proposed District Budget and proposed fee schedule are available in the Bolton, Coventry, Mansfield, Tolland and Willington Town Clerk offices. Written comments will be received up to the close of the hearing and can be directed to the Health District Board of Directors at 4 South Eagleville Road, Mansfield, CT 06268

Dated at Mansfield, Connecticut, this 2nd day of February, 2004.

Robert L. Miller  
Director of Health

Minutes of the February 18, 2004 Meeting  
Conference Room B, Audrey P. Beck Building

Present: Quentin Kessel, Lanse Minkler (acting Chairman), John Silander, Robert Thorson and Frank Trainor.

Absent: Denise Burchsted, Robert Dahn, and Jennifer Kaufman.

Town Staff: Grant Meitzler, Inland Wetlands Agent

Guest: Peter Miniutti

1. The meeting was called to order at 7:40-PM.
2. It was agreed to change the order of business to accommodate guest Peter Miniutti of the Miniutti Group who was present to discuss W1250.

W1250 - Miniutti/Byron Thompson - 706 Mansfield City Road. Map date 2/11/04. "Wild Rose Estates" is a proposed nine-lot subdivision utilizing the new zoning procedure of establishing a maximum number of single-family homes under the older guidelines and then rearranging the layout, hopefully to maximize, among other things, land set aside for open space. The rearranged layout by the Miniutti Group was viewed positively; however, past and future activities that might negatively affect a very special wetland, one supporting a rare and intact feature of the landscape were discussed at length. The rare feature of the landscape is an unusual and surviving white cedar swamp. Past activities in the vicinity of the swamp include a gravel removal operation in which a fairly coarse aggregate is assumed to have been removed approximately 15 years ago. More recently, it has been replaced with a very different type of fill, which was excavated from the present site of the UConn Coop. Both geologist Thorson and ecologist Silander expressed great concern with the recent filling because the fill is of such a nature that it might provide a relatively impermeable layer of material with unknown consequences for the white cedar swamp. The project calls for the drainage of surface water from the new development into a retention pond within the filled area. It is assumed that the fill, with its different texture, may change the nature and composition/chemistry of the flow into the nearby white cedar swamp.

The CC recommends that the developer be required to hire a good wetlands ecologist with knowledge of oligotrophic (nutrient-sensitive) systems to address these concerns before approval of the subdivision plan. Without having sufficient knowledge of the effect of the new waterflow into this very delicate and important ecosystem the Conservation Commission is unable to know whether this project will, or will not, have a significant negative impact on this unusually important wetland. It was agreed not to vote on this matter until additional information is presented to the Commission.

The CC also expressed concern with the new subdivision regulations that permit frontage along a shared driveway to count towards the frontage requirements. Kessel expressed embarrassment that he had not picked up on this aspect of the new regulations earlier. He noted that he recently purchased a lot to protect Codfish Falls from encroachment from developers. This lot, with approximately 300 feet of frontage and 700 feet in depth, for which under the original regulations only a single house might have

been constructed, can now become a three-lot subdivision. The end result would be the preservation of less, not more open space.

3. The Minutes of the January 21, 2004 meeting were approved, following a motion by Trainor, seconded by Thorson.

4. New Business.

a) Kessel reported on letters the CC received from Arthur Rocque, Commissioner of the DEP (attachment 1) and Corinne Fitting of DEP's Water Management Bureau Planning and Standards Division (attachment 2).

The Rocque letter reported that he had forwarded our aquifer protection concerns to his new Water Bureau Chief Yvonne Bolton. His letter also addressed the CC's concern with regard to whether restrictions may be imposed by the town's legislative body on a Conservation Commission's direct correspondence with the Department of Environmental Protection, in particular when such correspondence is consistent with said Commission's broad statutory charge. Rocque reported that he initially sought the guidance of the Attorney General in this matter, but has since lost a not very conclusive memo from the AG. His recall is that such authority fell short of what might be considered a "gag" order. Rocque's personal opinion is, "that a greater amount of public dialogue on the environmental issues of the day, however discordant or disruptive the discourse may seem, is far superior to a lesser amount of public dialogue."

The Fitting letter was in response to the CC's request for the scientific references (or if not available, at least copies of their internal memos/discussion/summaries/minutes/etc.) which might justify their apparently faulty policy of excluding watersheds drained by perennial streams from appropriate aquifer protections, even when it is clear they disappear into the stratified drift of an aquifer during dry periods. (Only watershed drained by intermittent, or annual streams may be considered as direct recharge areas under existing DEP policy.) Her response to our request was that the procedure "was made as a policy decision based on our best professional judgment. While such policy was not recorded in writing, it has been consistently used in all twenty approved mapping of Level A areas."

b) A USGS article by Gardner Bent and Stacy Archfield on estimating the probability of a stream flowing perennially was discussed. This research shows that the probability depends upon such factors as the drainage area, areal percentage of stratified drift deposits, drainage density and mean basin slope. Because of this, especially the dependence upon the area of the watershed, it may be argued that the areal size of a watershed will be more directly related to its contribution of water to an aquifer than whether, or not, it is drained by a perennial stream. Kessel reported on a telephone conversation with Gardner Bent in which Bent agreed that given two neighboring watersheds with similar slopes, soils and vegetation, the amount of water entering the ground flow (and the aquifer) per square meter of surface area would likely be the same.

In view of this more recent research, it was agreed that a response should be made to Fitting's letter requesting that the DEP to revise this aspect of its aquifer regulations, rather than continuing with its apparently faulty assumption concerning watersheds drained by perennial streams. The subcommittee of Kessel, Thorson, and Silander that had previously discussed this matter with Leggette, Brashears and Graham, Inc. (the company doing most of the level A mapping in Connecticut, including the University's Fenton River mapping) agreed to draft and forward such a letter to the DEP.

into the stratified drift of the aquifer during dry periods, never reaching the river as surface runoff. Because of the otherwise regular flow in these streams, one could reasonably argue that year around, they contribute more water to the aquifer than do the neighboring watersheds, which are given the greater Level A/B Aquifer Protection on the proposed map. The CC voted unanimously to address this issue in a letter to Arthur Rocque, Commissioner of the Connecticut Department of Environmental Protection (Attachment 1).

c) Torrey Boundary Marking Update. Dahn and Kessel have marked most of the boundary with ribbons. Dahn will obtain a copy of the map for the Town-owned property that was deeded to the Town as a part of the Holley Drive subdivision, so that they may complete the job.

d) Shelter Falls Boundary. Silander volunteered to help with the marking of this property.

e) Town Plan of Conservation and Development. An email from Kaufman reported that the Lands of Unique Value study has been completed and can be viewed on the on the Town's web page. The Town is still working with the consultant to ensure full use of digital mapping issues. It is expected that the LUV mapping will be able to be modified for incorporation into a finalized Town Plan. During the next few months' staff will be working with a subcommittee of the Planning and Zoning Commission and other Town committees to complete a draft plan update for presentation to the public.

#### 4. Remaining IWA Referrals.

W1247 - Jungden - Mansfield City Road. Map date 1/23/04. This is an application for a driveway relocation within 150 feet of wetlands. Kessel moved, and Minkler seconded, that this construction should have no significant negative impact on the nearby wetlands as long as the sedimentation and erosion controls shown on the map were in place during construction and removed after the site has stabilized. However, as a part of the motion it was requested that the driveway begin at the edge of the existing parking area in order to move the driveway that much further from the wetland. The motion passed with four in favor and one abstention.

W1248 - Rock - Browns Road. Map date 1/19/03. This is an application for a 4 lot subdivision continuing the Kidder Brook subdivision. Kessel moved, and Minkler seconded, that for lots 3,5 and6, this construction should have no significant negative impact on the nearby wetlands as long as the sedimentation and erosion controls shown on the map were in place during construction and removed after the site has stabilized. The motion passed with four in favor and one abstention. In a separate motion, Kessel moved, and Trainor seconded, that the proposed construction on lot 4 may have a significant negative impact on the wetland because of the narrow development envelopment and its proximity to the wetlands as well as the need for a pumped septic system requiring approximately 200 feet of pipe along the edge of the wetlands. Also noted was that the yard would apparently be graded right to the edge of the wetlands. The motion passed with four in favor and one abstention.

5. The meeting adjourned at 9:40 P.M.

Respectfully submitted,

Quentin Kessel  
Secretary

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Minutes of the January 21, 2004 Meeting  
Conference Room B, Audrey P. Beck Building

Present: Robert Dahn (chairman), Quentin Kessel, Lanse Minkler, John Silander, Robert Thorson and Frank Trainor.

Absent: Denise Burchsted and Jennifer Kaufman.

Town Staff: Grant Meitzler, Inland Wetlands Agent

1. The meeting was called to order at 7:35 PM.
2. The Minutes of the December 17, 2003 meeting were approved, following a motion by Minkler, seconded by Trainor.
3. New Business.

a) It was voted to commend CC member Robert Thorson for his fine article in the PLACE series "Commentary About Where We Live," in the Sunday, January 18, 2004 editorial section of the Hartford Courant. The article was titled "The Sand Trap - What Keeps Our Roads Safe In Winter Is Harming Our Streams And Wetlands," and included photographs of silt and sand runoff-filled wetlands and culverts.

b) Fenton River. The CC reviewed the OPM map titled, "Proposed Plan of Conservation and Development Areas, Town of Mansfield, CT," provided by DEP's Eric Thomas. Frustration was expressed that DEP's Corinne Fitting has yet to answer the CC's request for copies of memos or scientific justification for the aquifer protection guideline that excludes drainage basins being drained by perennial streams from "Level A/B Aquifer Protection" On the Conservation and Development Area map, this significantly affects two drainage basins that contribute to the Fenton aquifer utilized by the University of Connecticut and the Town of Mansfield. The streams draining these basins, an unnamed brook on the east side of the Fenton River and Fishers Brook on the west side, clearly disappear into the stratified drift of the aquifer during dry periods, never reaching the river as surface runoff. Because of the otherwise regular flow in these streams, one could reasonably argue that year around, they contribute more water to the aquifer than do the neighboring watersheds, which are given the greater Level A/B Aquifer Protection on the proposed map. The CC voted unanimously to address this issue in a letter to Arthur Rocque, Commissioner of the Connecticut Department of Environmental Protection (Attachment 1).

c) Torrey Boundary Marking Update. Dahn and Kessel have marked most of the boundary with ribbons. Dahn will obtain a copy of the map for the Town-owned property that was deeded to the Town as a part of the Holley Drive subdivision, so that they may complete the job.

d) Shelter Falls Boundary. Silander volunteered to help with the marking of this property.

e) Town Plan of Conservation and Development. An email from Kaufman reported that the Lands of Unique Value study has been completed and can be viewed on the on the Town's web page. The Town is still working with the consultant to ensure full use of digital mapping issues. It is expected that the LUV mapping will be able to be modified for incorporation into a finalized Town Plan. During the next few months' staff will be working with a subcommittee of the Planning and Zoning Commission and other Town committees to complete a draft plan update for presentation to the public.

4. IWA Referrals.

W1243 - Gorin - White Oak Road. Map date 11/17/03. This is an application for a new residence on a lot previously approved but now beyond the 10 year statutory permit time limit. Kessel moved, and Trainor seconded, that this construction should have no significant negative impact on the nearby wetlands as long as the sedimentation and erosion controls shown on the map were in place during construction and removed after the site has stabilized. The motion passed unanimously.

W1244 - Andalib - Browns Road. Map date 12/01/03. This is an application for a new residence on the "first cut" parcel of the recent Parrow Subdivision. Kessel moved, and Trainor seconded, that this construction should have no significant negative impact on the nearby wetlands as long as the sedimentation and erosion controls shown on the map were in place during construction and removed after the site has stabilized. The motion passed unanimously.

W1245 - Adams - Wormwood Hill Road. Map date 12/5/03. This is an application for a 3-lot subdivision, one lot of which is the existing house. Kessel moved, and Silander seconded that the CC express concern on two issues.

i) The possible negative impact on the wetlands and urge IWA to do everything possible to minimize the impact.

ii) The proposed conservation area consists of land of limited use or conservation value in that it fails to link up with any significant natural area. The CC asks that the IWA/PZC consider asking for an easement on the eastern portion of lot 3, either in addition to or in place of the proposed area. The CC notes that an easement may be written so as not to preclude farming, forest management, or other activities that might be specified by the owner in the easement document.

The motion passed unanimously.

W1246 - Town of Mansfield - Birch Road. Map date 7/8/03. This project is for intersection improvement work. The drainage portion of the work involves a considerable extension of drainage from the Goodwin School area to an outlet on Birch Road. The CC expressed concern that the extended drainage system might contribute additional road runoff directly to the wetlands. With this reservation Minkler moved, and Dahn seconded, that this construction should have no significant negative impact on the nearby wetlands as long as the sedimentation and erosion controls shown on the map were in place during construction and removed after the site has stabilized. The vote was 4 in favor of the motion with 1 against and 1 abstention.

5. The meeting adjourned at 8:00 P.M.

Respectfully submitted,

Quentin Kessel  
Secretary



WINDHAM REGION COUNCIL OF GOVERNMENTS  
MINUTES  
January 9, 2004

A regular meeting of WINCOG was held on January 9 at the Mansfield Community Center, 10 So. Eagleville Road, Storrs, CT. Chairman Michael Paulhus called the meeting to order at 8:35 a.m.

Voting COG Members Present: Ralph Fletcher, Ashford; Rusty Lanzit, Chaplin; Chick Shifrin, Columbia; John Elsesser, Coventry (alt.); Margaret Haraghey, Hampton; Dan McGuire, Lebanon; Elizabeth Wilson, Scotland, and Michael Paulhus, Windham.

Staff Present: Barbara Buddington, Exe. Director.

Others Present: Representative Denise Merrill; Representative Joan Lewis; Representative Jefferson Davis; Roger Adams, Windham Region Chamber of Commerce; Matt Hart, Assistant Town Manager, Mansfield; Christopher Paulhus, Mansfield Town Council member.

**PUBLIC COMMENT** - none

**MINUTES** - MOVED by Mr. Shifrin, **SECONDED** by Mr. Elsesser, to approve the minutes of the 12/5/03 meeting as submitted. **MOTION CARRIED** with Ms. Haraghey and Ms. Wilson abstaining.

**UPDATES**

Eastern CT Workforce Investment Board: Mr. Paulhus reported that the five member council of EWIB has not met since the last WINCOG meeting. He noted that the proposed "Utopia" development project in the Southeastern CT region has the potential to have great impacts on the Windham Region if it moves forward. Housing is a key issue. Connecticut East Tourism District: Ms. Buddington reported that she tried unsuccessfully yesterday to reach the new tourism district to get an update on their funding difficulties.

**TRANSPORTATION**

STIP amendments: After brief discussion, it was **MOVED** by Mr. Elsesser, **SECONDED** by Ms. Wilson to endorse the STIP amendment Project # 170-E072, which would fund a statewide GIS base map. **MOTION CARRIED UNANIMOUSLY.**

Transit District Report: Ms. Buddington reported that at Wednesday's transit district board meeting, there was a request to provide transportation between Willimantic and Danielson, particularly to provide Willimantic residents with access to the courthouse in Danielson. Bonanza busline, which had been connecting Danielson and Willimantic on its Boston - Hartford route, has evidently changed its routes, and is no longer serving that corridor. *[Staff not: We checked with Bonanza and there is still service, but it has been reduced. There is daily service leaving Willimantic at 1:15 p.m., and a return trip leaving Danielson at 6:45 p.m. which would serve late afternoon appointments. There is an additional trip in each direction on Fridays and Saturdays (leaving Willimantic 10:15 a.m. and Danielson at 1:45 p.m.)].*

Other: Ms. Buddington provided an update on staff activities regarding proposed changes to the functional classification of roads and on the December meeting with ConnDOT Bureau Chief Jim Boice (see director's report).

**LEGISLATIVE ISSUES**

Representatives Lewis, Merrill, and Davis joined Council members in a discussion of WINCOG's legislative priorities. (Numbers below correspond to reference numbers on the legislative priorities list\*.)

1. In response to a question from Ms. Lewis, staff clarified that there are no State Grant In Aid funds in OPM's budget for FY 05. Ms. Buddington noted that a recent survey of regional planning organizations (RPOs) revealed that this funding provides 50 - 90 % of the total funding available to RPOs for land use planning, general technical assistance to towns, and otherwise unfunded regional efforts (regional emergency planning, for example).

2. Regarding the fee required from municipalities to list delinquent motor vehicle taxes with DMV, the discussion centered around the modifications needed for each town's computer software to add the extra account, and the difficulty of tracking over time, especially where multiple vehicles are attributable to one owner or where there are minor changes in the registration. It would be much less cumbersome to have the state collect and keep the fee from the delinquent taxpayer, rather than have the town pay the fee for the listing and then recover it from the delinquent taxpayer. Then only one computer system (the state's) would have to be modified. An alternative would be to assess each town a fair share of the \$300,000 for the state to run the program. (Mr. Elsesser noted that the program had cost the state \$300,000 to run, but it is estimated that the filing fees collected would be about \$3 million.)

6. Mr. Elsesser suggested that rather than a 3-year moratorium on prevailing wage requirements, a certain percentage of the project total be required to use union labor. Rep. Merrill asked if the unions had had any input on this. He noted that most prevailing wage jobs do not go to union labor, but just artificially inflate the cost of a job. The paperwork for prevailing wage projects is also very expensive. Mr. Lanzit and Ms. Wilson cited recent examples of projects stalled in their towns because estimates came in too high, noting that exemption from prevailing

wage requirements would have reduced costs to an acceptable level. Mr. Lanzit noted that after Michigan imposed a 3-year moratorium, construction blossomed because of the extra dollars available.

7. Columbia Planner Carl Fontneau commented on the need to clarify the jurisdiction for telecommunications towers. The Columbia PZC denied a special permit for the height extension of an existing tower. The Siting Council overruled this decision. While the PZC was ready to go to court over it, the town decided that it would be too expensive to do so. Mr. Fontneau suggested that, for towns with regulations for permitting PCS towers, the applicant should first go through the PZC. If denied or approved with conditions that the applicant finds unacceptable, the Siting Council could be used for arbitration. Rep. Davis noted that there was proposed legislation a couple of years ago that would have done something similar. The House favored it, but not the Senate.

WINCOG members were reminded that the Siting Council will assist a municipality with a propagation plan for towers *before* an application is considered, but with limited staff, there may be delays. Joel Rinebold, formerly with the Siting Council, is a good resource for the region. Rep. Merrill suggested COST as an advocacy vehicle for this legislation, as it is most important to small towns. A clarification of the legislation may help to speed the process up for the telecommunications companies.

Mr. Shifrin and Rep. Davis indicated that they would be willing to take the lead on this priority for WINCOG.

Before leaving, Rep. Merrill commented that issues that she sees as of primary importance to the rural areas at this time are the state's tax policies and access to health care. All three representatives present expressed the hope that the Northeastern CT caucus will be more influential this year.

8. It was noted that this item would not cost the state any money. Mr. Paulhus offered to take the lead on this priority.

9. Mr. Elsesser noted that a recent report showed tourism way down last summer. Was this related to the process of consolidation and lack of funding for tourism districts?

#### ADMINISTRATION

The following resolution was proposed: **RESOLVED** that the Windham Region Council of Governments reaffirms its interest in participating in regional emergency planning efforts, including regional strategies for Citizens Corps and Community Emergency Response Teams (CERT) programs, and urges the state to continue funding these regional planning activities through the Council of Governments. Furthermore, the Windham Region Council of Governments asks the State to recognize councils of government as "local jurisdictions" for the purposes of federal funding opportunities, as specifically permitted in FY 2004 Office of Domestic Preparedness Homeland Security Grant Programs. After brief discussion, **MOTION CARRIED UNANIMOUSLY.**

**DIRECTOR'S REPORT** - Ms. Buddington distributed a written report and invited questions.

#### MEMBERS FORUM

Dispatch Centers: Mr. Paulhus raised the issue of dispatch centers, recognizing that there have been some problems with the center operated by the Windham Fire Chiefs Association, including very old infrastructure. He expressed the hope that dispatch centers will not be competitive, as their services are critical to any emergency response.

Mr. Shifrin requested that the use of acronyms be limited or explained in written materials that are distributed. (especially important to new chief elected officials).

There was a brief discussion of regional Dial-a-Ride services. Mr. Shifrin asked if anything could be done to provide transportation to elderly Columbia residents who wish to get to medical offices in Hebron.

Mr. Fletcher announced that there will be a dinner to honor retired First Selectman John Zulick on January 24. Anyone interested can call his office: 429-2750. Ms. Buddington was asked to prepare a plaque or some other suitable item to be presented to Mr. Zulick by a WINCOG representative.

#### NEW BUSINESS

February 6 meeting: budget and work program

There being no further business, the meeting was adjourned at 10:30 a.m. Several members stayed after the meeting to tour the new community center.

Respectfully submitted by Barbara Buddington, staff. P. 52

## MINUTES

### MANSFIELD PLANNING & ZONING COMMISSION

Regular Meeting, Monday, February 2, 2004

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), A. Barberet, B. Gardner, R. Hall, K. Holt, P. Kochenburger, G. Zimmer  
Members absent: J. Goodwin, P. Plante  
Alternates present: B. Pociask, B. Ryan  
Alternates absent: B. Mutch  
Staff present: C. Hirsch (Zoning Agent), G. Padick (Town Planner)

Chairman Favretti called the meeting to order at 8 p.m., appointing Alternate Pociask and Alternate Ryan to act as voting members.

Minutes – 1/20/04 – Barberet MOVED, Holt seconded to approve the Minutes as presented; MOTION CARRIED, all in favor but Zimmer, who was disqualified.

Zoning Agent's Report – The January Monthly Activity Report was noted. Also, Mr. Hirsch reported that a Citation Hearing is being scheduled between the Citations Hearing Officer and the owner of the commercial use at 476 Storrs Rd., regarding the display of flags at that location.

#### Old Business

"Smith Farms" subdivision application. 6 proposed lots on Coventry Rd. – Mr. Padick verified that neighborhood notification requirements of the Regulations have been met. Gardner MOVED, Hall seconded to approve with conditions a 6-lot subdivision of Reja Acquisitions Corp. to be known as Smith Farms (file 1214), on property owned by the applicant located on Coventry Road in an RAR-40 zone, as submitted to the Commission and shown on plans dated 8/3/03 as revised through 12/10/03. This approval is granted because the application as hereby approved is considered to be in compliance with the Mansfield Zoning and Subdivision Regulations. Approval is granted with the following modifications or conditions:

1. Final plans shall be signed and sealed by the responsible surveyor, engineer, soil scientist and landscape architect;
2. All Inland Wetland Agency actions shall be included on the plans;
3. This approval authorizes two common driveways. A common driveway easement that addresses maintenance and liability issues shall be submitted to the Planning Office for approval by the PZC officers with staff assistance, and the Town Attorney. The common driveway work shall be completed or bonded before the filing of the subdivision plan, pursuant to Section 7.10.e;
4. The owners of the subject lots shall be responsible for maintaining depicted driveway sightlines. A Notice shall be filed on the Land Records specifying this ongoing maintenance responsibility;
5. Pursuant to subdivision regulation provisions, particularly Sections 7.5 and 7.6, this action specifically approves the depicted building envelopes, including setback waivers. Unless revisions are specifically authorized by the Commission, the depicted building envelopes shall serve as the setback lines for all future structures and site improvements, pursuant to Article VIII of the Zoning Regulations. This condition shall be noted on the final plans (replacing an existing note on Sheet 1) and specifically Noticed on the Land Records;
6. This approval accepts, pursuant to the open space provisions of Section 13, the applicant's proposal for an open space parcel to be deeded to the Town, development of a trail through said open space parcel from Coventry Road to the edge of the remaining land and conservation easements as depicted on final plans. The subject conservation easement document shall utilize the Town's model format and be approved by the Town Planner and Town Attorney and filed on the Land Records in association with final plans;

In an effort to locate and surface the trail in the most appropriate manner and promote year-round use, the Commission accepts the applicant's proposal to establish trail construction details based on an onsite determination at the time of trail construction. Based on a 1/14/04 letter from Attorney Jacobs, the trail shall be constructed out of stone dust, wood chips and/or clearing between existing trees and shall be subject to onsite approval of the Town Planner and Ass't. Town Engineer. Any necessary drainage improvements also shall be

incorporated. The final plans shall be revised to include cross-sections for both stone dust and wood chip trail segments and appropriate notation to address this condition. The subject trail work shall be completed or bonded to the satisfaction of the PZC officers prior to the filing of the subdivision plan. It is noted that the Commission agrees with the applicant's assessment that a trail linkage to Lots 1, 2 and 3 is not feasible, due to wetland areas and lot configurations.

7. The final plans shall be revised to:
  - A. Note that subsequent Inland Wetland Agency approval may be required for future buildings and site improvements within designated envelopes.
  - B. The depicted Development Area Envelopes along the two common driveways shall be revised to ensure that all proposed drainage and erosion and sedimentation controls are within depicted envelopes;
  - C. Sheet 1 shall include a note that "No development shall take place on the remaining land until subsequent subdivision approval is granted by the Planning and Zoning Commission.";
  - D. Address the trail provisions of condition #6
8. Prior to the issuance of a Zoning Permit for Lots 2 and 6, trees identified to be saved shall be specifically identified onsite and protected with an adequate barrier as determined by the Zoning Agent;
9. As agreed upon by the subdivider at the Commission's 9/20/03 meeting, the section of common driveway for Lots 1, 2 and 3, between the depicted Coventry Road intersection (which shall not be relocated) and the depicted culvert crossing shall be shifted in a westerly direction further away from the property line of 148 Browns Road. Furthermore, as agreed upon, the subdivider shall plant and maintain within the easement area an evergreen buffer between existing structures at 148 Browns Road and said driveway and shall surface this segment of driveway with a stone dust aggregate surface. These driveway revisions shall be incorporated onto final plans and approved by the PZC officers, with staff assistance;
10. The Commission, for good cause, shall have the right to declare this approval null and void if the following deadlines are not met (unless a 90- or 180-day filing extension has been granted):
  - A. All final maps, including submittal in digital format, a right-of-way deed along Coventry Road, drainage easements for existing culverts under Coventry Road, common driveway easements, a conservation easement using the Town's model format, and open space deed for recording on the Land Records (with any associated mortgage releases) shall be submitted to the Planning Office no later than fifteen days after the appeal period provided for in Sec. 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant;
  - B. All monumentation (including delineation of the conservation easements and open space parcel with iron pins and the Town's official markers every 50 to 100 feet on perimeter trees or on cedar posts), with Surveyor's Certificate, and all required common driveway work, shall be completed or bonded pursuant to the Commission's approval action and Section 14 of the Subdivision Regulations no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant.

MOTION PASSED unanimously.

**Public Hearing, special permit application for art gallery/art classes, 112 Depot Rd., D. Owen appl., file 1215**

- The Public Hearing was called to order at 8:17 p.m. Members and Alternates present were Barberet, Favretti, Gardner, Hall, Holt, Kochenburger, Pociask, Ryan and Zimmer. The legal notice was read and the following communications noted: Town Planner, Ass't. Town Engineer, Eastern Highlands Health District (all 1/29/04); Fire Marshal (1/30/04); Comm. on Needs of Persons w/Disabil. (1/28/04), ZBA variance action (1/14/04). R. Steinen, who plans to purchase the Depot Rd. property on 2/9/04, submitted required neighborhood notification receipts, and he and applicant D. Owen plan to move "A Farther Hill Art Gallery" from its current location to Depot Rd., into an existing single-family residence which has in the past housed a potter's studio as a home occupation. No changes to the building's exterior are planned, except for handicap accessibility. Ms. Owen said the gallery would normally be open on Thursday, Friday and Saturday, and sometimes on Sunday. Ms. Owen also wishes to conduct small art classes in the adjoining barn, where bathroom facilities and a heating /ventilating system would be added. The septic system for the house was designed for a 6-bedroom residence; the applicant plans to utilize 4 bedrooms in the house itself, and therefore the barn bathroom facilities could also be accommodated by the existing system.

Parking was the subject of much discussion: Ms. Owen said that parking for the gallery and art classes would probably only be 2-3 cars per day. Mr. Steinen explained that ZBA approval was granted for parking where it now exists, and the total current parking area can accommodate 7 spaces. Mr. Steinen felt the site contains

enough space for parking and turnaround areas, and he agreed with staff reports that suggest railroad ties to mark the parking spaces. It was also noted that the Fire Marshal feels the site plan complies with the Fire Lane Code, and that the applicant would be required to secure a Building Permit from the Building Dep't. and would have to comply with the new provisions of the Building and Fire Codes.

During discussion of accommodations for physically-handicapped persons, Mr. Steinen explained his plans for a lighted, gently-sloping flagstone pathway, without railings, in front of a retaining wall which would be excavated without the use of heavy equipment. It was unclear whether a railing is to be added to the porch; current plans call for entrance to the gallery to be via a door next to the family entrance. Mr. Steinen would prefer processed gravel rather than paving for the handicap parking space. Existing shrubs will be kept trimmed for safe sight distances, and landscaping will also be upgraded. It was suggested that a landscape architect be consulted to assist with ramp design and lighting, and Mr. Steinen seemed agreeable to that suggestion. The applicant would like to be able to open for business on April 1<sup>st</sup>. A wooden, painted identification sign, from the applicant's present place of business, could be strategically placed as to be visible from both Rt. 44 and Depot Road, but a previously-requested sign for the Depot Rd. side would not be allowed by the Regulations. There were no comments from the audience, and the Hearing was closed at 8:45 p.m. Mr. Kochenburger agreed to work on a draft motion for the next meeting, and then left for the evening.

**Public Hearing: Resubdivision application, "MacFarland Acres, Sec. IV", Wormwood Hill Rd., R.&C. Adams, o/a, file 877-3.** The Public Hearing was called to order at 8:46 p.m. Members and Alternates present were Barberet, Favretti, Gardner, Hall, Pociask, Ryan and Zimmer. Holt disqualified herself on this issue. The legal notice was read and the following communications noted: Town Planner (2/2/04); Ass't. Town Engineer (1/29/04); Eastern Highlands Health District (1/29/04); Fire Marshal (1/30/04). The applicants were represented by project engineer M. Dilaj and landscape architect J. Alexopoulos. Mr. Dilaj submitted the required neighborhood notification receipts, displayed mapping of the proposed 3-lot resubdivision, and introduced Mr. Alexopoulos, who described the significant site features and characteristics which were considered when developing the plans for the project. The proposed common drive will utilize the existing farm road; significant stone walls, a few significant trees and a north/south-running wetland will be protected. Mr. Alexopoulos also briefly described landscaping plans.

Mr. Dilaj pointed out the three proposed lots on a map and said he plans to preserve the existing house. He said the owners wish to retain and manage 25 acres in a managed forestry program. Stone walls on Lot 2 will be utilized. Mr. Dilaj noted he had submitted a conventional subdivision plan, but explained that this proposal is a better plan. The houses will have engineered septic systems designed for 4-bedroom homes; additional testing was done on the existing lot, to make sure its septic system could be replaced if necessary in the future.

Mr. Dilaj also explained that his plans call for one new utility pole on the east side of Wormwood Hill Rd. for utilities to cross over the road, then go underground to service Lots 2 and 3. No tree-trimming would be required.

The proposed open space dedication was also described; Mr. Dilaj said he is willing to expand the proposed conservation easement up to the northern property line to protect a wetlands system, so long as the driveway is allowed to cross it. With this change, the total amount of the dedication would be 15%, he said.

A waiver from frontage requirements for Lots 2 and 3 has been requested. More turnouts for emergency vehicles could be provided, but it would require more tree-cutting. The proposed driveway, turnaround area, and necessary fill amounts and the possibility of a trail were also discussed. At 9:20 p.m., the Hearing was adjourned until the Feb. 17 meeting, to allow time for revisions to the plans.

**Proposed telecommunication tower on Knowlton Hill Rd. in Ashford** – Please see Mr. Padick's 1/29/04 memo. At the meeting, it was agreed by consensus that the PZC will wait to offer comments until an application is submitted to the CT Siting Council; a Public Hearing and comment period are part of their permitting process.

#### **Verbal Updates from Town Planner**

**Proposed University football/athletic complex** – Mr. Padick's 1/29/04 memo describes the proposed complex and the recent Scoping Meeting he and Mr. Favretti attended. The Town's comments in draft form accompany the memo. Mr. Padick noted that the complex has not yet been designed. A full review is planned, with a comment period and then another public opportunity to address issues previously raised. The draft letter was approved by consensus.

Downtown Partnership – to meet on Feb. 3<sup>rd</sup>. Hazardous Waste Storage Facility committee – to meet next week. UConn Environmental Policy Advisory Council - a meeting with the Town Council will be scheduled.

**New Business**

Request for Certificate of Compliance for telecommunication tower off Clover Mill Rd., file 1209 – Pursuant to Mr. Padick's 1/29/04 memo, a 1/29/04 memo from Ass't. Town Manager M. Hart and a 1/27/04 letter from TCP Communications, the tower's manager, Holt MOVED, Barberet seconded to authorize the Zoning Agent to issue a Certificate of Compliance for use of telecommunication facilities at 230 Clover Mill Road, subject to a condition that all remaining site work be completed and accepted prior to June 1, 2004, unless a completion extension has been approved by the Commission. MOTION PASSED unanimously.

Proposed driveway and utilities on Codfish Falls Rd., a Town-designated Scenic Road, file 1010-2 – Mr. Padick's 1/28/04 memo states that the proposed driveway and utilities work requires Town Council approval following a PZC Public Hearing. Holt MOVED, Hall seconded to schedule a Public Hearing for March 1 and refer the proposal to the Director of Public Works and to property-owners on Codfish Falls Road within 500 feet of the proposed driveway and utility work. MOTION PASSED unanimously.

New subdivision application, 4 proposed lots on Browns Rd., "Kidder Brook Estates, Ph. II" R.&V. Rock, o/a, file 1151-2 – Holt and Hall disqualified themselves on this application. Barberet MOVED, Gardner seconded to receive the subdivision application (file 1151-2) submitted by Richard and Verna Rock for a 4-lot subdivision, Kidder Brook Estates, Phase II, on property owned by them located on Browns Road, as shown on plans dated 1/19/04, and as described in other application submissions, and to refer said application to the staff, Design Review Panel, Town Council, Conservation Commission, Parks Advisory Committee, Recreation Advisory Committee and Open Space Preservation Committee for review and comment. MOTION PASSED unanimously.

Reapproval of Windswept Manor subdivision, East Rd., file 1198 - As explained in Mr. Padick's 1/29/04 memo (with attachments), filing timing constraints make it necessary to reapprove this subdivision, with accompanying conditions, to allow for filing on the Land Records. Barberet MOVED, Holt seconded to reapprove the Windswept Manor subdivision with the same map references and approval conditions cited in a March 17, 2003 action as modified on July 21, 2003. The subject property is owned by Patricia Malek and is located on East Road. MOTION PASSED unanimously. The referenced 3/17/03 and 7/21/03 actions follow:

At a regular meeting held on March 17, 2003, the Mansfield Planning and Zoning Commission adopted the following motion: to approve with conditions the 4-lot subdivision application (file #1198) of Patricia Malek for the Windswept Manor subdivision, on property owned by the applicant located on East Road in an RAR-90 zone, as submitted to the Commission and shown on plans dated 7/18/02 as revised through 2/11/03 and as presented at Public Hearings on 12/16/02, 2/3/03 and 2/18/03. This approval is granted because the application, as hereby approved, is considered to be in compliance with the Mansfield Zoning and Subdivision Regulations. Approval is granted with the following modifications or conditions:

1. Final plans, which shall also be submitted in digital format as per Sections 6.3.g and 6.14, shall be signed and sealed by the responsible surveyor, engineer, soil scientist and landscape architect. Pursuant to Section 6.5.b, survey data shall be tied to the CT Plane Coordinate System of 1983;
2. All Inland Wetland Agency actions shall be included on the plans;
3. To address bonding and road completion issues, no lots within the Windswept Manor subdivision shall be conveyed until all subdivision improvements (road surface, drainage, etc.) are either completed and accepted by the Town of Mansfield or fully bonded in the amount of \$179,500, with appropriate signed agreement, to the satisfaction of the PZC Chairman, with staff assistance. No Certificates of Compliance for new homes having access off Windswept Lane shall be issued until all roadway drainage and other public improvements are completed and accepted by the Town. No site work shall begin until a cash site development bond in the amount of \$17,950 (10% of the full cost of subdivision improvements, \$179,500) is submitted by the applicant and approved by the PZC Chairman, with staff assistance. Once subdivision improvements are fully bonded or a cash site development bond is accepted, final subdivision maps may be signed and filed on the Land Records, provided all other filing requirements are met. This condition shall be prominently incorporated onto final subdivision plans;
4. Final subdivision maps shall not be filed on the Land Records until a State Department of Transportation permit has been issued for proposed drainage work subject to DOT approval (see 2/19/03 letter from P. Rodgers, of the DOT);

5. The proposed conservation easement (as depicted) is considered an acceptable open space dedication, subject to approval (by the PZC officers, with staff assistance), of a conservation easement document based on the Town's model format. This determination is based on site characteristics and the provisions of Section 13. The easement shall include appropriate provisions to allow the construction and maintenance of depicted drainage and curtain drain outlets;
6. Pursuant to Section 11.1, the final plans shall be revised to depict underground utilities from existing overhead lines along Route 195, and to note that care needs to be taken during underground utility installations to prevent or minimize damage to existing trees. The revised utility plan shall be approved by the PZC officers, with staff assistance.

Based on the information presented by the applicant, existing site characteristics and Sections 11.1 and 11.2 of Mansfield's Subdivision Regulations, the Commission has determined that a waiver of underground utilities is inappropriate. This determination is based on subdivision criteria; anticipated detrimental impacts the applicant's proposed overhead service would have on existing trees, including a significant oak tree on adjacent property on the corner of East Road and Route 195; the fact that the subject East Road area is within the State-designated Spring Hill Historic District, and a judgment that underground service can be accomplished with less impact on existing trees and the character of the area.

7. Pursuant to subdivision regulations, particularly Sections 7.5 and 7.6, this action specifically approves the depicted building envelopes, including reduced setbacks from Windswept Lane for lots 1 through 4, and reduced sideline setbacks for lots 2, 3 and 4. It is noted the approved building envelopes for lots 1 and 2 have been designed to retain a significant view from Windswept Lane to the west. These depicted building envelopes shall serve as the setback lines for all future structures and site improvements, pursuant to Article VIII of the Zoning Regulations. This condition shall be prominently noted on the final plans as a replacement for Note 13 on Sheets 1 through 3, and specifically referenced on the deeds for the subject lots;
8. Due to the proximity of UConn's East Road Astronomical Observatory, the proposed street light along East Road at the Windswept Lane intersection shall have a full cutoff fixture. Additionally, all lot-owners are encouraged to use similar fixtures, to minimize lighting impacts for the Observatory. This condition shall be noted on final plans, and the proposed street light shall be appropriately labeled on the plans.
9. Pursuant to the provisions of Section 8.10, the final subdivision plans shall be revised with respect to proposed street trees. A revised plan, to be approved by the PZC officers, with staff assistance, shall utilize a variety of street trees to avoid a monoculture that would be more susceptible to plant diseases and natural decline;
10. Noting the provisions of Section 7.4.d and the fact that Lot 1 is within an Historic District, the driveway to Lot 1 shall be relocated from East Road to Windswept Lane. This revision will enhance traffic safety along East Road by eliminating a curb-cut in close proximity to the new road, will eliminate the need for a drainage culvert along East Road, and will minimize impacts on the scenic character along East Road;
11. During the period of road and drainage construction, bi-weekly erosion and sedimentation-monitoring reports shall be submitted to the Zoning Agent and Inland Wetland Agent;
12. Whereas Lot 1 is within the Spring Hill Historic District, the final plans shall clearly note that all construction on Lot 1 is subject to the permit requirements of Mansfield's Historic District Commission;
13. Unless an extension is granted by the PZC, this approval shall expire on 3/17/08;
14. The Commission, for good cause, shall have the right to declare this approval null and void if the following deadlines are not met (unless a ninety (90) or one hundred and eighty (180) day filing extension has been granted):
  - A. All final maps, right-of-way deeds and drainage and conservation easements for recording on the Land Records (with any associated mortgage releases) shall be submitted to the Planning Office no later than fifteen days after the appeal period provided for in Sec. 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant;
  - B. All monumentation (including delineation of the conservation easement with iron pins and the Town's official markers every 50 to 100 feet on perimeter trees or on cedar posts), with Surveyor's Certificate, and all required subdivision work shall be completed or bonded pursuant to the Commission's approval action and Section 14 of the Subdivision Regulations no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant.

On July 21, the following motion was passed: To modify condition #6 of the March 17, 2003 approval of the Windswept Manor subdivision on East Road to specifically authorize an overhead crossing of utility lines across Rt. 195 to the southern corner of East Rd. Unless further PZC waivers are granted, underground utility service shall be extended from this new pole. All other approval conditions shall remain in effect.

Regulatory Review Committee – scheduled for Monday, February 9, at 1:30.

Field Trip – scheduled for Tuesday, February 10, at 1 p.m.

Communications and Bills – As noted on the Agenda. In addition, a 2/2/04 letter was received from IWA/PZC member Peter Plante which explains that he will be unable to attend meetings from 2/2/04 through 4/26/04. Holt MOVED, Barberet seconded to receive the 2/2/04 communication from Peter Plant explaining that he will be unable to attend Commission meetings on 2-2-04 through 4-26-04 because of previously-scheduled required computer training. The Commission finds that this is an excused period of absence for Mr. Plante. MOTION PASSED unanimously.

The meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

RECREATION ADVISORY COMMITTEE  
**MEETING MINUTES**  
December 17, 2003

**ATTENDING:** Darren Cook, Sheldon Dyer  
**STAFF:** Jay O'Keefe, Curt Vincente  
**GUESTS:** Lauren Moran, Nellie Hankins

- A. Call to Order – Chairman S. Dyer called the meeting to order at 7:40pm. Lack of a quorum prevented formal business actions.
- B. Approval of Minutes – Tabled to next meeting
- C. Co-Sponsorship Reviews – D. Nadeau, President of the Tri-Town Youth Football and Cheerleading Association (TTYFCA) and Treasurer for the Mansfield Little League, presented applications for co-sponsorship renewal. After a detailed review and discussion of both organizations, D. Nadeau noted that the organizations would like to come back to a future meeting to discuss the need for facility improvements at Southeast Park and expressed concerns about the Little Leagues loss in banner sponsorship.
- D. Old Business – C. Vincente briefly reviewed the updated Community Center membership numbers, recent positive editorials in the Courant and the Chronicle, and the special Chronicle insert on the Grand Opening. S. Dyer noted that RAC member D. Hoyle, who could not attend the meeting tonight, called him to discuss the benefits explained on the Community Center membership registration form. Concerns were expressed that the program rate structure and registration restrictions placed on non-resident Community Center members will create less incentive for them to renew their membership next year. Guests L. Moran and N. Hankins, prospective EOS Student Representatives to serve on RAC were asked about ways to get more student involvement in the Teen Center. A number of avenues will be explored with the Teen Center Coordinator. The recent fee waiver correspondence and approvals from the Town Council were discussed. The approved facility rental rates were also reviewed.
- E. Correspondence – None
- F. Director's Report – C. Vincente noted that most of his report was covered under Old Business or will be discussed under New Business items.
- G. New Business – J. O'Keefe gave a brief update on Fall Programs and Winter Program brochure planning. The 2004 meeting schedule was reviewed and approved.

Having no other business, the meeting was adjourned at 9:27pm. The next meeting is scheduled for January 28, 2004 in the Community Center.

DRAFT  
NOT REVIEWED OR ACCEPTED BY COMMITTEE  
ATTACHMENTS NOT INCLUDED

Mansfield Advisory Committee on the Needs of Persons with  
Disabilities

Regular Meeting  
Tuesday, January 27, 2004

Minutes

- I. **Attendance:** members: Scott Hasson, Tom Miller, Mary Thatcher; staff: Sheila Thompson, Kevin Grunwald; interested possible member: Lorraine Spofford.
- II. **Minutes:** Minutes of September 23, 2003 were reviewed and approved.
- III. **New Business:**
  - a) application for a PZC special permit for a proposed gallery at 112 Mansfield Depot Road is being reviewed for access requirements by committee member John DeWolf.
  - b) Kevin Grunwald announced that the Disability awareness Forum for Legislators scheduled for Tuesday January 27 has been cancelled.
- IV. **Old Business:**
  - a) **Membership:** David Waite has expressed an interest in the committee and Lorraine Spofford is attending as an interested person also.
  - b) **Report on Fee Waivers:** Kevin Grunwald distributed a draft from himself and Curt Vincente and suggested June 30 as the expiration date each year for all waivers. He expressed the need for communicating information about waivers to more people and mentioned new procedures to expedite the waiver process and to maintain confidentiality. A scholarship fund to aid those who don't quite qualify for the fee waiver was also discussed.
  - c) **Transportation Coalition:** No report.
  - d) **Drive-up Mailbox:** Kevin has written a letter to be sent to the Town Council from the Commission on Aging.
  - e) **ADA Corridor:** No figures yet on the cost to widen beyond the 3/4 mile limit.

The meeting adjourned at 3:15pm. Next regularly scheduled meeting: February 24, 2004 at 2:30pm.

Respectfully submitted,

Margaret Thatcher

## MINUTES

### MANSFIELD PLANNING & ZONING COMMISSION

Regular Meeting, Tuesday, February 17, 2004  
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), A. Barberet, B. Gardner, R. Hall, K. Holt, P. Kochenburger,  
P. Plante, G. Zimmer  
Members absent: J. Goodwin  
Alternates present: B. Mutch, B. Pociask  
Alternates absent: B. Ryan

Chairman Favretti called the meeting to order at 7:10 p.m., appointing Alternate Mutch to act as a voting member, and Alternate Pociask to act in case of member disqualifications. Holt MOVED, Barberet seconded to add to New Business discussion of a request for bond reduction for Pine Grove Estates subdivision; MOTION PASSED unanimously.

Minutes – 2/2/04 – Barberet MOVED, Hall seconded to approve the Minutes as presented; MOTION PASSED unanimously.

2/10/04 field trip – Holt MOVED, Favretti seconded to approve the Minutes as presented; MOTION CARRIED, Favretti and Holt in favor, all else disqualified.

Zoning Agent's Report – The January Zoning Enforcement Activity Report was noted, as was Mr. Hirsch's 2/12/04 memo on pending court cases:

Violations in use of single-family dwellings – Violation Notices were sent to the owners of 10 properties concerning the use of single-family rental properties currently having the appearance of housing more than 4 unrelated tenants. Eight of the properties are in the Hunting Lodge/North Eagleville Roads area.

The Illuminarium – The Town had issued a citation to the owner of The Illuminarium over the sale of flags displayed in the yard of the business. At this meeting, Mr. Hirsch reported that, as noted in his 2/17/04 letter to the owner, the citation has been revoked because the owner has stated he had ceased to sell the flags before citation was issued. Members felt the public does not completely understand that religious use played no part in the issuance of the citation.

### Old Business

Proposed art gallery at 112 Depot Rd., D. Owen, appl., file 1215 - Kochenburger MOVED, Holt seconded to approve with conditions the special permit application (file 1215) of D. Owen for an art gallery and art classes on property located at 112 Depot Road, in a Neighborhood Business-1 zone, as submitted to the Commission and shown on plans revised through December, 2003 and as described in other application submissions and presented at a Public Hearing on 2/2/04. This approval is granted because the application as hereby approved is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. Except where modified through conditions of this approval, the authorized commercial use of this property is limited to the art gallery and art classes uses as described in applicant submissions and as explained at the 2/2/04 Public Hearing. Any changes in the nature or intensity of the proposed uses, including changes in the days and hours of commercial use, shall require subsequent review and approval of the Planning and Zoning Commission.
2. Due to a lack of specific information about the proposed use of accessory buildings for art classes, this approval does not authorize any commercial use of accessory buildings on the subject property. Subsequent Commission approval shall be required for any commercial use, including art classes, within the accessory structures;
3. Existing vegetation along Depot Road east of the proposed parking area that is on the subject property or within the road right-of-way shall be trimmed back approximately 10 feet and maintained in a trimmed state, to enhance sightlines to the east;

4. A minimum of 7 parking spaces, including one 16-foot-wide accessible (handicap) space, shall be delineated within the depicted parking area. Landscape timbers or other barriers acceptable to the Zoning Agent and PZC Chairman shall be utilized to depict individual spaces. All spaces shall have a firm, dust-free surface, such as compacted process gravel, aggregate, stone dust or bituminous pavement, that provides for year-round use. The required handicap-accessible space shall be identified with official signage meeting current State requirement, and the required 16-foot width shall also be identified on the timbers or barriers used to delineate spaces;
5. Finalized construction details for the proposed access ramp and any required ramp or porch railings shall be subject to prior approval by the Zoning Agent and PZC Chairman. To address Building Code requirements, it is understood that the applicant shall be required to construct all code required access improvements prior to the initiation of any commercial use. All applicable Building and Fire Code requirements shall be met before the issuance of a Certificate of Compliance for this approved use;
6. All new site lighting fixtures and illumination sources shall be residential in character and intensity and shall be subject to prior approval by the Zoning Agent and PZC Chairman;
7. This approval authorizes one new freestanding identity sign near the intersection of Depot Road and Route 44. Said sign shall be positioned in a manner that does not block sightlines, and the proposed lighting for the sign shall be shielded to prevent glare or nuisance impacts on vehicular traffic;
8. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records.

This approval waives several provisions of Article V, Section A.3.e, since the information submitted with the application is sufficient to determine compliance with applicable approval criteria.

MOTION PASSED unanimously.

#### Verbal Updates

Storrs Center "Downtown" project - Information contained in members' packets was noted.

UConn Hazardous Waste Facility Location Study Committee - The committee has completed its work and a report recommending that the new facility be located at a site nearest the present sewer treatment plant is expected to be issued in the next few weeks.

UConn Environmental Policy Advisory Council/Master Plan Update Town Council presentation - No date has yet been set.

UConn 2000 Update - Members should have received a written report individually through the mail.

UConn Master Plan Advisory Committee - The next meeting is open to the public and is scheduled for 2/25/04, from 2:30 to 4:30 p.m. in Room 7 of the Bishop Center.

#### New Business

Hanks Hill Estates, Sec. V, proposed resubdivision, 3 lots off Hanks Hill Rd., file 596-4 - Holt MOVED, Barberet seconded to receive the resubdivision application (file 596-4) submitted by Hunting Lodge Partners, LLC, for a 3-lot resubdivision, "Hanks Hill Estates, Section V", on property located off Hanks Hill Road owned by the applicant, as shown on plans dated 8/27/03 revised through 2/11/04 and as described in other application submissions, and to refer said application to the staff for review and comments, and to set a Public Hearing for March 15, 2004. MOTION PASSED unanimously.

Regulatory Review Committee-proposed revisions to the Zoning and Subdivision Regulations, file 706-23 - Noting the Town Planner's 2/11/04 memo and the 1/29/04 and 2/9/04 Minutes which discuss them, Mrs. Gardner asked that members review the proposals and be prepared to discuss them at the next meeting (March 1<sup>st</sup>).

Proposed restaurant service of alcohol at 1232 Storrs Rd. (University Plaza), J. Chen, appl., file 274-2 - Holt MOVED, Barberet seconded to receive the special permit application (file 274-2) submitted by Jai He Chen, of the Oriental Café, for the service of alcoholic liquor in association with a restaurant on property located at 1232 Storrs Road (University Plaza) owned by N.&G. Haidous, as shown on floor plans dated 4/8/03 and as described in other application submissions and to refer said application to the staff for review and comments, and to set a Public Hearing for March 15, 2004. MOTION PASSED unanimously.

"Wild Rose Estates, Sec. 2." subdivision, 9 proposed lots off Mansfield City Rd., B. Thompson, owner, P. Miniutti, appl., file 1113-2 - Holt disqualified herself on this application. Hall MOVED, Gardner seconded to

receive the subdivision application (file 1113-2) submitted by Peter Miniutti for a 9-lot subdivision, "Wild Rose Estates, Section 2"), on property of Byron Thompson located off Mansfield City Road, as shown on plans revised through 2/11/04 and as described in other application submissions, and to refer said application to the staff, Design Review Panel, Town Council, Conservation Commission, Open Space Preservation Committee, Parks Advisory Committee and Recreation Advisory Committee for review and comment, and to set a Public Hearing for April 5, 2004. MOTION PASSED unanimously.

Pine Grove Estates subdivision, file 1187-2 – Holt disqualified herself. Memos were received from the Town Planner (2/13/04) and Ass't. Town Engineer (2/17/04) in response to a 2/17/04 request from the developer for a reduction in the bond amount. Gardner MOVED, Hall seconded to approve \$117,275.00 as the cost of remaining subdivision improvements for the Pine Grove subdivision, and to authorize the PZC Chairman, with staff assistance, to sign a new bond agreement that will allow the construction of houses and related improvements on individual lots. MOTION PASSED unanimously.

Regulatory Review Committee – No more meetings will be scheduled until after the pending proposed subdivision and zoning regulations have been completed.

Communications and Bills – As listed on the Agenda. The new Town Ordinance on Adult-oriented businesses, approved by the Town Council on 2/9/04, was noted.

Daily Campus article on boarding houses – Members discussed the recent article and the worsening situation in the Hunting Lodge/No. Eagleville Rd. area; it was agreed by consensus to discuss the subject again at the next meeting, when Mr. Hirsch is present.

At 7:46 p.m., the meeting was recessed until 8:15 p.m., and Mrs. Holt left for the evening.

Public Hearing – Proposed 3-lot resubdivision application, Mac Farland Acres, Sec. IV, Wormwood Hill Rd., Adams. o/a, file 877-3 – The Public Hearing was called to order at 8:16 p.m. Members and Alternates present were Barberet, Favretti, Gardner, Hall, Kochenburger, Mutch, Plante, Pociask and Zimmer. Holt disqualified herself. There was no legal notice; communications noted since the last meeting were reports from: Town Planner (2/14/04); Ass't. Town Engineer (2/12/04); Eastern Highlands Health District (2/17/04), and Fire Marshal (2/11/04). Engineer E. Pelletier stated that both of the Health District's requested notes will be added to the plans. He described the open space dedication. Referring to item no. 7 in the Town Planner's memo, Mr. Pelletier stated that the applicant would still like an overhead utilities crossing over Wormwood Hill Rd. with underground installation beyond that point.

Landscape architect J. Alexopoulos said that the specimen trees on lots 2 and 3 would remain and a note would be added to the plans saying that all trees along the northern boundary are to be retained. There were no more questions from members, and no public comment. The Hearing was closed at 8:28 p.m. Mr. Hall volunteered to work on a motion.

The meeting was adjourned at 8:29 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

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## MINUTES

### MANSFIELD INLAND WETLAND AGENCY

Regular Meeting, Monday, February 2, 2004  
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), A. Barberet, B. Gardner, J. Goodwin, R. Hall, K. Holt,  
P. Kochenburger, G. Zimmer  
Members absent: P. Plante  
Alternates present: B. Pociask, B. Ryan  
Alternates absent: B. Mutch  
Staff present: G. Meitzler (Inland Wetlands Agent)

Chairman Favretti called the meeting to order at 7:03 p.m., appointing Alternate Pociask to act as a voting member. He noted it would have been Alt. Mutch's turn, had he been present. Alt. Ryan was designated to act in case of member disqualifications.

Minutes : 1/5/04 – Barberet MOVED, Holt seconded to approve the Minutes as presented; MOTION PASSED unanimously.

1/13/04 field trip – Barberet MOVED, Favretti seconded to approve the Minutes as presented; MOTION CARRIED, Barberet, Favretti, Gardner, Goodwin and Holt in favor (Holt disqualified on items 4 and 5), all others disqualified.

1/20/04 – Gardner MOVED, Holt seconded to approve the Minutes as presented; MOTION CARRIED, all in favor except Zimmer and Goodwin (disqualified).

Barberet MOVED, Hall seconded to add to the agenda under "New Business" discussion of the Hitchcock property; MOTION PASSED unanimously.

Communications– 1/21/04 draft Conservation Commission Minutes were noted, which discuss items W1243-46; Inland Wetlands Agent's 1/28/04 monthly business memo was also noted.

#### Old Business

W1243, Gorin, White Oak Rd. – Holt abstained on this item, and Ryan acted in her stead. Comments from the Wetlands Agent (1/28/04) were noted. Gardner MOVED, Hall seconded to grant an Inland Wetlands license under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Dan Gorin (file W1243) for a single-family house, driveway and appurtenances on property owned by Gary Lawrence located on lot 6, Cider Farms, Sec. II subdivision, White Oak Road, as shown on a map dated 11/17/04 and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate sediment and erosion controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
2. This approval is valid for a period of five years (until 2/02/09), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously. (It was noted that the house in question was originally a duplex, but is now used as a single-family home.)

W1244, Andalib, new home within regulated area on Browns Rd. – Mr. Meitzler's 1/28/04 comments were noted. Holt MOVED, Gardner seconded to grant an Inland Wetland License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Payam Andalib (file W1244) for construction of a single-family residence on property owned by Brian A. Parrow located on Lot 4, Browns Road, as shown on a map dated 12/1/03 revised through 1/28/04, and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate sediment and erosion controls as shown on the plans shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
2. This approval is valid for a period of five years (until 2/02/09), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

W1245, Adams, Wormwood Hill Rd., 3-lot resubdivision – The Wetlands Agent's 1/29/04 comments were noted. Holt disqualified herself on this item, and was replaced by Ryan. Areas of discussion included the possibility of inclusion of a wetland area north of the driveway and the Conservation Commission's concerns regarding the two wetland areas. Gardner MOVED, Hall seconded to grant an Inland Wetlands license under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Roger and Cynthia Adams (file W1245) for a 3-lot resubdivision on property owned by the applicants located at 276 Wormwood Hill Road, as shown on a map dated 12/5/03, and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate sediment and erosion controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
2. This approval is valid for a period of five years (until 2/02/09), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION CARRIED, all in favor except Kochenburger (opposed).

W1246, Town of Mansfield Dep't. of Public Works, drainage/intersection work at Hunting Lodge/Birch Rds. – Mr. Meitzler's 1/28/04 comments were noted. After discussion, Holt MOVED, Barberet seconded to grant an Inland Wetlands license under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to the Town of Mansfield Dep't. of Public Works (file W1246) for a new and modified drainage system along with intersection road work on property owned by the Town of Mansfield located at Hunting Lodge and Birch Rds., as shown on a map dated July 8, 2003 and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate sediment and erosion controls as shown on the plans shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. Sediment and erosion controls at the pipe outlet on the south side of Birch Rd. shall be maintained or permanently protected with a rip-rap outlet area until such time as the bike path project proceeds;
3. This approval is valid for a period of five years (until 2/02/09), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

New Business – Mr. Meitzler's 1/29/04 New Business Memo discusses all the items below with the exception of the Hitchcock property.

W1247, Jungden, Mansfield City Rd., driveway within regulated area – Holt was disqualified on this item, and Ryan acted in her stead. Goodwin MOVED, Hall seconded to receive the application submitted by Michael Jungden (file W1247) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the relocation of a residential driveway at 752 Mansfield City Rd., on property owned by the applicant, as shown on a map dated Jan. 23, 2004 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED unanimously.

W1248, Rock, Browns Rd., 4-lot subdivision – Holt and Hall were disqualified on this item; Ryan acted instead. Goodwin MOVED, Kochenburger seconded to receive the application submitted by Richard Rock and Verna Rock (file W1248) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for a 4-lot residential subdivision on Browns Road on property owned by the applicants, as shown on a map dated Jan. 19,

2004, and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED unanimously.

W1250. Thompson/Miniutti. Mansfield City Rd.. 9-lot subdivision – Holt disqualified herself on this issue, and Ryan again acted in her stead. Goodwin MOVED, Gardner seconded to receive the application submitted by Peter Miniutti (file W1250) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for a 9-lot residential subdivision at Mansfield City Rd. on property owned by Byron Thompson, as shown on a map dated Jan. 28, 2004 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED unanimously.

W1128. Harakaly. Warrenville Rd., modification request – Goodwin MOVED, Holt seconded to receive the application submitted by Steven Harakaly (file W1128) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for a 10-ft. by 16-ft. addition to a shed on his property at 583 Warrenville Rd., as shown on a map dated Jan. 27, 2004 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED unanimously.

W1249. CT Natural Gas/Univ. of CT. gas pipeline on Rt. 195 – Mr. Meitzler explained and Mr. P. Querfeld, of CT Natural Gas, clarified, that the University wishes to have the company run a pipe line along Rt. 195 exclusively to a co-generation facility at the central University heating plant. The pipeline would be authorized by the CT Dep't. of Public Utilities, and no Mansfield IWA action is necessary, although the Agency may submit comments to the DPUC. The project would be completely separate from the planned "Downtown" project and would not impact it in any way; Mr. Querfeld stated, in answer to a member's question, that there is already enough potential gas supply in that area for future Downtown development needs, including the planned 1,000-student dormitory and commercial uses.

Hitchcock property. Hanks Hill Rd. – No application has been presented to date, and no one was present with whom to discuss the issue. Mr. Meitzler explained that the apparent executor of the estate, S. Carson, has made inquiries of him and the Health Officer regarding the possibility of future construction of another house on the property, and has requested that the owners be allowed to place a curtain drain around the proposed septic system, a distance of some 200 feet, to allow for testing to determine a location for a future septic system. Mr. Meitzler requested that the Agency decide whether to grant this request or to require a formal application. After discussion, during which members raised a number of questions, Hall MOVED, Gardner seconded to require a formal application to the Inland Wetland Agency for onsite testing at the Hitchcock property on Hanks Hill Rd. MOTION PASSED unanimously.

**Other Communications and Bills** - CACIWC Newsletter.

In addition, a 2/2/04 letter was received from IWA/PZC member Peter Plante which explains that he will be unable to attend meetings from 2/2/04 through 4/26/04. Holt MOVED, Barberet seconded to receive the 2/2/04 communication from Peter Plant explaining that he will be unable to attend Agency meetings on 2-2-04 through 4-26-04 because of previously-scheduled required employment-training. The Agency finds that this is an excused period of absence for Mr. Plante. MOTION PASSED unanimously.

**Wetlands Regulations Review Committee** – Rescheduled for Feb. 26, at 1:30 p.m.

**Field trip** – Scheduled for Tuesday, Feb. 10, at 1 p.m.

There being no other business, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

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TOWN OF MANSFIELD  
DEPARTMENT OF PUBLIC WORKS

Lon R. Hultgren, P.E., Director

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CONNECTICUT 06268-2599  
(860) 429-3331 TELEPHONE  
(860) 429-6863 FACSIMILE

February 27, 2004

State Representative Denise Merrill  
148 Coventry Road  
Mansfield Center, CT 06250

Dear State Representative Merrill:

On behalf of the Mansfield Solid Waste Advisory Committee, I would like to express our support for the State's "Bottle Bill" and to voice opposition to any attempt at its repeal. The current system of placing a five-cent deposit on beverage containers serves the best interest of the citizens of Connecticut. It provides a strong incentive for recycling bottles and cans generated at home and away from home. Repealing the Bottle Bill would create unnecessary financial and environmental woes for local governments and their residents.

The Bottle Bill was originally created to combat littering on roadways and other public areas. It has succeeded in reducing the littering of redeemable beverage containers and has also provided a successful recycling incentive. Municipal curbside recycling programs are not able to capture the growing number of plastic, glass and metal containers consumed in our increasingly on-the-go society. Students, workers and families drink beverages on the road, at events and in public areas. The best way to ensure that these containers are recycled in compliance with State Law is to keep their redemption value.

A compelling argument to continue with the Bottle Bill comes from the study of social science. According to the research work of McKensie-Mohr Associates, financial incentives, such as bottle deposits, can provide the motivation for individuals to perform an activity that they already engage in more effectively or to begin an activity that they otherwise would not perform. The research findings also show that the motivation to recycle can be undermined if an incentive is introduced and then removed. In short, we are cautioned against removing incentives once they are in place.<sup>1</sup>

The removal of the recycling infrastructure that has been created through bottle deposit legislation would leave a void in our State's recycling effort. Most municipalities have residential glass bottle and metal can recycling programs, but not necessarily plastic bottle recycling since it is not required by State law. For the away-from-home consumers, businesses and public areas tend to lack adequate recycling provisions.

Connecticut would experience a setback to achieving its own recycling goal of 40% if it repeals the Bottle Bill. In the ten U.S. states with bottle bills the container recycling rate averages 80%. This is 2-3 times the rate in states without bottle bills. Repealing the bill would fly in the face of our own long-term solid waste management plans.

In addition to re-affirming its commitment to the Bottle Bill, Connecticut can advance the cause of recycling and its many benefits by taking three further steps: 1) recovering the estimated \$20 million in

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**APPLICATION REFERRAL**

**Mansfield Planning & Zoning Commission**

- |   |   |
|---|---|
| TO: <input checked="" type="checkbox"/> Public Works Dep't., c/o Ass't. Town Eng'r. | <input checked="" type="checkbox"/> Recreation Advisory Committee     |
| <input checked="" type="checkbox"/> Health Officer                                  | <input checked="" type="checkbox"/> Open Space Preservation Committee |
| <input checked="" type="checkbox"/> Design Review Panel                             | <input checked="" type="checkbox"/> Parks Advisory Committee          |
| <input type="checkbox"/> Committee on Needs of Persons w/Disabilities               | <input checked="" type="checkbox"/> Town Council                      |
| <input checked="" type="checkbox"/> Fire Marshal                                    | <input checked="" type="checkbox"/> Conservation Commission           |
| <input type="checkbox"/> Traffic Authority  |   |

The Planning and Zoning Commission has received a subdivision application and will consider the application at a Public Hearing/~~regular~~ meeting on April 5, 2004. Please review the application and reply with your comments to the Planning Office before April 1, 2004. For more information, please contact the Planning Office, 429-3330.

**APPLICATION INFORMATION**

Applicant: P. Minutti  
Owner: B. Thompson  
Agent(s): minutti Group; Milore and MacBroom  
Proposed use: 9 lot subdivision (Wild Rose Estates)  
Location: Mansfield City Road (Northwest of 706 Marshall City Rd.)  
Zone classification: RAR-40  
Other pertinent information:

- Wetland License Application is pending
- subdivision includes a new road to be dedicated to the Town and a proposed open space dedication to the Town
- The area of the proposed subdivision is a portion of the property owned by B. Thompson.
- A full size set of Plans is available in the Planning office

signed 

date 2/23/04

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MANSFIELD PLANNING & ZONING COMMISSION  
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL

Name of subdivision Wild Rose Estates

Name of subdivider (applicant)  
Byron Thompson Phone # 860.456.2795  
(please PRINT)

Address 706 Mansfield City Rd. Mansfield ct. 06268  
(street) (town) (state) (zip)

Signature *[Handwritten Signature]* (owner )  
(AGENT OF OWNER) (optionee)  Date 1.28.04

OWNER (IF OTHER THAN SUBDIVIDER)

Name \_\_\_\_\_ Phone # \_\_\_\_\_  
(please PRINT)

Address \_\_\_\_\_  
(street) (town) (state) (zip)

Signature \_\_\_\_\_ Date \_\_\_\_\_

FEES -- See Town Council-approved Fee Schedule and  
Eastern Highlands Health District Plan Review Fee Schedule

SUBDIVISION DATA

Location:  
The proposed subdivision is located at 706 Mansfield City Rd

Zoning district RAR 40 Total # of acres 16.55  
Total # of lots 9

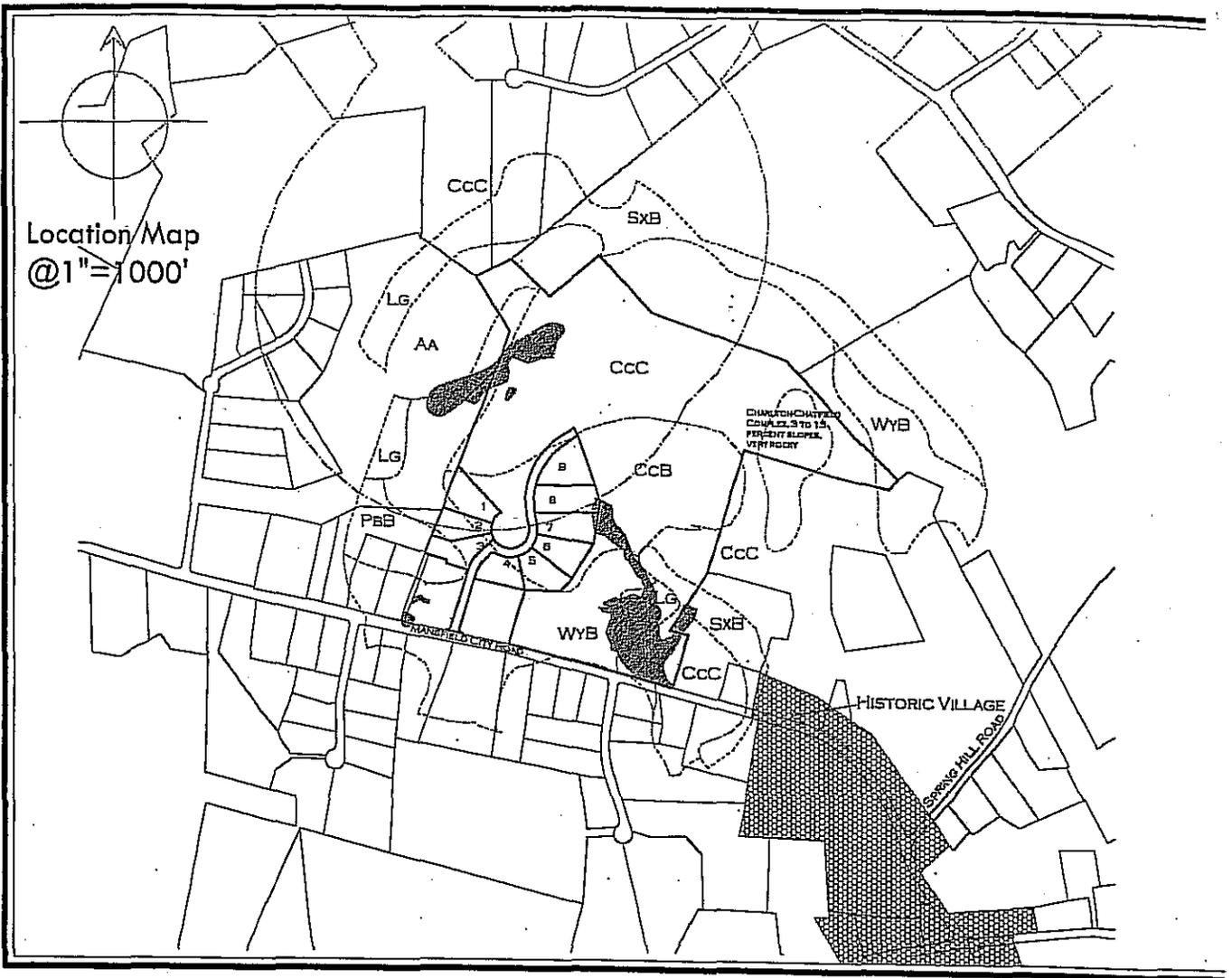
EXTENSION OF TIME

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.

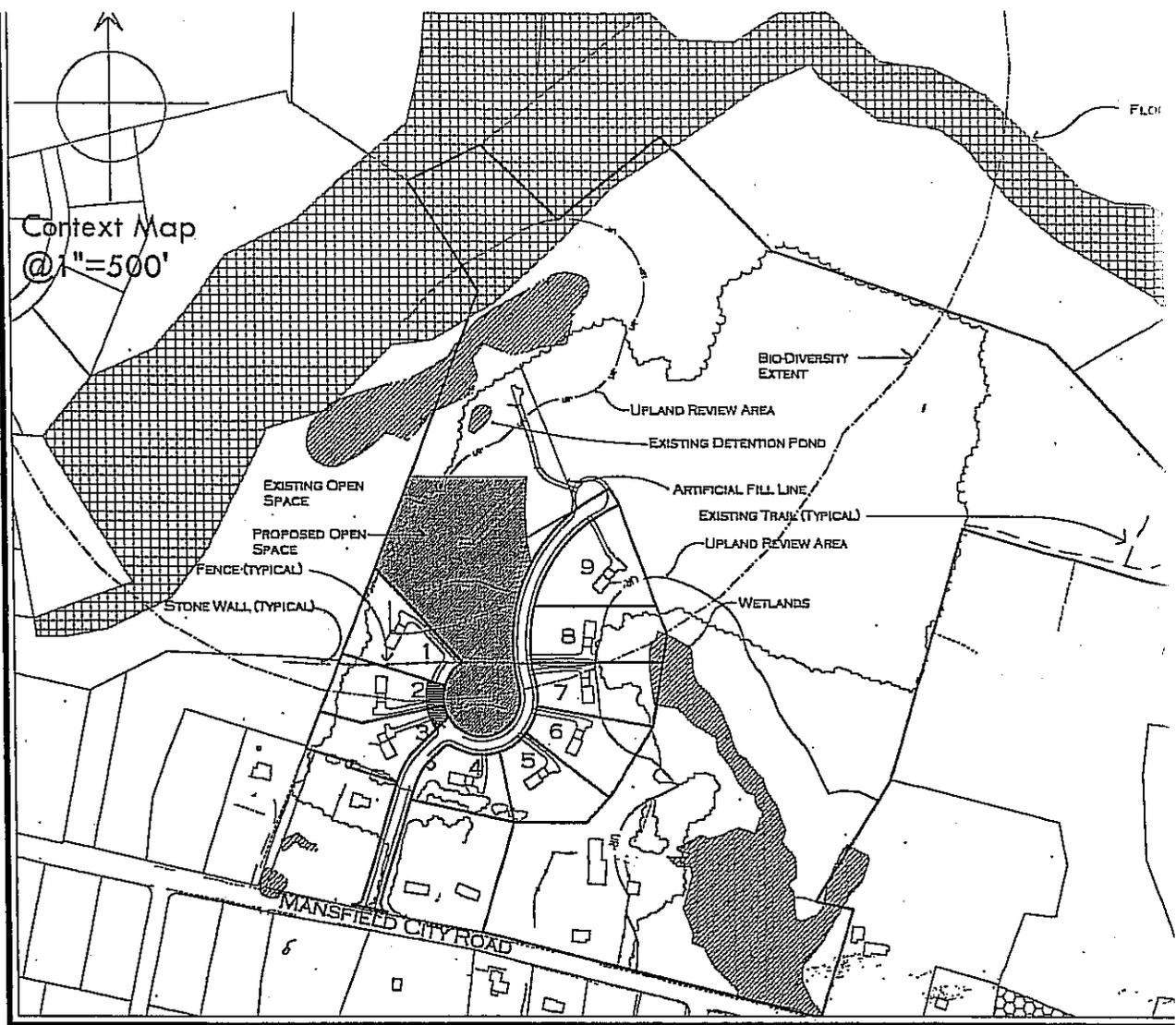
Signature \_\_\_\_\_ Date \_\_\_\_\_  
1/01



SOIL DESCRIPTIONS (SOURCE: USDA, SOIL CONSERVATION SERVICE)

CCB	CANTON AND CHARLTON VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CCC	CANTON AND CHARLTON VERY STONY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
LG	LEICESTER-RIDGEBURY-WHITMAN VERY STONY COMPLEX
SxB	SUDBURY SANDY LOAM
AA	ADRIEN AND PALMS MUCK
WyB	WOODBIDGE VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
PBB	PAXTON AND MONTAUK FINE SANDY LOAMS, 3 TO 8% SLOPES

ZONING CLASSIFICATION: RAR 40



CONTENTS:

SHEET	1	COVER SHEET
SHEET	2	PROJECT DESCRIPTION
SHEET	2B	OPEN SPACE & OWNERSHIP
SHEET	3	LOCAL CONTEXT
SHEET	4	SITE ANALYSIS
SHEET	5-6	EXISTING CONDITIONS
SHEET	7-8	SITE DEVELOPMENT PLAN
SHEET	9-10	PLAN & PROFILE
SHEET	11-13	DÉTAILS
SHEET	14	LANDSCAPE REQUIREMENTS
SHEET	15	LANDSCAPE DETAILS
SHEET	16	YIELD PLAN

**Thompson Property**

**Drainage Easement**

in favor of Town from Byron  
Thompson

**Cul-de-Sac Easement**  
(temporary)

**Dedicated Open Space**

Conservation Easement.  
Ownership: Town or per town's  
request  
Maintenance: Meadow

**Lots 1-9**

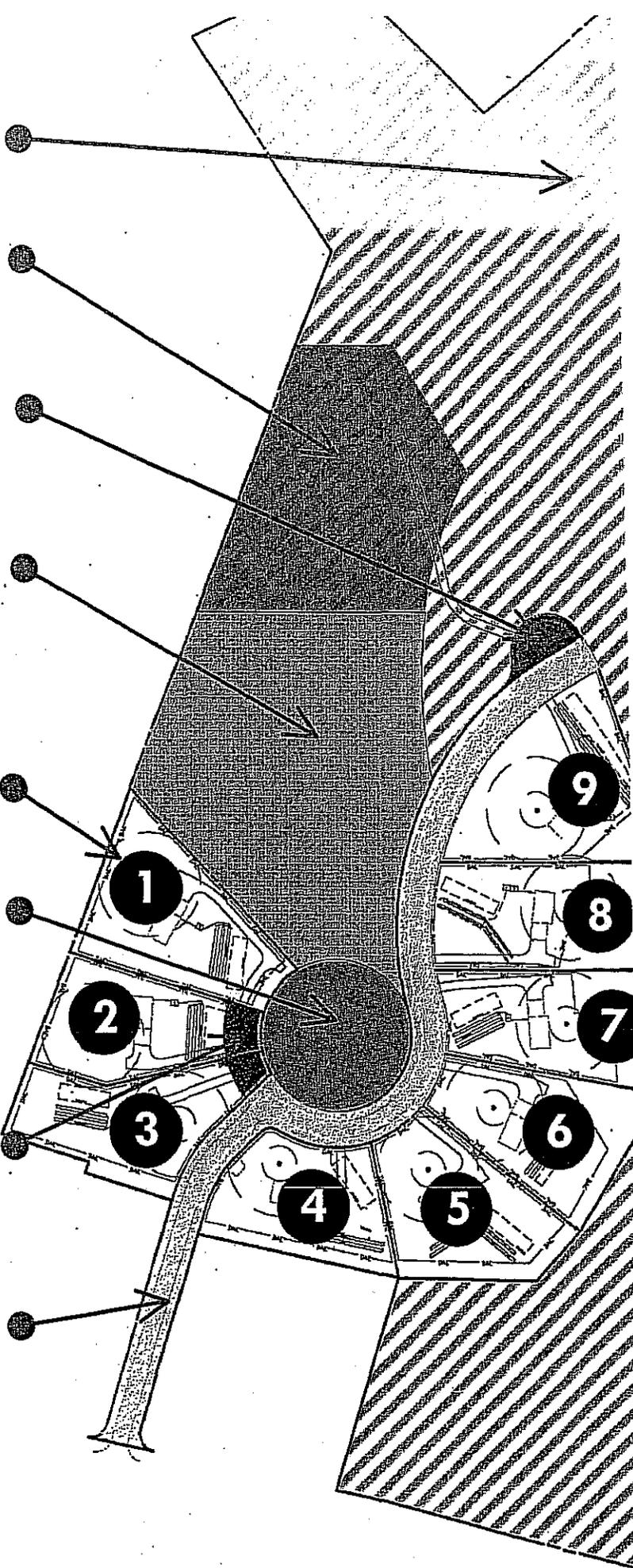
**Dedicated Open Space**

Conservation Easement.  
Ownership: Homeowners Association  
Maintenance: Maintained grass

**Shared Driveway**

Driveway Easement

**Public Road**





**Abutter**

**Address**

I write this letter to notify you that a land use application is pending before the Planning and Zoning commission for the property located at 706 Mansfield City RD. The intended project called "Wild Rose Estates", is a nine lot single family subdivision with a minimum of 40,000 square foot lots. Three of the lots will share a common driveway. All lots will have on-site septic and water supply. The intended subdivision is located in the Southwestern portion of the lot. If you have any questions regarding the application please contact the Mansfield Planning and Zoning Commission for further information.

Respectfully,  
Peter Miniutti A.S.L.A.



The Miniutti Group is a multi-disciplinary design firm offering: Community Planning Architectural Design Landscape Architecture Interiors  
website: [www.miniuttigroup.com](http://www.miniuttigroup.com) phone: 860-427-0696 email: [peter@miniuttigroup.com](mailto:peter@miniuttigroup.com) email: [natalie@miniuttigroup.com](mailto:natalie@miniuttigroup.com)

**Martin H. Berliner**


---

**From:** Betsy Paterson [betsy\_paterson@hotmail.com]  
**Sent:** Tuesday, February 24, 2004 11:41 AM  
**To:** BerlinerMH@mansfieldct.org  
**Subject:** FW: Firearms Deer Hunting at Mansfield Hollow

Here is the email you wanted.

Betsy

>From: "pbrobinson"  
>To:  
>Subject: FW: Firearms Deer Hunting at Mansfield Hollow  
>Date: Mon, 16 Feb 2004 16:58:58 -0600  
>  
>Please read this, and add you own names. i signed only for myself, but added  
>my title. thanks to john Hankins and Ron Manizza for their work.  
>Betty  
>  
>-----Original Message-----  
>From: Ron Manizza [mailto:pedlin@charter.net]  
>Sent: Monday, February 16, 2004 6:47 AM  
>To: Emily Alger; Betty Robinson; Mary; John Hankins; Beth Hudson  
>Hankins; Jay O'Keefe; Jack Fulton; Paulette Bolton; Barbara; Sharon;  
>Tracey Duenzl; Katie Bennet-Smith; KATHY MANIZZA; Dave Kloss; Dave R.;  
>Warren Church; Mike Bendzinski Bendzinski; Deb Cochran; Ellis, Howard;  
>pcleeds; Ellie Lowell; Dan Bowers; Rob Devaux; Keith Enderle; Paul  
>Fabish; Greg Manizza; Steven Laume; Joanna Manzo  
>Subject: FW: Firearms Deer Hunting at Mansfield Hollow  
>  
>  
>  
>  
>Dear Mansfield Hollow Enthusiast:  
>  
>If you're a user of the Mansfield Hollow Recreational area and would like to  
>see it continue to be managed in a manner that encourages year-round  
>multi-purpose use, read on:  
>  
>The Mansfield Hollow Recreational area is managed by the DEP under a license  
>issued by the U.S. Army Corps of Engineers. This license is up for renewal  
>in April 2005. The proposed license agreement between the Army Corps and  
>the DEP has no provision that would specifically prohibit firearms deer  
>hunting in the Mansfield Hollow area. Although this type of hunting is not  
>presently allowed, a group of us is concerned that DEP could change this  
>policy in the future and allow firearms hunting of deer if this practice is  
>not specifically prohibited by the license.  
>

>Mansfield Hollow Park serves as a safe refuge for many of us to hike, run,  
>mountain bike, and picnic during the fall months when active hunting is  
>occurring on neighboring private and State-owned land. I have started an  
>electronic petition that I will be sending to the U.S. Army Corps of  
>Engineers on this issue. What I and others are proposing would effectively  
>force DEP to maintain the status quo, including bird hunting in some areas,  
>but would not allow DEP to expand hunting to include firearms deer hunting.

>  
>If you support a specific prohibition on firearms deer hunting in the  
>Mansfield Hollow Impoundment area please click on the link below and sign  
>this electronic petition. It's fast and painless.

>  
><http://www.petitiononline.com/jh021404/petition.html>

>  
>This effort will be most successful if you then forward this e-mail on to 10  
>friends who may be similarly inclined. Thanks for your consideration.

>  
>John Hankins  
>129 Puddin Lane  
>Mansfield Center, CT 06250  
>860-423-9798  
>[johnbhankins@hotmail.com](mailto:johnbhankins@hotmail.com)

>  
>

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>Optimize your Internet experience to the max with the new MSN Premium  
>Internet Software. <http://click.atdmt.com/AVE/go/onm00200359ave/direct/01/>

>  
>

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Get fast, reliable access with MSN 9 Dial-up. Click here for Special Offer!

The Daily Campus - News  
Issue: 02/25/04

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## **UConn Police to sponsor citizen's academy**

*By Chris Gillon*

The UConn Police Department has announced it will be sponsoring a citizen's police academy program to increase public safety awareness.

The 12-week program, set to begin on Sept. 21, is open to students, staff, faculty and local residents. Police say the class will meet every Tuesday night during the 12 weeks at the UConn Police Department on North Eagleville Road.

Police Capt. Craig Rich, who heads the department's patrol division, is overseeing the establishment of the program.

"It's designed to increase communication, respect and collaboration between us and the community," Rich said.

According to Maj. Ronald Blicher, participation in the program, which is free to those who register and are accepted, is limited to 20 people. Applicants will be accepted into the program after going through a background screening.

"The intention is not to limit just to those interested in becoming a police officer," Blicher said.

Topics discussed in the course will include patrol procedures, forensics, domestic violence, criminal law and use of force.

Although state police and many municipal police departments have held similar programs for the general public, Blicher said this program is the first of its type at UConn. He said smaller programs within the town and UConn dormitory community have been done in the past.

"I would say this is a giant leap for this department, to take what we've been doing and expanding it," Blicher said.

Blicher said there is virtually no cost to the department, as sessions will be held within the UConn Police facility. He said officers have volunteered to instruct on different topics within their respective fields of expertise. At this point, the department is not planning on having any guest speakers in the course, he said.

Participants in the program will also be encouraged to do a ride-along with an officer.

Upon completion of the program, students will receive a certificate, Blicher said. A graduation ceremony will be held on or around Dec. 14.

Interested people can download an application from the UConn Police Department Web site, [www.police.uconn.edu](http://www.police.uconn.edu), or contact Master Sgt. Frank Colonese or Sgt. Cindy Sullivan at 486-4800.

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## Coalition for Assisted Living

Jane Ann Bobbitt and Sharry Goldman, co-chairs

*187 Browns Road*

*Storrs, CT 06268*

*Phone (860) 423-2381*

*bgoldman@snet.net*

February 29, 2004

To the Mansfield Town Council:

In November of 2003, a group of Mansfield and area residents joined in an effort to move toward providing an assisted living facility to be built in Mansfield. Known as the Coalition for Assisted Living (CAL), the steering committee meets monthly and works daily to achieve our goal. The steering committee of CAL is a core group which includes current and former elected officials, a leader in the field of geriatric social work, health care professionals, social workers, representatives of faith communities, the chair of Mansfield's Commission on Aging, community activists and interested citizens.

With the understanding that there is some confusion on the part of the general public as to what assisted living constitutes, we adopted the definition of assisted living published by **Geriatrics**:

“Assisted living is a long-term care alternative for relatively independent older adults who require more assistance than is available in a retirement community, but who do not require the medical or skilled nursing care provided in a nursing facility. Assisted living residents live in home-like private residences where they receive assistance, supervision, and limited healthcare services as well as access to activities programs and central dining facilities that serve three meals every day. Assisted living emphasizes that individuals have the right to choose a setting for care and services.” (**Geriatrics**, Feb 2003)

The effort to provide assisted living in Mansfield predates our group by about ten years. Unfortunately, no visible progress has been made towards realizing the goal of having an assisted living facility. This is not for lack of effort. The focus of efforts predating ours has been on lobbying the University of Connecticut to enable an assisted living facility to be built. There is good reason for focus on the University because the State of Connecticut and the University of Connecticut own a significant amount of the land in Mansfield, including land available for development. The University provides itself with water and sewer service, and has cooperated with the town in the past to provide water and sewer for municipal functions including Regional School District #19 and the Mansfield Community Center. There is no *municipal* water or sewer service available, and there are only tiny, localized private water supplies. In an era of dramatic growth of the

University itself, it is understandably reluctant to support further municipal efforts with its own limited resources. Without widespread water or sewer service, only a few parcels of land with the potential for dense development remain: primarily a few in the southern end of town where Willimantic water and sewer services are available. This lack of infrastructure elsewhere puts enormous pressure on those parcels, and their cost exceeds the ability of a facility such as we envision to compete in the marketplace for a such a site. Thus, lobbying the University to cooperate with a private developer to build an assisted living facility makes sense. Unfortunately, it has not led to progress.

Our group, CAL, supports those who continue to lobby the University, however, we have chosen to take a broader approach to what has previously been an intractable problem. We feel that time is of the essence due to the demographics facing us.

Currently, there is a substantial elderly population in Mansfield, but limited living options for them. Besides private homes and apartments, including age-restricted housing, there are no assisted living facilities currently in Mansfield. There has been an attempt to upgrade an existing senior housing apartment complex into assisted living, but that has not yet been accomplished. Were that to succeed, it would still not be of any help to our moderate income elderly because that site, Juniper Hill, is available only to low income seniors.

Studies have already been done demonstrating the feasibility of building a successful assisted living facility in Mansfield. According to the Downtown Mansfield Municipal Development Plan Market Study prepared for the Mansfield Downtown Partnership by Urban Partners in November of 2003, "A minimum development of 100 units is considered essential by developers to achieve the appropriate economies of scale" and there is a current estimated demand of 110-115 units. (See Market Study, page 12)

Beyond the demographics lies the story of Mansfield's recent history. Many of our senior citizens came to Mansfield during the growth years of the University just after World War II. They built this community, served on our boards and commissions, and contributed to the many social and service organizations that make our town special. They now are faced with very difficult choices and many have already been forced out of town by the lack of assisted living. Not only do we lose their valuable contributions to our community life, but their forced exodus also has tax implications. The homes they leave behind are occupied by young families with children to educate making the tax contributions from their properties operate at a deficit to the cost of educating the children.

We strongly support the goal of allowing these people to stay in the town they love and continue to be part of our social, political, religious, and municipal lives. We are hereby requesting that the Mansfield Town Council consider the need for assisted living for citizens of the Mansfield area when applying for development grants under the Small Cities Community Development Block Grant.

**Technical Memorandum:  
Downtown Mansfield Municipal Development Plan  
Market Study**

Prepared for:

**Mansfield Downtown Partnership**

Prepared by:

**Urban Partners**

November 2003

## Unit Mix, Pricing, and Absorption

We anticipate that for the first five years of development, a marketable mix for rental housing in Storrs Center would include 225 to 350 one- and two-bedroom apartments targeted to the graduate student and non-student markets. The apartments will need to be in the 650 SF to 1,000 SF range and include a moderate level of amenities. Rental units could be priced in the range of \$1.45 to \$1.55 per SF per month at 2003 prices. These units could be accommodated in a range of building types, even mid-rise apartment towers, with urban design considerations being the guiding force in this determination.

The market conditions described above indicate that all but about 50 of these units could be absorbed within the first year or two of initial development. There may be opportunity for additional development of graduate student housing beyond the 100 to 200 unit level suggested here. Testing of the market with this initial product will determine whether the number of rental units produced for this segment can be expanded.

### 4.3 Age Restricted Housing

The age-restricted communities (also known as active adult) are targeted to people 55 years and older and are not eligible to families with children living at home. These communities offer total independence, and there is an emphasis on recreational amenities, such as golfing and tennis. Health care services, however, are not common. The typical community offers for-sale units of varying sizes, and the scale ranges greatly from 20 to over 1,000 units. Because active adult communities do not provide health care services, they are not regulated.

Active adult communities are difficult to track due to the fact that they are privately developed sales housing. Glen Ridge is an active adult community in Mansfield that has a total of 51 units. The homes are each 1,185 SF and are priced at \$189,900. The developer has had difficulty finding enough demand to complete the project. The first phase began in the mid-1980s with 36 units, but the final phase of just 15 units took four years to be absorbed. While absorption accelerated in the last two years, the realtor representing Glen Ridge expects even greater difficulty finding buyers for such communities due to increased competition from an approved age-restricted development in Columbia and the proposed development in Coventry.

Two leading developers of active adult communities are Pulte Homes and Toll Brothers, along with family developer Orvedal Builders. The closest development is in West Hartford, which has 71 units beginning at \$379,975. The active adult communities in this area are built in clustered formations and have 38 to 98 units on the site. The homes are either single-family or duplex townhouses and range in size from 1,785 to 2,510 SF. Prices vary depend greatly on location and size, but prices per square foot ranged from \$125 to \$227 (See Table 7).

Table 7: Active Adult Communities, Connecticut

Community Name, Location, Developer	Units	Average Price per SF
Carlson's Ridge New Milford, CT (Pulte Homes)	48	\$159
Oxbow Ridge Canton, CT (Pulte Homes)	98	\$145
Glen Ridge Mansfield, CT	51	\$160
Regency Meadows at Trumbull Trumbull, CT (Toll Brothers)	38	\$185
The Villas at the Reservoir West Hartford, CT (Toll Brothers)	71	\$201

## Market Position and Opportunities for Storrs Center

The housing types that we have recommended for Storrs Center—townhouses, condominiums, and small lot single-family homes—are particularly attractive to aging residents who do not want to worry about maintenance issues. The downtown location, proximity to UConn’s classrooms, and nearby walking trails will provide the amenities many active adults desire. The experience of developers of age-restricted housing in the area has not been highly successful. However, Storrs Center housing of the type described above will allow the developer the flexibility to capture a portion of this market segment.

### 4.4 Senior Housing

Four different types of retirement communities can fulfill a range of seniors’ needs. These communities include:

- Independent living
- Assisted living
- Nursing home
- Continuing Care Retirement Communities (CCRC)

Independent living communities are targeted to people in their 70s and above. Amenities such as transportation, assistance with meals and household tasks are frequently provided. Units in independent living communities are both rental and for-sale with additional charges for services. These communities are not heavily regulated because they do not provide health care services. Typically, projects range in size between 20 and 250 units and are frequently associated with universities.

Assisted living communities target the more frail elderly population and are often mixed with independent living units. There is a greater emphasis on personal and health services, including meals and household tasks. Some facilities offer care for patients with Alzheimers or other forms of dementia and provide limited skilled nursing. Because of this level of health services, these communities are affected by licensing and regulations and are also eligible for financial assistance from government sources. Assisted living communities usually rent units on a monthly basis and often range in size from 50 to 70 units.

Nursing homes provide full-time nursing care for patients with serious medical problems; they are heavily regulated. The number of nursing homes has grown significantly over the years, in part due to shorter hospital stays and a growing number of elderly. Nursing homes may be combined with other types of senior housing.

Continuing Care Retirement Communities offer a combination of the housing types described above. CCRCs are designed to meet the changing needs of residents so that seniors have an opportunity to “age in place.” These communities have more than 200 units on average and vary in configuration and density, depending on their location. Residents are charged an entrance fee and pay a monthly service charge. Units are both for-sale and rent. Typically, the smallest quality CCRC

facilities serve 100 households with a mixture of housing types consisting of 70 independent residential units, 20 assisted living units, and a 60-bed nursing facility.

According to the National Investment Center for the Seniors Housing & Care Industries (NIC), there was a total of 46,131 seniors housing properties with supportive services in the United States as of 1999-2000. Together, these properties had capacity to house more than 3.4 million seniors. Fifty percent of these properties were assisted living communities, 34% were nursing facilities, 7% were independent living communities, 4% were CCRCs, and 5% offered a combination of property types.

There are seven non-subsidized retirement communities in the 15-mile Mansfield trade area that supply a combination of 499 units and beds, of which 367 are nursing care beds, 21 are assisted living units, and 111 are independent living units (see Table 8). None are CCRCs. The only facility in Mansfield itself is Mansfield Center for Nursing & Rehabilitation, which has 75 of its 98 beds dedicated to long-term nursing care. There are additional HUD-subsized facilities in the area, but they are not included in this study.

Table 8: Mansfield Area Retirement Communities

Company Name	City	Facility Information			Total
		Nursing Care Beds	Assisted Living Units	Independent Living Units	
Evangelical Baptist Home	Ashford, CT			27	27
Creamery Brook	Brooklyn, CT			84	84
Pierce Memorial Baptist Home	Brooklyn, CT	72	10		82
Regina Pacis Villa	Pomfret Center, CT		11		11
Mansfield Center for Nursing and Rehabilitation	Storrs Mansfield, CT	75			75
Woodlake at Tolland	Tolland, CT	100			100
Saint Joseph's Living Center	Windham, CT	120			120
<b>Total</b>		<b>367</b>	<b>21</b>	<b>111</b>	<b>499</b>

Source: American Association of Homes and Services for the Aging ([www.aahsa.org](http://www.aahsa.org))

Sunrise Senior Living, the largest developer of senior housing in the country, recently developed a community outside of the trade area in West Hartford. Its experience and characteristics help to shed light on the Mansfield market. Developed on four acres that it owns, Sunrise opened in early 2001 and has a capacity of 91 rental units. Rooms rent for between \$99 and \$160 per day, depending on the level of care required. The community offers a range of housing options, including independent living units, assisted living units, and advanced care for Alzheimer's patients. While the lease up period of a typical Sunrise community is 18 months, Sunrise of West Hartford has just 65 residents, leaving a 28% vacancy rate after 30 months. An executive of Sunrise attributed this slow absorption to the highly competitive market and lower population density.

Conversations with non-profit private developers suggest that demand for CCRCs can be estimated loosely by determining the number of income-qualified households (set at \$50,000 and higher) with householders aged 65 and older within a 15-mile trade area. These developers also take into consideration total assets, which are unavailable for this study. Non-profit development corporations must sell 75% of these units before they can begin construction.

Within the 15-mile Mansfield trade area, there are 2,211 households that fit these criteria, of which only 653 are 75 or older. Experienced non-profit developers anticipate achieving a 5% penetration rate of age and income qualified households, bringing the estimated demand to 110-115 units. A minimum development of 100 units is considered essential by developers to achieve the appropriate economies of scale.

Item #11

Bonnie and Daniel Glow  
1074 Storrs Road  
Storrs, CT. 06268  
(860) 429-0107  
March 2, 2004

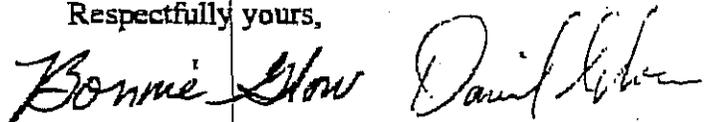
Mayor Elizabeth Paterson  
4 S. Eagleville Road  
Storrs, Mansfield CT, 06268

Dear, Mayor Paterson,

We are requesting a proclamation for the Eagle Scout award for our son, Steven Christopher Glow of Troop 56. He is now 18 years old and is preparing for his Eagle ceremony on April 25, 2004. It will be held at the Coventry Community Center, Patriot's Park, 124 Lake Street, Coventry, CT at 3:15 p.m. You are invited to attend this event if you are able to do so. This is an even more special event because he still was able to achieve the highest award of skill, determination and leadership, doing the same level of work of any Eagle candidate. Steven Glow is a young man with a language and neurological disability, which greatly impacts and challenges many aspects of his life. Steven's efforts are an inspiration to other disabled scouts. Programs that support these individuals are so important, for they can go on to reach their goals and potential where all of society benefits.

We hope that you will acknowledge this great accomplishment by proclamation or your presence. Thank you for your consideration.

Respectfully yours,



Bonnie Glow, Daniel Glow

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