

AGENDA

**Mansfield Conservation Commission
Wednesday, November 19, 2008
Audrey P. Beck Building
CONFERENCE ROOM B
7:30 PM**

1. Call to Order
2. Roll Call
3. Opportunity for Public Comment
4. Minutes
 October 15, 2008
5. New Business
 - Proposed Town Council Sustainability Committee
 - 2009 Meeting Dates
6. Continuing Business
 - Proposed UConn Composting Facility (11/19/08 Open House)
7. IWA/PZC referrals:
 - W1418 - Town of Mansfield - gas main for Middle School fuel conversion
8. Communications
 - Minutes
 - a. Open Space
 - b. PZC
 - c. IWA-*see enclosed packet*
 - d. Notice of 12/3/08 DEP Workshop "Partnering for a Green and Growing Connecticut"
 - e. Notice of 12/3/08 Workshop in Lebanon: Planning for Agriculture
 - Other Correspondence
9. Other
10. Future Agendas
11. Adjournment

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Town of Mansfield
CONSERVATION COMMISSION
Meeting of 15 October 2008
Conference B, Beck Building
DRAFT MINUTES

Members present: Peter Drzewiecki, Quentin Kessel, Scott Lehmann, John Silander. *Members absent:* Robert Dahn, Joan Stevenson, Frank Trainor. *Others present:* Grant Meitzler (Wetlands Agent).

1. The meeting was called to order at 7:40p by Chair Quentin Kessel.
2. The draft minutes of the 17 September 08 meeting, with the correction of a typo in item 6, were approved.
3. **UConn Composting.** Three sites near the Depot Campus are under consideration for a facility to compost manure from University animals (and perhaps leaves from University grounds) for use on agricultural fields. Information on the proposal will be presented to the community at a meeting on 19 November.
4. **CL&P Interstate Reliability Project.** Kessel distributed photocopies of material gleaned from CL&P's massive application, including Fig. IV-2 (showing where more electricity is needed in S. New England), Figs. IV-4 through IV-9 (showing alternative routes for delivering it), and Fig. 2-1 (comparing these alternatives). The project's aim is to deliver power to Fairfield County; there would be no benefit to NE Connecticut, save perhaps protection from region-wide power disruptions caused by excess demand elsewhere. Kessel suspects that CL&P prefers the routing through NE Connecticut ("Option A") because it judges it to be the path of least political resistance; it is up to Towns along the proposed corridor to make enough fuss to prove this judgment wrong. He has drafted a letter to the Town Council, which he will refine and circulate by e-mail. CL&P will hold an information session on its proposal on 22 October at the Mansfield Community Center.
5. **IWA referral s: W1417 (Popeleski, Bassetts Bridge & S. Bedlam Rds.)** A 3-lot subdivision is proposed. The northern portion of Lot 1 (2.4 acres) on S. Bedlam Rd. is wetland, but the house and septic system would be located more than 150 ft. from it, up a gentle slope. There is a small wetland near the road on Lot 3 (4.9 acres), about 75 ft. (and slightly downslope) from the reserve septic location. Lehmann went on the IWA field trip to the property earlier in the day and reported that the lots contain some large trees; adjusting the siting of the houses might preserve more of them. After some discussion the CC agreed unanimously on the following motion (Lehmann, Drzewiecki): No significant wetlands impact is to be expected from the proposed subdivision, but consideration should be given to adjusting house locations to preserve more of the large trees (particularly on Lot 2) and to increase set-back from the road and distance from wetlands (Lot 3).

6. **Adjourned at 8:40p.**

Scott Lehmann, Secretary
20 October 08

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MEMORANDUM

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



To: Mansfield Board of Education; Planning and Zoning Commission; Region #19 Board of Education
CC: Fred Baruzzi, Superintendent; Gregory Padick, Director of Planning; Bruce Silva, Superintendent
From: Matt Hart, Town Manager *MH*
Date: November 13, 2008
Re: Referral: A Resolution Establishing a Town Council Sustainability Committee

Please find attached a proposed resolution which is being considered by the Mansfield Town Council. Participation on the new Sustainability Committee is requested from the above noted Boards and Commissions. Your comments and hopefully commitment of support are requested before the Council acts on the resolution.

Attach: (1)

A Resolution ESTABLISHING A TOWN COUNCIL SUSTAINABILITY COMMITTEE

WHEREAS, the Town of Mansfield is a signatory to the Mayor's Initiative on Climate Change and has undertaken other initiatives to preserve the environment; and

WHEREAS, the Strategic Visioning Conference, Mansfield 2020-A Unified Vision, defined sustainability as meeting the needs of current and future generations through the integration of environmental protection, conservation, community organization and economic prosperity; and

WHEREAS, the Strategic Visioning Conference, Mansfield 2020-A Unified Vision, set a goal of reducing carbon emissions attributed to the municipal sectors of the Mansfield by 20 percent by 2010; and

WHEREAS, the Strategic Visioning Conference, Mansfield 2020-A Unified Vision, identified sustainability as a fundamental governing principle; and

WHEREAS, the Town of Mansfield has made a commitment to sustainable economic development;

WHEREAS, the Town of Mansfield is engaged in many quality of life issues in the community;

WHEREAS, the Town anticipates the development of other goals to address aspects of sustainable development in the future;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Mansfield that a permanent TOWN COUNCIL SUSTAINABILITY COMMITTEE be established.

BE IT FURTHER RESOLVED that the TOWN COUNCIL SUSTAINABILITY COMMITTEE be composed of two Council members, the Town Manager, a representative each from the K-8, R-19 and PZC and that three citizens be chosen to represent environmental protection, economic vitality, and social justice within the context of sustainability. The Chairperson shall be appointed by Council. The Town Manager will appoint two staff as non voting liaisons to the Committee. The term of office shall be four years, except that the Chairperson shall serve at the discretion of Council and staff shall serve at the discretion of the Town Manager.

BE IT FURTHER RESOLVED that the TOWN COUNCIL SUSTAINABILITY COMMITTEE be charged with maintaining a general overview of the sustainability of the Town, to specifically include the following responsibilities:

- Provide guidance and proposals to the Town Council regarding sustainability principles to be adopted by the Town Council or to be administratively implemented;
- Monitor implementation of principles and policies as adopted by the Town Council and administrative programs, and report to the Town Council annually;
- Coordinate and collaborate with Town boards and commissions, organizations, regional and state agencies to advance sustainability principles, plans, and policies established; and

- Seek information from other organizations to aid in the development of strategies, programs and initiatives that will further the sustainability goals established by the Council by policy or budgetary support of administrative programs.

This 10th day of November 2008.

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***DRAFT* CONSERVATION COMMISSION MEETING SCHEDULE 2009**

(The Conservation Commission meet the 1st Wednesday of each month, unless otherwise noted)

JAN	21	JULY	15
FEB	18	AUG	19
MAR	18	SEPT	16
APR	15	OCT	21
MAY	20	NOV	18
JUNE	17	DEC	16

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

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Gregory J. Padick

From: Sharon A. Tyler
Sent: Monday, November 10, 2008 11:29 AM
To: TownHall; Town Employees
Subject: COMMITTEE MEETING DATES - 2009



Town of Mansfield Office of the Town Clerk

To: Committe Chairman
From: Mary Stanton, Town Clerk
Date: November 10, 2008
Re: Schedule of Meeting Dates for 2009

The **FREEDOM OF INFORMATION ACT** requires:

- A **schedule of regular meetings** for the ensuing year, signed by the chairman or the secretary be filed with the Town Clerk not later than January 31st, and no such meeting shall be held sooner than 30 days after such schedule has been filed. Your list should include the exact date (not, for instance, first Monday), time and place of the meetings. In accordance with Sec. 2-21f of the general statutes, if any regular meeting falls on a holiday, such regular meeting shall be held on the next business day. A list of legal holidays is attached. In order for the Town website to reflect all regularly scheduled meetings for the year, as required by law, all meeting rooms should be reserved as soon as the schedule for the year is known.
- The **agenda of each regular meeting** must be available to the public and must be filed not less than 24 hours (excluding Saturdays, Sundays, holidays and any date on which the agency's office is closed) before the meeting in the office of the Town Clerk.
- A **notice of special meeting** must be filed in the office of the Town Clerk at least 24 hours (excluding Saturdays, Sundays, legal holidays and any day on which the office is closed) prior to the time of such meeting, and must include the business to be transacted. No business other than that listed in the notice may be considered. In addition, such written notice shall be delivered to the usual place of abode of each member of the public agency so that it is received prior to the special meeting. In case of emergency, a special meeting may be held without posting such notice, but a copy of the minutes of such emergency meeting must be filed with the Town Clerk not later than 72 hours following the meeting.

(When a meeting is cancelled for any reason, please post the cancellation as soon as possible.)

SEE ATTACHMENT FOR LEGAL HOLIDAYS

LEGAL HOLIDAYS IN THE STATE

- January 1 New Year's Day
- First Monday on or after January 15 Martin Luther King, Jr. Day
- February 12 Lincoln Day
- Third Monday in February Washington's Birthday
- Last Monday in May Memorial Day
- July 4 Independence Day
- First Monday in September Labor Day
- Second Monday in October Columbus Day
- November 11 Veterans' Day
- December 25 Christmas

Whenever any of such days occurs upon a Sunday, the Monday next following such day shall be a legal holiday and whenever any of such days occurs upon a Saturday, the Friday immediately preceding such day shall be a legal holiday. (Sec. 1-4 CT Gen. Stat.)

- *The Friday before Easter Sunday Good Friday
- *The Fourth Thursday in November Thanksgiving Day

*These days are designated by the Governor

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, November 3, 2008

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, B. Pociask, B. Ryan
Members absent: P. Kochenburger, P. Plante
Alternates present: G. Lewis
Alternates absent: M. Beal, L. Lombard
Staff present: G. Padick, Director of Planning and C. Hirsch, Zoning Agent

Chairman Favretti called the meeting to order at 7:23 p.m. Alternate Lewis was appointed to act.

Holt MOVED, Ryan seconded, to add under New Business, the communication from Keystone Companies.
MOTION TO ADD TO THE AGENDA PASSED UNANIMOUSLY.

Minutes

10/20/08- Hall MOVED, Gardner seconded, to approve the 10/20/08 minutes written. MOTION PASSED with all in favor except Goodwin who disqualified herself.

Old Business

1. Subdivision Application, Malek Manor, Lot 4, Crane Hill, File # 548-2

Hall disqualified himself. Mark Peterson, of Gardner and Peterson Associates, representing the applicant, requested that the testimony of the Inland Wetlands Agency meeting be entered into the record of the Planning and Zoning Commission meeting. Peterson stated that he submitted neighborhood notification receipts for the PZC notification, adding that all abutters received the mailing. Chairman Favretti noted no questions or comments from the Commission, staff or the public. Gardner volunteered to work with staff on a draft approval motion.

Scheduled Business:

Zoning Agent's Report:

Zoning Agent items A, B and D were noted.

C. Hall Property Update

Hirsch called attention to the copy of the letter, distributed this evening, that he sent to Hall.

Old Business Continued:

2. 3-Lot Subdivision Application, Bassetts Bridge & South Bedlam Rds, Mansfield Hollow Estates, File # 1278

Padick referenced a letter submitted this evening by the applicant requesting a 65-day extension. Holt MOVED, Gardner seconded, to approve the 65-day extension requested by the applicant. MOTION PASSED UNANIMOUSLY.

3. Request for Release of Maintenance Bond, Beacon Hill Subdivision File #1214-2

Holt MOVED, Hall seconded, that the Planning and Zoning Commission authorize the Director of Planning to take appropriate action to release \$76,000 plus accumulated interest from the maintenance bond for public improvements in the Beacon Hill Subdivision. \$5,000 shall be retained to ensure that all landscaping and wetland plantings remain in good health next spring. A new bond agreement shall be executed for this landscaping bond. MOTION PASSED UNANIMOUSLY.

4. Request to Review Existing Policy that Considers a Town Line to be a Lot Line

Item tabled, opinion of Town Attorney expected for the next meeting.

5. Proposed CL&P "Interstate Reliability Project"

(CL&P representatives and interested advisory committees and citizens invite to an 11/10/08 Town Council Meeting)

Padick summarized his memo and encouraged members to attend the Town Council's special meeting on 11/10/08 at 6:00 p.m. Padick will provide an update and feedback at the next PZC meeting.

Public Hearings:

Special Permit Application, Conversion of 1-Family to 2-Family Residence, 1620 Storrs Rd.,

Y. Ghiaei, o/a File #1276

Chairman Favretti opened the continued Public Hearing at 7:55 p.m. Members present were R. Favretti, B. Gardner, J. Goodwin, R. Hall, K. Holt, B. Pociask, B. Ryan and alternate G. Lewis. Favretti appointed Lewis to act. Padick listed the following communications received and distributed to all members of the Commission: an undated revised site plan; a 10/30/08 memo from G. Padick, Director of Planning; and an 11/3/08 memo from John Jackman, Fire Marshal. Padick called attention to the address that Mr. Ghiaei reported as his residence (286 Hanks Hill Road) to the Fire Marshal, which differs from the address given on his application, and the number of individuals residing at the property. Padick relayed that as of 11-3-08 the Fire Marshal's office has made no determination regarding re-occupancy of the structure.

Favretti noted that the applicant was not present this evening, and that there were no further questions from the public or the Commission. Hall MOVED, Holt seconded, to close the Public Hearing at 8:02 p.m.

MOTION PASSED UNANIMOUSLY.

Hall volunteered to work with staff to draft a motion.

New Business:

1. Consideration of 2009 Meeting Schedule

Favretti noted a revised 2009 Meeting schedule distributed to members this evening. Favretti MOVED, Hall seconded, that the Planning & Zoning Commission approve the 2009 meeting schedules for the Planning and Zoning Commission and Inland Wetlands Agency. MOTION PASSED UNANIMOUSLY.

2. Discussion regarding Zoning of Land on Pleasant Valley Road and Mansfield Avenue.

Padick updated the Commission that the Husseys responded that they will be able to attend on 12/15/08. It was noted that Commission members will only be allowed to ask questions, but comments will not be permitted. Goodwin, who was not be present at the 10/20 meeting when the Commission voted to invite the Husseys, stated that she feels that holding this meeting with the property owner is inappropriate.

3. Request for filing extension, Quiet Meadow Subdivision File # 1108-2

Holt disqualified herself. Pociask MOVED, Hall seconded, that the Planning and Zoning Commission, pursuant to Section 6.5 of the Subdivision Regulations, grant a second ninety-day extension for filing final subdivision plans for the Quiet Meadow Subdivision (File #1108-2). MOTION PASSED UNANIMOUSLY.

4. Keystone Companies, LLC, Ponde Place

Padick summarized the communication distributed this evening stating that Keystone is looking to serve the proposed development with a community well. Padick suggested requesting an Environmental Review Team (ERT) to conduct an environmental study of the proposed area. The consensus of the PZC was to have Padick submit a request for a review to the Connecticut E.R.T.

Reports of Officers and Committees:

None noted.

Communications and Bills:

Hirsch called attention to the ZBA Notice. He spoke with ZBA Chairman Pellegrine who stated that technology has evolved since the regulation was created regarding satellite dishes, and she suggested that the substantial buffers associated with this regulation be revisited.

Adjournment:

Favretti declared the meeting adjourned at 8:26 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

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DEP is Offering a Half-day Workshop

Partnering for a "Green and Growing" Connecticut

Are you:

- Interested in making better land use decisions for your community?
- Curious about low impact development?
- Intrigued by transit oriented development?
- Concerned with growing your community's open space?

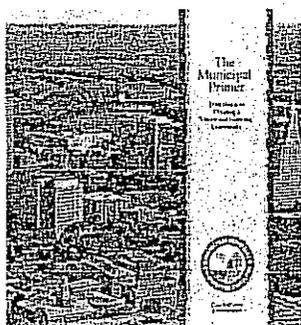
If any of these questions resonate with you, this no-cost half-day workshop is for you.

Who should attend:	Chief Elected Officials, Municipal Land Use Officials, Municipal Land Use Staff
When:	December 3, 2008, 9:00 to 12:30
Where:	DEP Main Headquarters, 79 Elm Street, Hartford, CT
What:	Deputy Commissioner's Forum Panel Discussion with <ul style="list-style-type: none"> • Department of Environmental Protection • Department of Transportation • Department of Economic and Community Development • Office of Policy and Management

This will be followed by a series of short sessions on a variety of land-use related topics.

To register: send your name, title and contact information, to Ms. Lori Leniart via e-mail at lori@elkinsonsloves.com or by phone at 860-674-5224.

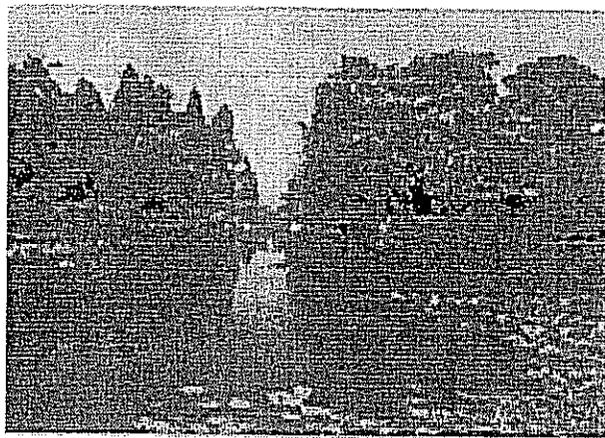
Please register early, space is limited.
Walk-ins will be accommodated only if space allows



This workshop is sponsored by the
Department of Environmental Protection
in association with the recent release of
*The Municipal Primer Your Guide to Creating
a "Green and Growing" Community.*

Available online at www.ct.gov/dep/municipalprimer

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BULLETIN



THE VOICE OF LOCAL GOVERNMENT

CONNECTICUT CONFERENCE OF MUNICIPALITIES

900 CHAPEL STREET, 9th FLOOR, NEW HAVEN, CT 06510-2807 PHONE (203) 498-3000 • FAX (203) 562-5314

www.ccm-ct.org Your source for local government management information on the Web

October 29, 2008 No. 08-07

CCM WORKSHOPS SCHEDULED: PLANNING FOR AGRICULTURE

Clinton, Durham, Lebanon, New Milford, Orange, Simsbury, Somers, Stonington, Weston

All are invited to attend: local officials, municipal employees,
members of the agriculture community, and members of the public

To help roll out the new publication, *Planning for Agriculture: A Guide for Connecticut Municipalities*, CCM is hosting workshops in nine locations across the state in early December.

The workshops will be open to *local officials, local employees, members of the agriculture community, and members of the public*. Please distribute this notice as widely as possible.

This joint publication by CCM and the American Farmland Trust (AFT), funded in part by the Connecticut Department of Agriculture and the Hartford Foundation for Public Giving, is a tool to assist local governments in preserving and protecting agriculture in Connecticut - as a part of our landscape, our economy, and our natural resources.

The workshops will expand on the information provided in this 62-page guide - which is divided into six simple yet informative sections, meant to help the interested parties fully understand the issues facing agriculture in Connecticut, what it means to an individual municipality, and what steps can be taken to support agriculture in our state - and help participants begin these important discussions on the local level.

Workshop attendees will be provided a copy of the new guide, which can also be downloaded from:

www.ctplanningforagriculture.com

PLANNING FOR AGRICULTURE WORKSHOPS HELD ACROSS THE STATE

Please forward information about these important workshops to: *local officials, municipal employees, members of the agriculture industry, and members of the public.*

Thursday, December 4, 2008

10:00 am to 12:00 Noon
Lebanon Historical Society Museum
856 Trumbull Highway (Rt 87), Lebanon

Friday, December 5, 2008

10:00 am to 12:00 Noon
Orange Town Hall
617 Orange Center Road, Orange

Tuesday, December 9, 2008

10:00 am to 12:00 Noon
Simsbury Town Hall
933 Hopmeadow Street, Simsbury

Wednesday, December 10, 2008

10:00 am to 12:00 Noon
Somers Town Hall
600 Main Street, Somers

Thursday, December 11, 2008

10:00 am to 12 Noon
Weston Town Hall
56 Norfield Road, Weston

Monday, December 15, 2008

10:00 am to 12 Noon
New Milford Town Hall
10 Main Street, New Milford

Wednesday, December 17

10:00 am to 12 Noon
Clinton Town Hall, Clinton
54 East Main Street

-and-

2:00 pm to 4:00 pm
Stonington Police Station
173 South Broad Street, Pawcatuck

Thursday, December 18

6:00 pm to 8:00 pm
Durham Town Hall
30 Town House Rd., Durham

##

If you should have any questions regarding this bulletin, please contact Kachina Walsh-Weaver of CCM via email kweaver@ccm-ct.org - or- (203) 498-3000.

RESPONSE FORM

PLANNING FOR AGRICULTURE WORKSHOP

Please select the date you wish to attend:

- Thursday, December 4, from 10:00 am to 12:00 Noon—Lebanon Historical Society Museum, Lebanon
- Friday, December 5, from 10:00 am to 12:00 Noon—Orange Town Hall
- Tuesday, December 9, from 10:00 am to 12:00 Noon—Simsbury Town Hall
- Wednesday, December 10, from 10:00 am to 12:00 Noon—Somers Town Hall
- Thursday, December 11 from 10:00 am to 12 Noon—Weston Town Hall
- Monday, December 15, from 10:00 am to 12:00 Noon—New Milford Town Hall
- Wednesday, December 17, from 10:00 am to 12:00 Noon—Clinton Town Hall
- Wednesday, December 17, from 2:00 pm to 4:00 pm—Stonington Police Station, Pawcatuck
- Thursday, December 18, from 6:00 pm to 8:00 pm—Durham Town Hall

Please return to:

Carolyn Ryan
CT Conference of Municipalities
900 Chapel Street, 9th Floor
New Haven, CT 06510

Name: _____

Municipality: _____ Position (if applicable): _____

Address: _____

Fax (203) 498-5838

crvan@ccm-ct.org

Email: _____ Phone: _____

