

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, Monday July 6, 2009, 7:30 p.m.
(or upon completion of Inland Wetland Agency Meeting)
Council Chambers, Audrey P. Beck Municipal Building

Minutes

6/15/09

Scheduled Business

Zoning Agent's Report

- A. Monthly Activity Report
- B. Enforcement Update
- C. Hall Property Old Mansfield Hollow Rd; DeBoer Property, Storrs Rd
- D. Other

7:30 p.m. Public Hearing

Application to Amend the Zoning Map and Special Permit Application for a Proposed 35 Unit Multi-Family Development, Whispering Glen, LLC, 73 Meadowbrook Lane, PZC Files #1283 and #1284

(Consideration of request to extend public hearing period)

Report from Director of Planning

7:45 p.m. Public Hearing

Special Permit Application, Efficiency Unit, 48 Puddin Lane, P & A Veilleux owners, Spring Hill Properties applicant, File #1288

Reports from Director of Planning and EHHD

Old Business

1. **Draft Revisions to the Zoning and Subdivision Regulations File #907-31**
(Public Hearing closed on 6/15/09)
2. **Gravel Permit Renewals**
 - A. **Banis property on Pleasant Valley Road File #1164**
 - B. **Hall property on Old Mansfield Hollow Road File #910-2**
3. **Gravel Permit Renewal/Modification Request, Green Property, 1090 Stafford Road PZC File #1258**
Memos from Director of Planning and Assistant Town Engineer
4. **Site Modification Request for driveway and parking revisions, 1244 Storrs Rd, Storrs Associates o/a, File #888-2**
Reports from Director of Planning, Assistant Town Engineer, Fire Marshal
5. **Draft 2009 Windham Regional Land Use Plan**
Report from Director of Planning
6. **2009 Draft Update: Planning Acquisition and Management Guidelines**
Report from Director of Planning
7. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue**
Report from Director of Planning
8. **Other**

New Business

1. **Eagleville Brook Impervious Surface TMDL Project**
(Notice of 7/14/09 9am stakeholder meeting)
Report from Director of Planning
2. **Other**

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Other

Communications and Bills

1. Notice of 7/8/09 ZBA Meeting
2. 6/22/09 Town Manager's Report
3. UConn 2008 Annual Water Quality Report
4. Other

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Monday, June 15, 2009 Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin (7:05pm - 9:26pm), R. Hall, K. Holt (7:18 p.m.), P. Plante, B. Ryan
Members absent: P. Kochenburger, B. Pociask
Alternates present: M. Beal
Alternates absent: G. Lewis, L. Lombard
Staff Present: Gregory Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:05 p.m. Alternate Beal was appointed to act.

Minutes:

6/1/09-Hall MOVED, Gardner seconded, to approve the 6/1/09 Minutes as written. MOTION PASSED with all in favor except Ryan and Plante who disqualified themselves. Beal noted that he listened to the tapes.

6/8/09-Gardner MOVED, Hall seconded, to approve the 6/8/09 field trip minutes as written. MOTION PASSED with Gardner, Hall and Favretti in favor and all others disqualified.

Zoning Agent's Report:

Hirsch stated that he visited the Hall site today and most of the items seen on the 6/8/09 field trip have been removed. He added that more items were on the trailer to be taken away later that day, weather permitting. Hirsch stated that he is pleased with the progress and expects more to be done within a week.

Old Business:

- 1. Special Permit: Expansion of a dwelling unit, 8 Hanks Hill Rd. Block Properties, LLC, File #1272**
Goodwin MOVED, Hall seconded, to approve with conditions the special permit application (File #1272) of Block Properties, LLC., for an expansion of an existing house located at 8 Hanks Hill Road as shown on plans dated 9-15-08, as revised to 5/30/09, as presented at Public Hearings on 5/18/09 and 6/1/09 and as described in 5/15/09 and 5/25/09 letters from the applicant and other application submissions. This approval is granted because the application as 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:
 - Any change in the plans, as approved, shall require review and approval of the PZC Chairman with staff assistance. Any significant change shall require PZC approval.
 - Inland Wetland Agency approval requirements shall be addressed on final plans.
 - The proposed retaining wall east of the expanded house shall be engineered and constructed in accordance with Building Code requirements.
 - To help prevent safety problems, the proposed railing system to be secured to the top of the retaining wall east of the expanded house shall be extended toward the driveway accessing the mobile home units. All segments of wall exceeding a height of thirty (30) inches shall include a railing. This requirement shall be incorporated onto the final site plan.
 - Existing trees and brush located west of the subject house shall be retained to help buffer the mobile homes located on the subject property. The final plans shall accurately depict existing trees and vegetation and all parking spaces west of the house shall be located at least five (5) feet from the existing vegetation. This required buffer shall be defined with railroad ties or other barriers acceptable to the PZC Chairman with staff assistance.

6. As labeled on the 5/30/09 site plan, all parking spaces along Hanks Hill Road shall be parallel to the road, shall be 22 x 8 feet in size and shall have a gravel or stone surface. The final plan shall eliminate any parking in front of the entry door and adjacent landscaped areas. A physical barrier, acceptable to the PZC Chairman with staff assistance shall be placed on each side of this entry area to prevent unauthorized parking. This requirement will restrict up to one (1) parking space east of the entry area. Up to four (4) additional spaces may be situated west of the entry provided the spaces do not conflict with the vegetated buffer requirements contained in condition #5. The final plans shall incorporate these parking requirements.
7. The property owner and tenants shall monitor parking patterns in the gravel/stone parking area to help encourage parking in the approved pattern. Appropriate signage, approved by the PZC Chairman with staff assistance, shall be installed to encourage approved parking patterns.
8. The final plans shall clarify that the landscape areas adjacent to the front entry shall include a landscape stone mulch finish surface similar to the larger landscape area east of the house expansion.
9. All site work, including the retaining wall and rail system, the landscape improvements and parking barriers, shall be installed prior to the issuance of a Certificate of Compliance for the house addition and shall be maintained by the property owner.
10. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records.

MOTION PASSED UNANIMOUSLY.

2. Subdivision Application, 3 lots, Wormwood Hill Rd, K. Hallock o/a, , File #1285

Hall MOVED, Gardner seconded, to approve with conditions the subdivision application (File #1285), of Kathryn Hallock, for three lots, on property owned by the applicant, located on Wormwood Hill Road, in an RAR-90 zone, as submitted to the Commission and shown on plans dated 3/20/09 as revised to 5/22/09.

This approval is granted because the application, as hereby approved, is considered to be in compliance with the Mansfield Subdivision Regulations. Approval is granted with the following conditions:

1. Final plans shall be signed and sealed by the responsible surveyor, engineer, landscape architect and soil scientist.
2. Pursuant to subdivision regulations, particularly Sections 7.5 and 7.6, this action specifically approves, subject to revisions noted below, the depicted Building Area and Development Area Envelopes and setback waivers for Lots 1, 2 and 3. Unless the Commission specifically authorizes revisions, the approved 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 specifically Noticed on the Land Records and the deeds for the subject lots. This condition also shall be incorporated onto the final plans replacing Note 10 and the first sentence of Note 11 on Sheet #2.
3. Two specimen trees along Wormwood Hill Road along the common drive for Lots 1 and 2 have been identified to be saved. No work on this common driveway shall begin until a protective barrier has been placed around the specimen trees identified to be saved and the barrier has been found acceptable to the Zoning Agent. In conjunction with the filing of final maps, Notice of this condition shall be filed on the Land Records and referenced in the deeds of the subject lots.
4. This approval accepts the applicant's proposed dedication of conservation easements as appropriate to address the open space dedication requirements of Section 13 for the subject 3-lot subdivision. Conservation easement documents shall be approved by the Director of Planning and Town Attorney and filed on the Land Records in association with final plans. The easements shall utilize the Town's model format.

5. This approval authorizes the proposed common driveway for Lots 1 and 2. A common driveway easement that addresses maintenance and liability issues, including the maintenance of depicted driveway sightlines, shall be submitted to the Planning Office for approval by the PZC Chairman, with staff assistance, and the Town Attorney. The common driveway work shall be completed or bonded in an amount and form acceptable to the PZC Chairman, with staff assistance, before the filing of the subdivision plan, pursuant to Section 7.10.e.
6. The following map revisions shall be incorporated onto final plans.
 - a. The final plans shall incorporate the Landscape Assessment notations regarding the scenic character along Wormwood Hill Road.
 - b. The depicted BAE's shall be enlarged on the subject lots to provide more flexibility for siting structures. Final BAE's shall be approved by the PZC Chairman with staff assistance.
7. 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, including submittal in digital format, a right-of-way deed for land along Wormwood Hill Road, a common driveway easement for Lots 1 and 2, conservation easements and a Notice on the Land Records to address conditions 2, and 3 (with any associated mortgage releases) shall be submitted to the Planning Office 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;
 - b. All monumentation (including delineation of the conservation easement with Town markers every 50 to 100 feet on perimeter trees or on cedar posts) with Surveyor's Certificate, 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, Efficiency Unit, 19 Hillside Circle, J. Watt & A. Welch owners, B. Briggs applicant, File #1287

Chairman Favretti opened the Public Hearing at 7:20 p.m. Hall disqualified himself. Members present were Favretti, Gardner, Goodwin, Holt, Plante, Ryan and alternate Beal who was appointed to act. Padick read the legal notice as it appeared in the Chronicle on 6/1/09 and 6/9/09, and a 6/11/09 communications from the Director of Planning.

William Briggs, applicant, presented the neighborhood notification return receipts noting 23 out of 24 were received. Briggs was asked how many residents were proposed for the unit; he answered two.

Sam Pickering, 23 Hillside Circle, questioned how many cars will be parked at the site. He also expressed concern over the growing number of houses with apartments rented to students.

Favretti noted no further comments or questions from the public or the Commission. Plante MOVED, Gardner seconded, to close the public hearing at 7:28 p.m. MOTION PASSED with all in favor except Hall who had disqualified himself.

Ryan MOVED, Holt seconded, to approve with conditions the special permit application (file #1287), of A. Welch and J. Watt, for an efficiency apartment on property located at 19 Hillside Circle, in an R-90 zone, as

submitted to the Commission and shown on site and floor plans dated 5/6/09 and other applicant submissions, and as presented at a Public Hearing on 6/15/09.

This approval is granted because the application, as hereby approved, is considered to be in compliance with Article X, Section M, Article V, Section B, and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements and limitations on the number of residents in an efficiency unit;
 2. This Special Permit shall not become valid until filed upon the Land Records by the applicant.
- MOTION PASSED with all in favor except Hall who had disqualified himself.

Public Hearing:

Draft Revisions to the Zoning and Subdivision Regulations File #907-31

Chairman Favretti opened the Public Hearing at 7:30 p.m. Members present were Favretti, Gardner, Goodwin, Hall, Holt, Plante, Ryan and alternate Beal who was appointed to act. Padick read the legal notice as it appeared in the Chronicle on 6/1/09 and 6/9/09. Padick read into the record a 6-4-09 letter from M. Paquette, WINCOG Executive Director, and referenced the following communications received and distributed to all members of the Commission: an undated letter from F. Philip Prelli, Commissioner, CT Department of Agriculture; an undated letter from Dan Naumec; a 6-15-09 letter from Joan Nichols, Government Relations Specialist, CT Farm Bureau Association; a 6-15-09 letter from Mansfield Town Attorney, Dennis O'Brien; a 6-15-09 letter from Helen Koehn; 6-11-09 comments from Conservation Commission's 5/20/09 meeting; a 6-11-09 memo from Director of Planning; a 6-10-09 memo from Zoning Agent; a 6-10-09 memo from Fire Marshal, John Jackman; a 6-10-09 letter from Bonnie Glow, 1074 Storrs Road; 5-19-09 comments from Open Space Preservation Committee; and 5-13-09 comments from Agricultural Advisory Committee.

Padick reviewed the Commission's 4-27-09 Draft Revisions to the Zoning and Subdivision Regulations and outlined a brief history of the procedure that led up to tonight's Public Hearing. With 14 regulations changes to be brought before this hearing, Favretti asked for any questions or clarifications from the public regarding the first change: the keeping of animals.

Jim Stearns, 153 Stearns Road, asked for clarification if farms larger than 5 acres will be impacted by the changes.

Sarah Trickett wanted to know who drafted the changes and what sources of information were used.

Ed Austin, 844 Storrs Road, wondered if a property such as his, which is under 5 acres, would be in violation, or would it be considered a pre-existing, non-conforming use.

Simon Wells questioned if permits would be necessary and what the cost would be.

Ed Wazer, 259 Maple Road, expressed concern that this would be restrictive for commercial businesses.

Cynthia Chotkowski, E.O. Smith Vo-Ag Teacher, reviewed in detail the concerns she has with the legality of the regulations, qualifications of the Zoning Agent to implement the regulations, and the effect that these changes will have on students and their projects. She reviewed what she teaches as Urban Agriculture and Sound Science Practices which she does not feel these regulations support. She felt that size-requirements for shelters should be changed and that breeding rams and guinea hens should be allowed. She also felt that agriculture is exempt from wetlands regulations and that excluding the wetlands in calculating the lot size is illegal in her opinion. She requested that the PZC reconsider these regulations and work with state agencies to develop agriculturally friendly regulations.

Amy Steigel, President of the CT Horse Counsel, applauded the PZC for initiating changes and for realizing that the regulations needed to be revised; however she did not feel enough information was given to or collected by the PZC to properly address the specific needs of animals. She felt that the 100-foot setback was too onerous. She also expressed concern for the lack of training of the zoning enforcement officer to

adequately enforce these regulations. She suggested that contacting the State Department of Agriculture and the State Veterinarian would be helpful in developing these new regulations. .

Donna Naumac, 666 Browns Road, expressed in detail her concern for the limited number of small animals allowed per acre and the regulation's negative effect on youth projects. Naumac read comments from a letter she submitted to the Commission, which emphasized that rabbits are considered pets, not farm animals.

Al Cyr, Agricultural Committee of Mansfield, read from a letter he submitted, and he requested that the Animal Regulations be sent back to the Regulatory Review Committee for further study, and that the Committee should meet with the Agriculture Committee to further discuss these regulations.

Ed Wazer, 259 Maple Road, expressed concern with the five-acre provision and structure requirements. He noted that guinea hens are effective in controlling the ticks that carry Lyme disease.

Denise Berhstead, 268 Warrenville Road, stated that in these tough economical times more people are trying to conserve costs by growing (and selling) their own food and that the proposed regulations will affect this.

Barbara Cornell, North Windham Road, thanked the PZC for the time they put into revising the regulations but noted that changing the acreage size for keeping animals limits those who would like to purchase land/houses in this town, noting the cost of owning a property of that size. She does not feel that the proposed regulations promote agriculture.

Kathleen Patterson, resident of 26 Crystal Lane, expressed concern that lower income families can't afford to purchase property with the acreage proposed for agriculture.

Aren Monihan, feels five acres or more are too restrictive.

Carolyn Stearns, Mansfield City Road, stated that young people learn responsibility through agricultural projects, and they then grow to be responsible citizens in the community.

Christopher Swift, 112 Puddin Lane, expressed concern for the animal units per square feet, noting that he keeps guinea hens for tick control. He also noted as a small scale bee-keeper these provisions discourage agriculture and small scale farming.

Joan Nichols, Government Relations Specialist, CT Farm Bureau Association, stated that these regulations are not farm friendly and that the PZC should consider the comments in her letter and offered her willingness to assist with a re-write.

Amanda Dainton, 96 Mansfield City Road, is concerned with the limitations these changes put on school projects.

Carol Pellegrine, Clover Mill Road, stated that under these regulations her family would not have had the opportunity to raise the "family pets." As ZBA chairman, she feels that phrases like "similar sized" are ambiguous, making enforcement difficult. She commended the PZC on the changes to boundary lines with Towns, satellite dishes, but she requested that the regulations concerning common driveways remain as currently written.

Charlie Dainton, 96 Mansfield City Road, is concerned about the effect of these proposed regulations on youth projects, 100-foot setback-buffers, the zoning agent's training and authority, and why the PZC uses 40,000 square feet instead of a true acre. He felt that the proposed changes should include abutting land-owners combining their properties to form larger fields without setbacks.

Jeanne Allie, 31 Cedar Swamp Road, noted that she has less than two acres, raises vegetables and chickens, and has never had any complaints from neighbors.

Scott Houle, Middle Turnpike, asked about the term "animal units".

Chairman Favretti asked if there were further comments on other proposed regulations.

Charles Dainton, 96 Mansfield City Road, encouraged passage of the proposed regulation regarding storage for home occupations.

Chairman Favretti noted no further comments or questions from the public or the Commission. Plante MOVED, Gardner seconded, to close the Public Hearing at 9:35 p.m.

MOTION PASSED UNANIMOUSLY.

Public Hearing:

Gravel Permit Renewals:

Chairman Favretti opened the Public Hearing at 9:40p.m. Members present were Favretti, Gardner, Hall, Holt, Plante, Ryan and alternate Beal who was appointed to act. Padick read the legal notice as it appeared in the Chronicle on 6/1/09 and 6/9/09, and noted the following communication received and distributed to all members; a 6/10/09 report from Curt Hirsch, Zoning Agent, and a 6/11/09 report from the Assistant Town Engineer. Padick noted that the Green property was not advertised and a modification plan is expected for the 7/6/09 meeting at which time we will advertise the modification and renewal and hold a public hearing.

A. Banis property on Pleasant Valley Road File #1164

Mr. Banis updated the PZC regarding the future area of rock removal, noting that silt fence will be placed at the bottom of the slope prior to any disturbance. He noted no change in equipment. He plans to blast a 30' x 100' area requiring possibly two to three blasts. Favretti noted no further questions or comments by the public or the PZC.

B. Hall property on Old Mansfield Hollow Road File #910-2

Mr. Hall noted there had been very little activity, as stated in the report by D. Aubrey, Towne Engineering. Hirsch reminded the PZC that we waived the mapping two years in a row and eliminated water testing, therefore these reports are not required at this time. Favretti noted no further questions or comments by the public or the PZC.

Plante MOVED, Holt seconded, to close the public hearing at 9:50 p.m. MOTION PASSED UNANIMOUSLY. Holt volunteered to work on motions.

Gardner MOVED, Ryan seconded, to extend the Green Gravel Permit in its current form to the 8/3/09 meeting. MOTION PASSED UNANIMOUSLY.

New Business:

1. Request for Approval Modification, Clark Subdivision File #1280

Hall MOVED, Gardner seconded, that after considering the proposed subdivision layout, site and neighborhood characteristics, the characteristics of Whetten Woods and particularly its lack of frontage, the open space provisions of Section 13 (particularly subsections 13.1.4, 13.1.7 and 13.7), and the applicant's desire to retain existing agricultural uses, the PZC has determined that the required open space dedication shall be implemented in two phases as requested by the applicant. As an initial dedication, the open space parcel as depicted on submitted plans shall be deeded to Joshua's Trust in association with the filing of the subdivision. Subsequently, if and when Lot 3 is resubdivided, a second dedication shall be required. This second dedication shall add an access strip to link the Joshua's Trust property to Farrell Road. Unless an alternative width or location is specifically approved by the PZC, this access strip shall be at least 25 feet wide and shall be located between Lots 2 and 3.

The addition of lot frontage for the open space parcel will allow for an additional trail connection between Farrell Road and the existing Whetten Woods trails. Such a trail link will benefit residents of the subdivision and other neighbors along Farrell and Hanks Hill Roads. The potential dedication of lot frontage for the open space parcel has been delayed, at the request of the applicant, until such time as Lot 3 is resubdivided, in order to encourage and facilitate the applicant's desire to retain and continue into the future the existing agricultural use that has been established for many decades at this location.

The requirement for a second open space dedication if and when Lot 3 is subdivided shall be noted on the final plans. In addition, this condition shall be filed on the Land Records and any new deeds for a Lot 2 and/or 3. MOTION PASSED UNANIMOUSLY.

Old Business:

3. **Application to Amend the Zoning Map and Special Permit Application for a Proposed 35 Unit Multi-Family Development, Whispering Glen, LLC, 73 Meadowbrook Lane, PZC Files #1283 and #1284**
Item tabled until 7/6/09 Continued Public Hearing.
4. **Special Permit Application, Efficiency Unit, 48 Puddin Lane, P & A Veilleux owners, Spring Hill Properties applicant, File #1288**
Item tabled until 7/6/09 Public Hearing.
5. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue**
Item tabled.
6. **PZC Member Vacancy: Mansfield Community Quality of Life Committee**
The consensus of the PZC was to report that at this time there were no PZC volunteers able to fill this vacancy.

New Business:

2. **Draft 2009 Windham Regional Land Use Plan**
No action deemed necessary at this time.
3. **Request for Bond Release, Beacon Hill Subdivision, File #1214-2**
Hall MOVED, Holt seconded, that the PZC authorizes the Director of Planning to take appropriate actions to release a \$5,000 cash bond that was posted with the Town to ensure that all landscaping and wetland plantings are in good health in the spring of 2009, for the Beacon Hill Subdivision, file #1214-2. MOTION PASSED UNANIMOUSLY.
4. **Request for Site Modification, Hillel at UConn, 54 N. Eagleville Road, File #1289**
Gardner MOVED, Holt seconded, That the PZC Chairman and Zoning Agent be authorized to approve the modification request of Hillel at UConn for building and site improvements as depicted on a 6/3/09 site plan as prepared by Smyth Associates Architects, as described in a 6/3/09 letter from H. Zachs, subject to the following conditions:
 1. All drainage improvements shall be coordinated with the University of Connecticut Facilities Department.
 2. All building and fire code requirements shall be met.
 3. This action waives sideline setback provisions for the entry additions, pursuant to the provisions of Article X, Section A.4.d. This waiver is based on existing site and neighborhood characteristics.MOTION PASSED UNANIMOUSLY.
5. **Site Modification Request for driveway and parking revisions, 1244 Storrs Rd, Storrs Associates o/a, File #888-2**
Tabled, to be referred to staff.
6. **8-24 Referral: Walkway and Streetscape Improvements, Storrs Rd, Town Mansfield, Applicant**
Holt MOVED, Hall seconded, to adopt the following resolution:
RESOLVED, that the Planning and Zoning Commission of the Town of Mansfield approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Walkway and streetscape improvements along the western side of Storrs Road (Connecticut Route 195) approximately from its intersection with Bolton Road to the Liberty Bank Plaza property, walkway and streetscape improvement along Flaherty Road approximately from its northern intersection with Storrs Road to its intersection with Storrs Heights Road, and related work and improvements,

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

Adoption of the resolution PASSED UNANIMOUSLY.

7. **2009 Draft Update: Planning Acquisition and Management Guidelines**

Padick discussed updates and changes that are proposed to the Planning Acquisition and Management Guidelines. No action was deemed necessary at this time.

8. **2009 Vacation Schedule**

Holt MOVED, Gardner seconded, that due to vacation schedules, the PZC cancel its August 17, 2009 Meeting. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

None noted.

Communications and Bills:

Noted.

Adjournment:

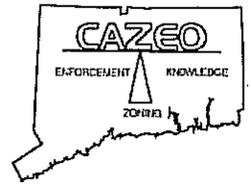
Favretti declared the meeting adjourned at 10:15 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent *CH*
Date: July 1, 2009

MONTHLY ACTIVITY for June - 2009

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Gormley	853 Storrs Rd.	in-ground pool
Samuels	283 Wormwood Hill Rd.	rear deck
Roberge	66 White Oak Rd.	rear deck
Veilleux	48 Puddin La.	house & garage addition
Valley View LLC	1559 Stafford Rd.	add dwelling unit
Elder	1017 Warrenville Rd.	sunroom
Bagwell	Lot 1 Chaffeeville Rd.	studio
Leonard	126 Meadowbrook La.	rear deck
Glode	777 Stafford Rd.	2-car garage
Ghiaei	1620 Storrs Rd.	enlarge bedroom
Kissane	80 Stafford Rd.	portable pool
Block	8 Hanks Hill Rd.	house addition
Tucker	47 Saw Mill Brook La.	handicap ramp
Cheney	42 Oak Dr.	pool & house addition
Cheney	42 Oak Dr.	lot line revision
Enggas	58 Mountain Rd.	handicap ramp
Ericson	33 Holly Dr.	screen porch
Zhang	124 Spring Hill Rd.	2-car garage

CERTIFICATES OF COMPLIANCE

Quimette-Builders	280 Woodland Rd.	1 fm dw
Mansfield Academy of Dance	871 Stafford Rd.	dance studio
Panagopoulos	1568 Storrs Rd.	1 fm dw
Sweeney	7 Eastwood Rd.	shed
Mama	10 Meadowood Rd.	shed
Samuels	283 Wormwood Hill Rd.	deck
Town of Mansfield	Community Center	co-generation unit
Pearson	166 Atwoodville Rd.	enclose porch
Stanley	1 Sharon Dr.	replacement home
Roberge	66 White Oak Rd.	enlarge deck
Tucker	47 Saw Mill Brook La.	handicap ramp
Soltesz	106 Fern Rd.	mud room
Soltesz	106 Fern Rd.	sun room

Sawtelle
Moskowitz
Hebert
Dunnack
Sholes
Mutch
Marquis
Kissane

74 Browns Rd.
117 Stone Mill Rd.
57 Stone Ridge La.
127 Stafford Rd.
636 Mansfield City Rd.
458 Middle Tpke.
1663 Stafford Rd.
80 Stafford Rd.

1 fm dw
house additions
above pool & deck
outdoor wood furnace
2-car garage
above pool w/deck
3-car garage
portable pool

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning 
Date: 7/2/09
Re: Whispering Glen Applications PZC Files #1283 & 1284

Attached please find a request to extend the Public Hearing period on the subject Zone Change and Special Permit applications by an additional 30 days. A similar request has been submitted to the Inland Wetland Agency. Previously, the PZC and IWA approved 35 day extensions of the Public Hearing periods. With the additional 30 days, the period for closing the Public Hearings would be extended until August 12th.

Since the June 1st Public Hearing, staff members have met twice with the applicant to review issues raised during the review process. We have been informed that revisions are being made but more time is needed before re-submittal for PZC consideration. It is understood that the revised plans are expected to be ready for the July 20th meeting. A public hearing continuation to the 20th is recommended and, as necessary, the hearing can be further continued until the August 3rd meeting. This should allow for adequate review time before the hearing closing deadline of August 12th. The following motion has been drafted for the PZC's consideration:

That the Commission accept the applicant's request for an additional thirty (30) day extension of the Public Hearing period for the Whispering Glen zone change and Special Permit applications (PZC Files #1283 and 1284). Furthermore, that the Public Hearings on these applications be continued until July 20, 2009.



Development Solutions, L.L.C.

33 East Town Street, Norwich, Connecticut 06360
Fax: (860) 204-0652 • Phone: (860) 204-0248
dev.soln@sbcglobal.net

TO: Planning and Zoning Commission

June 30, 2009

**FROM: Pat Lafayette
Project Engineer/Agent**

RE: Whispering Glen Condominium

My client, Whispering Glen LLC, has requested me to write the Commission in order to grant the Commission a 30-day time extension on the public hearing process for this application.

June 30, 2009

Dear Mr. Radick,

I want to voice my opinion about
The Whispering Glen Proposal on Meadow-
brook Lane.

I am the home owner of 76 Meadow-
brook Lane, I don't reside there
presently, but my daughter and her
family do.

Naturally I have numerous concerns
about the proposed 35 units. It
all seems way too reckless of a plan. Perhaps
something on a much smaller scale
would be more appropriate 10-12 units

If young families move in where do
children play? The proposed site
is will be too constricted. How
about fewer condos & more green?

I'm unable to attend the public
hearing on July 6th but wanted you
to get my feelings on the matter.

Sincerely,

tel 860 423 5312

Kathleen Berma

PAGE
BREAK

**TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT**

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission
From: Gregory J. Padick, Director of Planning
Date: July 2, 2009
Re: Special permit application, Veilleux efficiency unit, 48 Puddin Lane,
Spring Hill Properties LLC., applicant, File #1288



The following comments are based on a review of submitted information (undated Statement of Use, 5/22/09 plot plan and 5/12/09 floor and elevation plans prepared by the applicant and other application submissions), and a review of pertinent zoning regulations, particularly Article X, Section M and Article V, Section B.

General

The subject application seeks special permit approval for an efficiency unit in association with an existing single-family home on property located at 48 Puddin Lane. The efficiency unit will be located in a proposed building addition, which will consist of a 256 square foot sunroom, the efficiency (672 square feet) and a covered porch. An expansion of an existing garage also is proposed. The efficiency unit will be about 22 percent of the expanded residential structure (35% is allowed). As per regulatory standards, the efficiency unit will have separate bathroom and kitchen facilities, and interior access between the single-family unit and efficiency unit. Interior access would be provided through the new sunroom and exterior access is proposed through the covered porch. The submitted floor plans for the efficiency unit depict a kitchen/living room area, bedroom, bathroom and laundry room. No significant site work is proposed.

The subject site is 7 acres in size (30,492 square feet) and is located in an R-20 zone. The property is served by public water and 30,000 square feet of land is required for an efficiency unit to be authorized. The existing house is not within designated flood hazard area or within regulated wetland areas. It is not within the Willimantic Reservoir drainage basin but is in a depicted stratified drift aquifer area. The subject neighborhood primarily consists of single-family houses. More information about the proposal is contained in the applicant's Statement of Use and the submitted plans.

Sanitary

- The attached 5/28/09 email report approval from the Eastern Highlands Health District indicates compliance with Health Code requirements.
- The plans approved by Eastern Highlands Health District are for a 3-bedroom single-family residence and 1-bedroom efficiency unit. The provisions of Article X, Section M.2.a.7 have been met.
- It is recommended that any approval motion contain a condition that "this approval has been granted for a one-bedroom efficiency unit associated with a single-family unit having up to three additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from the Eastern Highlands Health District and the Planning and Zoning Commission."

Road/Drainage/Parking/Environmental Issues

- No drainage problems are evident or anticipated.
- The proposed efficiency unit will not significantly alter traffic flows into or out of this site.
- The subject site has adequate parking room for the subject single-family house and efficiency unit.
- I have verbally discussed this application with the Ass't. Town Engineer, who noted there were no engineering issues which required his comments.
- No environmental impacts are anticipated.
- The plans have been found acceptable by the Willimantic Water Works.

Other

- The applicant has not yet submitted return receipts to verify that notice has been sent to neighboring property-owners.
- The applicant's Statement of Use generally acknowledges regulatory requirements for efficiency units.
- The submitted elevation plans demonstrate that the addition will be architecturally compatible with the existing structure.
- The proposed additions will comply with applicable setback provisions.
- The subject efficiency unit is not expected to detract from the house's overall appearance as a single-family home and it is not expected that the efficiency unit will result in detrimental neighborhood impacts. Public Hearing testimony may provide more information regarding this issue. The PZC must determine that the neighborhood impact approval criteria of Art. V, Secs. A.5.i and B.5.c and d have been addressed.
- Due to owner-occupancy requirements and limits on the number of occupants in an efficiency unit, it is recommended that any approval incorporate a condition specifying that "This approval is conditioned upon continued compliance with Mansfield's zoning regulations for efficiency units, which include owner-occupancy requirements and limitations on the number of residents in an efficiency unit."

Summary/Recommendation

Subject to verification that neighborhood notification requirements have been met, and subject to PZC judgment that there would be no detrimental neighborhood impact, the proposal would be considered in compliance with regulatory provisions. Any approval motion should consider the following conditions:

1. This approval has been granted for a one-bedroom efficiency unit in association with a single-family home having up to three additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from Eastern Highlands Health District and the Planning and Zoning Commission;
2. This approval is conditioned upon continued compliance with Mansfield's zoning regulations for efficiency units, which include owner-occupancy requirements and limitations on the number of residents in an efficiency unit.

Curt B. Hirsch

From: Geoffrey W. Havens
Sent: Thursday, May 28, 2009 3:51 PM
To: Gregory J. Padick; Curt B. Hirsch
Subject: 48 Puddin Lane

I have just completed soils testing at 48 Puddin Lane. I identified a code-complying area on the lot. This satisfies the owner's requirement to demonstrate such an area under section 19-13-B100a of the Public Health Code, in the event he wishes to conduct further development of the property. I understand that the owner, Paul Veilleux, is planning an in-law apartment and requires a special permit from PZC. He has fulfilled his obligation to the health district on this.

Geoff Havens, RS



TOWN OF WINDHAM WATER WORKS

174 Storrs Road
Mansfield Center, CT 06250
Tel. 860-465-3075 • FAX 860-465-3085

- Inland Wetlands Commission
- Zoning Commission
- Planning & Zoning Commission
- Zoning Boards of Appeals

TOWN: Ashford Chaplin Eastford
 Hampton Mansfield Pomfret
 Union Willington Windham
 Woodstock

INSPECTED BY: *Troy Quick*
Troy Quick W.W.W. Watershed Inspector

DATE: June 19, 2009, WW File #M0809

The Windham Water Works has received notification of a proposed project per the requirements of Public Act 89-301.

PROJECT DESCRIPTION:

Sunroom addition & in-law apartment & a 3rd bay garage

Applicant: Spring Hill Properties, LLC

COMMENTS:

The Windham Water Works has reviewed the proposed project and with best management practices and with proper soil and erosion control measures throughout the duration, we would have no objections.

June 15, 2009

To: Mansfield Planning and Zoning Commission

From: Mansfield Agriculture Committee

Re: Proposed Agricultural Uses Regulations

The Agriculture Committee supports the Planning and Zoning Commission's effort to update the existing regulations, which are out-of-date. Over the past three years, we have expressed concerns about specific aspects of the proposed regulations as they were being drafted, and we appreciate Director of Planning Greg Padick taking the time to meet with us to discuss them.

Although the April 27, 2009, version of the draft regulations includes items recommended in the *Planning for Agriculture* publication, there are still issues to be addressed. In a letter of May 11, 2009, the Agriculture Committee requested a meeting with the Regulatory Review Committee to discuss our continuing and more recent concerns. We again request that this meeting take place. A meeting format would be the most productive setting to discuss details of these regulations and how they would impact a variety of agricultural activities.

We request that this hearing be continued so that such a meeting can be held before the hearing is closed. This will insure that new regulations can be in place as soon as possible and that they are supportive to farming in Mansfield. Thank you for considering our request.

Submitted @ 6-15-09
Public Hearing

PAGE
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My name is Donna Naumec and I live at 666 Browns Road in Storrs. I am very concerned about the agricultural use regulations that were proposed on April 27, 2009. My first concern is the addition of rabbits on the Farm Animals: Accessory/Secondary Use Chart. Farm animals are animals that do not live in people's houses. When someone says "Farm Animal", how many of you here tonight would honestly picture a rabbit? No, you would picture a cow, sheep, goat, horse, or chicken. In this day and age, rabbits are not what you picture when you hear farm animal. I will grant that in the not so distant past many people did raise rabbits as a food source, however that is not the case today, although a few people do still raise "meat rabbits" In fact at the USDA website at www.usda.gov, in the National Agricultural Library, under the Animal Welfare Information Center, under Farm Animals, rabbits are not listed under Live Stock Species. They are listed under Companion Animals, under Small Mammals. So apparently even the USDA doesn't consider rabbits to be farm animals or live stock.

I am also concerned that there seems to be no provision for existing rabbitries. We have lived here since 1995 and have had rabbits since that time. I did check the zoning regulations regarding rabbits at that time and there was no mention of them. There should be some provision for grand fathering in existing rabbitries, Is it not common practice when zoning changes are made they usually do not affect things that already exist, only new ones? If left to stand, including rabbits to the regulations would actually mean that anyone who owns even 1 rabbit and has less than 80,000 sq. ft. of land would be in violation, unless they get a special permit from you. So therefore, if not grand fathered in, they would not be allowed to keep their rabbit or rabbits without a permit from you?

I would also like to point out that allowing only 25 rabbits per every 40,000 square feet gives each rabbit 1,600 square feet. According to the standards of the American Rabbit Breeders Association, at www.atrsc.org/articulos/general.html, rabbits require 3/4 to 1 square foot per pound of body weight. This requirement agrees with several other sources on space requirements including: The Merck Veterinary Manual www.merckvetmanual.com, Rebecca Kodat, DVM www.essortmen.com/all/takingcarerabb_mmo.html, Randy Sell at the North Dakota State University AG Dept. www.ag.ndsu.edu, "Pet Rabbit housing" by Lianne McLeod, DMV www.about.com, and The Alabama Cooperative Extension System at www.aces.edu. So following these guidelines rabbits that are 2-5 pounds can live comfortably in a 24"x24" cage giving them 4 sq. ft. of living space. I feel that we, nor anyone else who has been raising rabbits prior to this proposed regulation should have to give up their hobby.

My second concern is the poultry regulations on the same chart. Accordingly, 12 poultry for 40,000 square feet means each bird would have 3,333 square feet all to itself. Just to show a comparison of these rabbit and poultry requirements, if you bought a house with two 8' x 10' bedrooms, 1 12' x14' bedroom, a living room and kitchen each 16'x20' with two bathrooms, a 6'x8' and a 6'x10 feet, your house would contain 1,076 square feet. So 1 rabbit and 1 chicken would be required to have more square feet all to itself, than a whole house of 4 people.

According to The Bantam Roost at www.geocities.com/Heartland/Plains/41751/housing.html and Bantams By John L Skinner, North Central Regional Publication Extension, Publication 209 at www.learningstore.uwex.edu bantam chickens only require 1 square foot and 3square feet for a trio, 1 rooster and two hens.

Standard size chickens, require 1 and 1 half to 2 and 1half square feet per bird, according to the following sources: The UConn Poultry Barn, from the book, "The Guide for Care and Use of Agricultural Animals in Research and Teaching" by the Federation of Animal Science Society, the University of New Hampshire at www.extention.unh.edu/Agric/AGDLEO/poulrab.htm and Adam Hady and Ron Kean from the University of Wisconsin in their "Guide to Raising Healthy Chickens", the University of Minnesota publication, Poultry Management Alternatives, and the Oregon State University at www.extention.oregonstste.edu/catalog/pdf/pnw491.pdf.

Turkeys need 3-4 square feet per bird according to the following sources: Storey's Guide to Raising Turkeys, by Leonard Mercia, Purina Mills Article, "Getting Started With Poultry" at www.poultryPurinaMills.com/libraryarticles, "So You Want to Raise Turkeys" at www.geocities.com/kelliann293/soyoudetails.htm, The UConn Poultry Farm from the same book as quoted above, the University of Minnesota publication "Poultry Basics-Management Alternatives.

Of course this is coop space, poultry also require outside space as well. According to "Storey's Guide

submitted @ 4-15-09 Public Hearing

to Raising Turkeys", outside space for large turkeys is 5 sq. ft. That means 8 sq. ft. per turkey or 96 sq. ft. for 12 large turkeys. So in the 40,000 sq. ft. of your regulation, about 417 large turkeys could live comfortably, or 834 standard chickens, or 2,502 bantams. In fact, according to "Storey Guide", if one wanted to "Free Range" turkeys, in a 1 acre pasture area for example, one could raise up to 1,000 turkeys. Now I am sure no one in this town would want to keep that much poultry for their own use, but it is just an example of far off your space requirements for poultry are. So long as a coop has the proper space requirements for the amount of birds living in it, there shouldn't be any problems. Since previous to this we have kept 40 or under birds on our 4 and 1/2 acres, we have followed the regulations properly, since rabbits didn't count.

I would also like to know, with these new regulations, when my son is too old for 4-H and FFA, if he will have to dispose of all the rabbits and poultry he will have been raising for the last 10 years, as they would now be in violation without a permit? How would you suggest he get rid of animals he has raised and cared for and loved all these years? We have always raised our poultry to feed our family. We have not bought eggs from a store in many years, except at Easter to dye eggs. Neither have we purchased a turkey in the store as we eat what we raise. Our birds are tested and banded every year by the state Vet, inspected by our 4-H leaders and recently by my son's AG teachers. They have always been found to be healthy, properly housed, well fed and cared for.

In conclusion, just to make my point perfectly clear, according to your space requirements, 1 chicken needs 2,257 square feet coop space more than a house with 4 people in it and 1 rabbit needs 524 more square feet than four humans in a house. I ask that you please consider the points I have made regarding these new regulations and their negative impact on people like my family and I who have been living here very peacefully and happily with our poultry and rabbits for the last 14 years. So I am requesting you either remove rabbits, or if not, be sure to grand father in any existing rabbits in town and take a really serious look at the space you are requiring for poultry and rabbits. Also, please reconsider requiring children who have less than 80,000 sq. ft. to obtain a permit to keep a pet rabbit, or a few poultry birds. Thank you for your time and consideration to these matters.

Omna Naumee

Denise Burchsted
268 Warrentville Road
Mansfield Center, CT 06250

TESTIMONY

Mansfield Planning and Zoning Commission
June 15, 2009

Re: Draft Revisions to Agriculture Regulations

Dear Committee Members:

Thank you for the opportunity to provide comments on the draft revisions to the Agriculture Regulations. I am deeply concerned about these revisions. They come at a time of economic crisis, when it is becoming increasingly important to be able to turn back to the land for healthy, reliable food and for our livelihoods. I find it troubling, therefore, that these regulations create, in many cases, insurmountable hurdles for people in Mansfield to help themselves through these difficult times.

My family has kept a small flock of six chickens for three years on our 1.2-acre parcel (zoned RAR-90). Under the proposed regulations, these chickens would not be permitted. Although I understand that our existing use is grandfathered under the proposed regulations, a different family in a similar situation would not be able to do the same in the future. Therefore, I would like to testify to just a few of the many benefits we have enjoyed:

- affordable, organic free-range eggs, a critical high-quality source of protein in our diet;
- dramatic decrease in tick bites, of tremendous importance given the regional epidemic of Lyme disease;
- high-nutrient organic fertilizer for our gardens; and
- hands-on environmental and agricultural education for our two small children.

Although the stated purpose of the proposed regulations is to encourage agriculture in Mansfield, in every case these regulations decrease the ability of backyard and commercial farmers to practice agriculture when compared with the existing regulations. It appears that there must be some existing problems within the town that these regulations are trying to address. I would like to respectfully suggest, however, that this method appears to be throwing the baby out with the bathwater.

People in Mansfield deserve the opportunity to raise livestock in a responsible manner for the production of food and / or for their livelihoods. Further, people in Mansfield deserve the opportunity to buy their meat, milk, and eggs from local, responsible farmers. These regulations are overly restrictive in ensuring that responsibility.

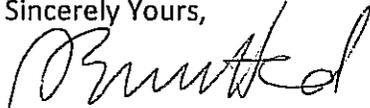
Submitted @ 6-15-09 P.M.

I would like to conclude with a few requests. I would like to suggest that the 40,000 sf living space allowance should not be a "one-size, fits-all" regulation, but rather be decreased in the cases of smaller livestock. Overall, I would like to see that commercial operations be given much more flexibility to exist. I request that the requirements for a permit for allowed backyard livestock be removed from the proposed regulations, in keeping with the existing regulations.

I would further like to encourage consideration of language that livestock which contaminate neighboring property through manure or through trespass are prohibited. This might enable the regulation of "problem" farmers without eliminating most of the potential farmers in the future.

Thank you for your attention. I very much enjoy being a resident of Mansfield and appreciate your efforts in keeping this town a desirable place to live.

Sincerely Yours,

A handwritten signature in black ink, appearing to read "Denise Burchsted". The signature is fluid and cursive, with the first letter of the first name being a large, stylized 'D'.

Denise Burchsted

Raluca Mocanu and Edward Wazer
259A Maple Road
Storrs-Mansfield, CT 06268
429-0695

June 15, 2009

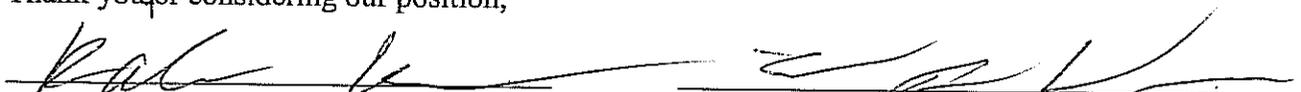
Dear Mansfield Planning and Zoning Commission,

We, Raluca and Ed, have started a farm on rented property in Mansfield. In addition, we are currently under contract to buy a 5.4 acre piece of land in Mansfield which we intended to farm. When reading the PZC "Statement of Purpose" in the proposed Article X, Subsection U, a farmer is encouraged by the statements that the regulations are "designed to promote the retention of existing agricultural uses [and] encourage new agricultural uses." Yet, we could not find any statements in the section that do anything but put further restrictions on farming usage.

Specifically, the new regulations will impact us in the following ways:

1. Min Lot Requirement
 - a. The proposed changes, would exclude us from be able to use the land we are under contract to buy with respect to animals.
 - b. This is due to the regulations changing from 5 acres [Current Article 7, G, 14] to 5 acres excluding 40,000 sq ft house lot and wetlands reductions [Proposed Article X, U, 3a].
 - c. While setting limits on the number of animals per usable acreage is prudent, this change makes it more financially difficult for farmers to purchase property in Mansfield.
2. Barns and Pens
 - a. Assuming Item 1 above was to be changed to allow for animal farming on 5.4 acres, the change in restrictions on barns and pens is another obstacle.
 - b. On a 5.4 acre square parcel, requiring that barns and pens be 100ft from the property line means that a farmer has 1.9 acres in the exact middle of the property to work with for barns and pens [Current Article 7, G, 14 - - Proposed Article X, U, 3c]. This will restrict our abilities to use existing structures and a prudent layout of the farm.
3. Pastures
 - a. Regulating the distance from wetlands is an excellent idea, but how was 100ft established [Article X, U, 3g]? Does it make sense animals can be closer, 75ft, from a shallow well?
 - b. What study demonstrated this is the required distance?
 - c. Does a farmer need to have a soil scientist come out and demarcate wetlands?
4. Guinea Fowl
 - a. The new regulations recommend persons do not keep guinea fowl [Article X, U, 4b***].
 - b. Due to Lyme Disease being endemic in Connecticut, guinea fowl are a holistic method of attempting to control the tick population.
 - c. Regulations that attempt to restrict people's abilities to protect themselves from Lyme Disease using guinea fowl will likely increase the use of insecticides. These chemicals, for example, bifenthrin, are proven to kill honeybees (amongst many other beneficial insects to farmers), which are struggling as it is.

Thank you for considering our position,



Submitted @ 6-15-09 p. 41

15 June 2009

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

To the Commission:

I am writing to express my opposition to the Proposed Planning and Zoning Draft Regulation Revisions, re: Agricultural Uses. As proposed, I believe that these revisions will prove detrimental to the future of small farms in Mansfield.

The 2007 USDA Census of Agriculture reports that the number of farms in Tolland County increased by 22% between the years 2002 and 2007 (from 398 to 484). At the same time, the average amount of land per farm dropped by 7%. The Census reports a general trend: New farms are smaller. In fact, farms with yearly sales of less than \$1,000.00 increased by 118,000 in the period examined. Overall, there are signs that the trend across the country is for smaller farms with farmers who also work off the farm.

While the Census data covers 2002 – 2007, we have seen an increased focus on eating locally over the past two years. Recent food scares involving spinach, tomatoes, jalapeños, and peanuts received heavy coverage in the press. Seed companies have reported large increases in sales of vegetable seeds as people turn to home gardening more and more. In Connecticut, the number of farmers markets has increased to over 120. Mansfield itself has had a strong farmers market, which recently completed its first successful winter market season, for the past fifteen years. Anecdotal evidence suggests that residents in the area are becoming more aware of the sources of their food and searching for more outlets to find locally-grown produce, meats, and dairy, whether they are farmers markets, on-farm stands, CSA's, or retail stores.

With the national and state data showing increases in smaller family farms, it seems that any revisions to the regulations of agricultural uses should serve to encourage new farms and support existing farms. As written, I believe that the proposed revisions will discourage individuals from venturing into farming. If applied to existing farms, I am concerned that many people will not be able to continue with their current uses.

I would respectfully suggest that the Planning and Zoning Commission refrain from making a decision regarding these revisions tonight. Further research and consultation may prove valuable in finding ways to revise the regulations in ways that will protect and benefit both local farms and their neighbors.

Sincerely,



Kathleen M. Paterson

26-B Crystal Lane, Storrs, CT

**TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT**

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning 
Date: 7/2/09
Re: Green Gravel Permit Modification, 1090 Stafford Road, File #1258

Included in this meeting packet is a request to modify the existing Special Permit to excavate gravel on the Green property on Stafford Road (Route 32). Since the proposed modification involves a new area on the subject property, it is recommended that the Commission hold a Public Hearing on the modification request. In addition, property owners within 500 feet of the proposed excavation activity should be notified of the subject request. The following motion has been drafted for the PZC's consideration:

That the Planning and Zoning Commission schedule a Public Hearing for July 20, 2009 to hear comments on the Special Permit modification request of Karen Green for excavation activity at 1090 Stafford Road. In association with this Public Hearing, the applicant shall notify property owners within 500 feet of proposed excavation activity in accordance with Mansfield's neighborhood notification requirements.

PAGE
BREAK

Memorandum:

July 2, 2009

To: Planning & Zoning Commission
From: Grant Meitzler, Assistant Town Engineer
Re: Green - Stafford Rd - Gravel Permit Modification

plan reference: 7.02.2009

See 4 attached 8.5 x 11 sheets

I have discussed this at some length with Mrs. Green and Phil DeSiato arriving at the following:

1. the original permit area was 4.68 acres and the estimated volume to be removed from that area was 25,000 cubic yards. Because ledge was encountered to a greater extent than expected that actual volume removed was somewhat less - about 20,000 cubic yards.

The proposed area is 2.6 acres. Assuming the same yield in proportion to area yields:

$$\frac{20,000 \times 2.6}{4.68} = 11,100. \text{ cubic yards}$$

This is a very approximate number and the actual figure may be more or less than this. Considering the heavy ledge exposures along the east side of the excavation area, less is likely and the applicant's figure of 8,000 cubic yards is entirely possible. Mr. DeSiato estimated 10,000 to 11,000 cubic yards.

2. The location is 1000 feet from North Eagleville Rd and is not visible from there.

There is a good tree line between the excavation area and North Eagleville Rd. In addition the land is higher as you get farther from N. Eagleville Rd further blocking the line of sight to the work area.

3. Mrs. Green indicates the intention of leaving the high elevation area between the work site and Route 32 in place to block visibility from Route 32.
4. Access will be along a route now used for access to the field areas on this part of the property.

This is not visible from N. Eagleville Rd and is screened from Route 32 by a tree line between fields.

5. Access to Route 32 should use the drive entrance directly adjacent to the south side of the brook which crosses route 32 near the main house.

Sight distance is restricted at the southerly drive entrance by an abrupt hill just south of that drive. This southerly drive is not appropriate for slow moving full truck exit across Route 32 traffic. Sight distance is ample at the preferred drive

location.

The only item I would note in Mrs. Green's letter requesting renewal and modification is the comment that no stumps will be removed. There is on large pine tree that is centrally located in the work area indicated to me.

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

APPLICANT/OWNER SECTION

- 1. Owner(s) Karen W Green, et al Telephone 487-6432
(please PRINT)
 Address 1090 Stafford Rd Town Storrs CT Zip 06268
- 2. Applicant(s) Karen W Green Telephone 4876432
(please PRINT)
 Address 1090 Stafford Rd Town Storrs CT Zip 06268
- 3. Site Location 1090 Stafford Rd, Storrs CT 06268

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

Map submitted by Steven Filip, 2/07

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

Map submitted by Grant Meitner
see attached

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

See attached

7. Karen W Green
Applicant's signature

date 6/12/09

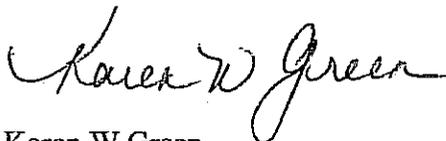
Town of Mansfield
Planning and Zoning Commission
4 South Eagleville Road
Storrs, CT., 06268

June 15, 2009

This is a request for the renewal of Grading and Gravel Removal on 177+ acres belonging to Karen W Green of 1090 Stafford Road, Storrs, CT., Map 14, Block 28, Lot 3 with modifications. The need for the modification is for grading and removal of material for the purpose of expanding an existing hay field on the same parcel of land stated above. The proposed modification will make additional level land for planting corn. All work will be performed within the guidelines stated in the original map by Steve Filipis dated 2/7/2007 including:

1. Days of operation are Monday thru Friday, 7:30AM to 4:30PM
2. The amount of material to be removed is 8000 cubic yards. The length of time necessary to complete the project is 12 months.
3. The proposed truck route is Route 32, heading south, 0.50 miles to DeSiato Sand and Gravel processing plant.
4. The access road is the existing farm road to Route 32.
5. Machinery to be used is; excavator, front end loader and two dump trucks.
6. There shall be no processing, screening, sorting or crushing activity on the site.
7. No vehicle maintenance shall take place on the site. Refueling the equipment shall be done by a portable fuel truck.
8. There will be no construction trailer on site.
9. No stumps on site to remove or dispose of.
10. All topsoil will be reused on all of the disturbed areas, leveled off and seeded. No top soil shall be taken off the site. A minimum of 4 inches of top soil cover shall be used to restore the site with loam and pasture seed mix.
11. Ground water depth is N.A.
12. The future use of the site is Farm Land; corn field.
13. Permit request is for one year.

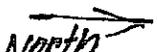
Respectfully submitted

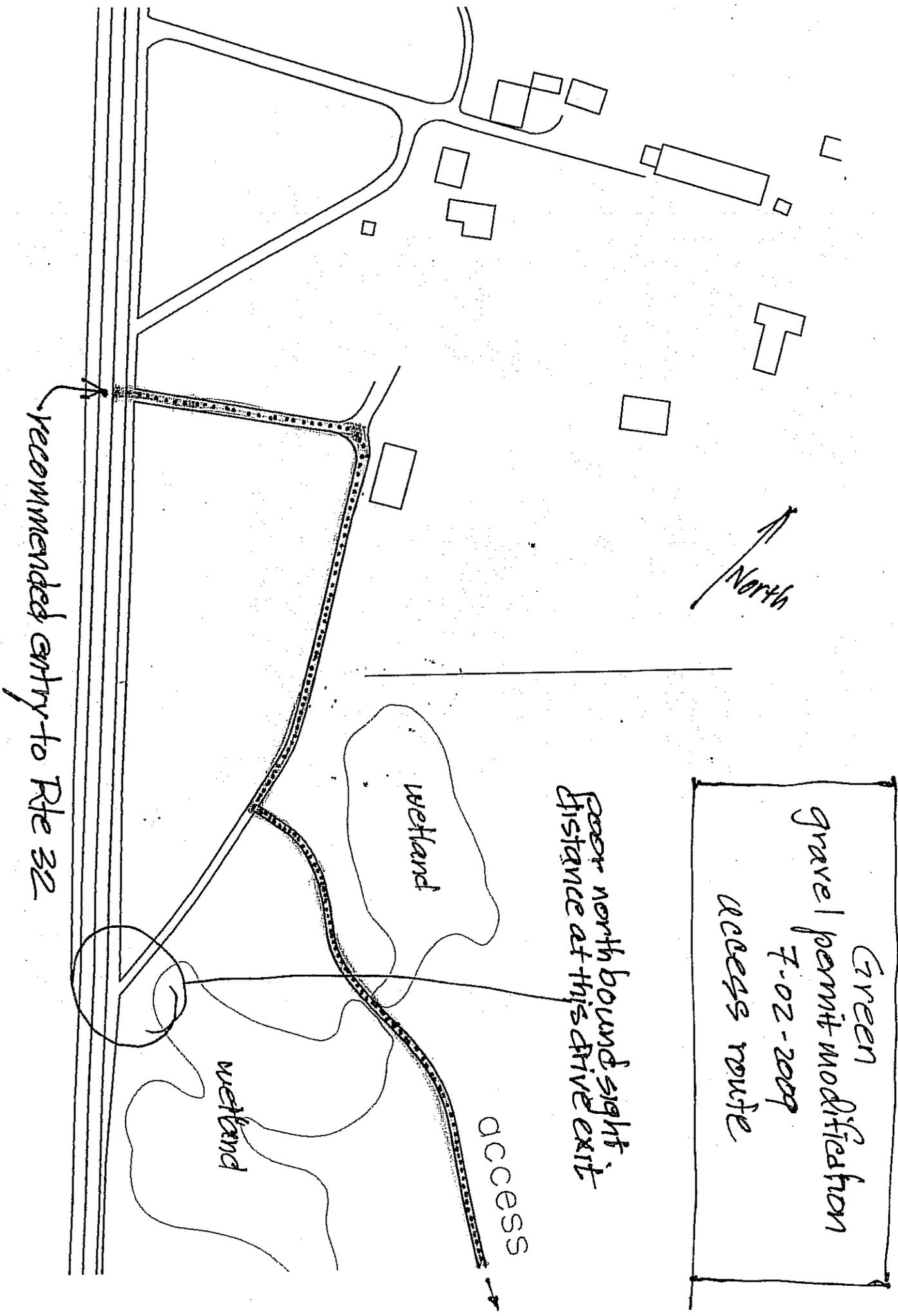


Karen W Green



Green-gravel permit modification. Overall site plan





Green
gravel permit modification
7-02-2009
access route

Poor north bound sight
distance at this drive exit

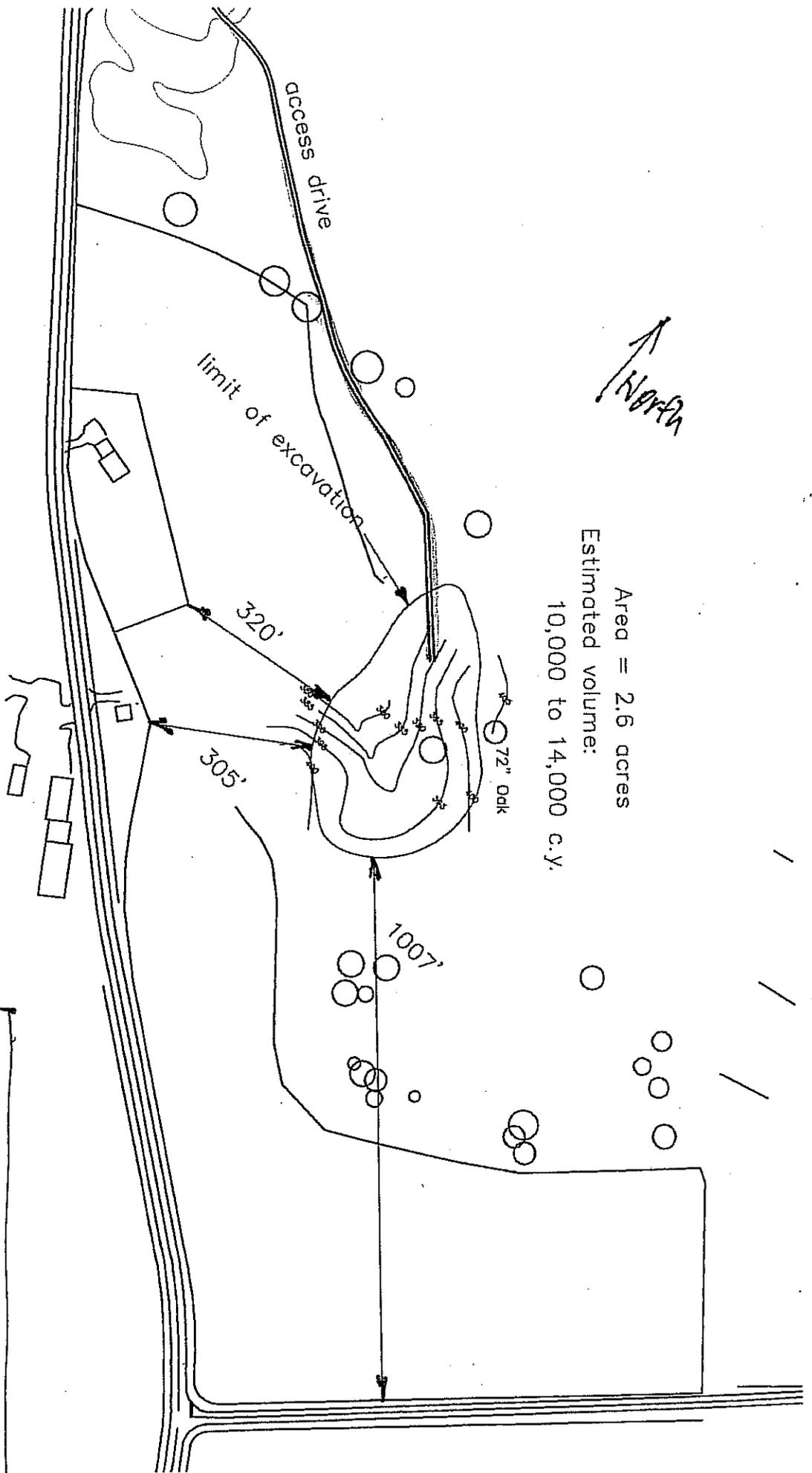
wetland

wetland

access

recommended entry to Rte 32

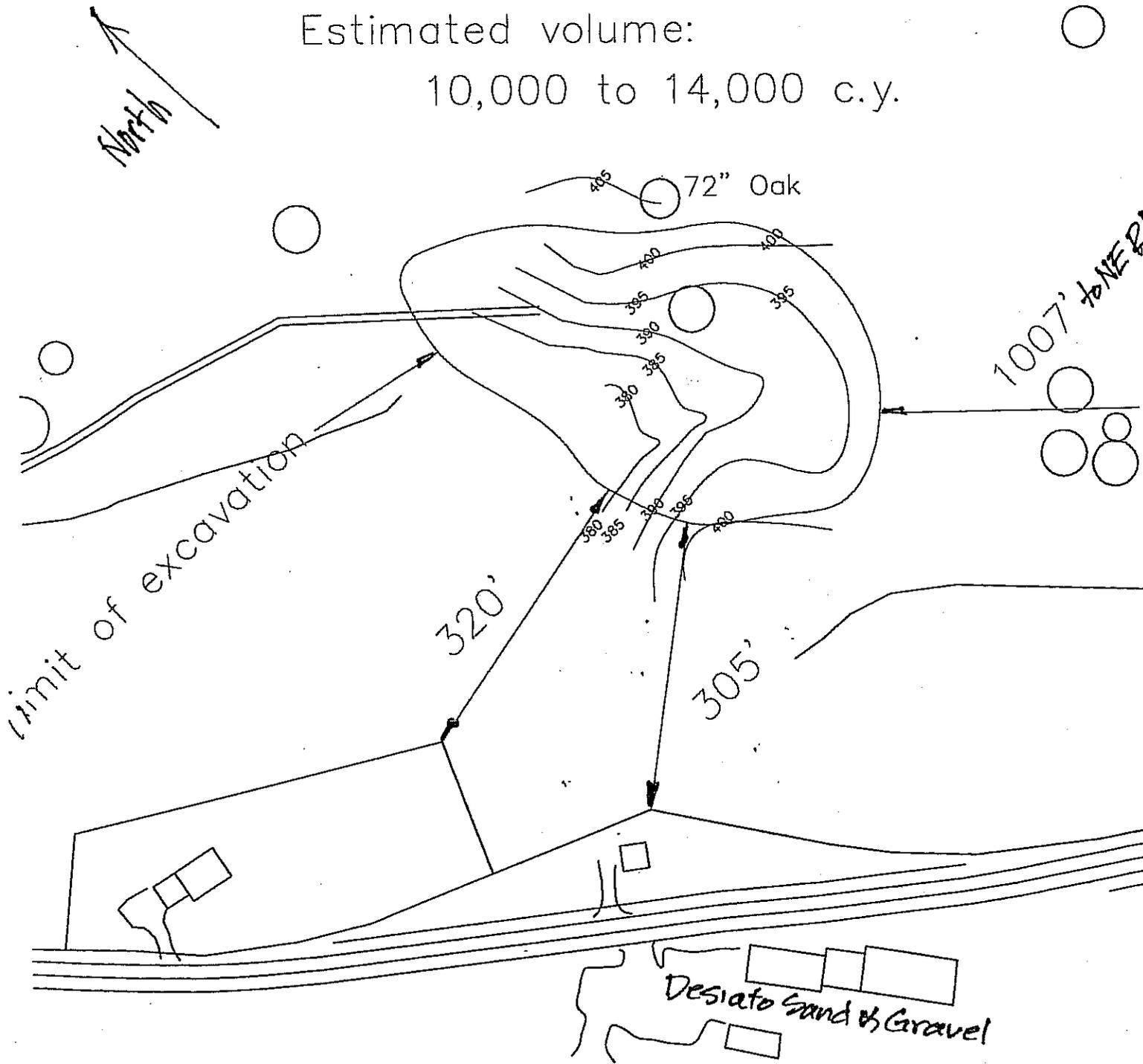
North



Area = 2.6 acres
 Estimated volume:
 10,000 to 14,000 c.y.

Green
 gravel permit modification
 7-02-2009

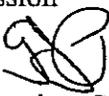
Area = 2.6 acres
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10,000 to 14,000 c.y.



GREEN
gravel permit modification
7.02.2009

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning 
Date: 7/2/09
Re: Proposed site modification, parking expansion, Storrs Commons, 1244 Storrs Road,
File #888-2

Modification Request

The subject modification request seeks PZC approval to add six (6) parking spaces along the southerly driveway linking the upper and lower parking areas. The proposed spaces would be created within an existing paved area and would be delineated with pavement markings. The spaces would be parallel to the drive and would be twenty-two (22) feet in length and eight (8) feet wide. The size of the spaces is the same as provided for in the recently adopted Storrs Center Design Guidelines. As proposed, the driveway between the parking areas would be a minimum width of twenty-two (22) feet, which also is consistent with the Storrs Center Design Guidelines. The proposal would eliminate a landscape area adjacent to the southerly side of the Storrs Center building. A five (5) foot wide sidewalk would be retained and would be separated from the driveway by a twelve (12) inch berm.

As indicated in the modification request, the subject area already is used for parking. The proposal is designed to enhance safety by increasing the width of the paved area. The landscape area, which would be eliminated, has not been a successful area for plants. The increase in paved width will allow the creation of appropriately sized and delineated spaces.

Analysis

The provisions of Art. V, Sec. B.9 and Art. XI, Sec. D authorize the PZC to approve site modifications without the submission of a new special permit application, provided the proposed revisions are not considered a significant alteration having potential land use impacts that must be evaluated through a new special permit process. I have reviewed the proposed revisions with respect applicable regulatory requirements, and the following review comments are presented for the PZC's consideration.

- The Assistant Town Engineer has reviewed the proposal and, subject to a few minor revisions, has found the plans acceptable.
- The plans have been reviewed by the Fire Marshal who has determined that fire lane standards can be met.
- The proposal is not considered a significant alteration or intensification of use and no significant neighborhood impacts are expected.
- The proposed spaces are situated on a sloped area that could present some access issues. The length of the proposed spaces (22) feet and the stripping of these spaces should help minimize any access problems.
- The proposed parking spaces are within the sideline setbacks for the subject Planned Business zone. Since the subject property and adjacent properties are within a Design Development District, the PZC has the right to waive setback provisions pursuant to Art. X, Sec. A.4.d. It is noted that existing spaces on both Storrs Commons and adjacent properties do not meet standard setback requirements. This reviewer supports the needed setback waivers.
- No lighting alterations are proposed or considered necessary.

- The proposed driveway width of 22 to 23 feet requires PZC authorization pursuant to Article X, Section D.7.

Summary

My review indicates that the proposed parking spaces are unlikely to have significant land use impact, and therefore can be authorized through the modification process, pursuant to Art. V, Sec. B.9 and Art. XI, Sec. D. Conditions may be included in a modification approval. The current driveway is now used for unauthorized parking which restricts room for two way traffic. The existing situation is considered a safety problem. The proposed plan will help address this safety issue. The loss of landscaping adjacent to the building is not considered significant. The following motion has been drafted for the PZC's consideration:

That the PZC Chairman and Zoning Agent be authorized to approve the modification request of Storrs Associates, LLC, for additional parking as depicted on a 5/27/09 sketch plan as prepared by the applicant, subject to the following conditions:

- 1. All site revisions recommended by the Assistant Town Engineer in his 7/2/09 report shall be incorporated onto final plans;**
- 2. The field layout shall be confirmed with the Fire Marshal and Assistant Town Engineer prior to construction to confirm compliance with Mansfield's Fire Lane Ordinance and this approval.**
- 3. This action waives sideline setback provisions for the new parking spaces, pursuant to the provisions of Article X, Section A.4.d. This waiver is based on existing site and neighborhood characteristics and the suitability of the proposed parking layout.**
- 4. This action approves the proposed driveway width of 22 to 23 feet pursuant to Article X, Section D.7 as the proposal will help address an existing traffic safety issue.**

Memorandum:

July 2, 2009

To: Planning & Zoning Commission

From: Grant Meitzler, Assistant Town Engineer

Re: Taylor - Storrs Commons southerly drive and walkway modifications

plan reference: applicant's map dated 5.27.2009

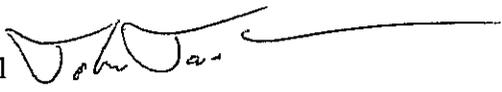
I recommend the following:

1. the new parallel parking spaces along the southerly property line should be painted, as shown on the plan.
2. the new parking along this interior drive should not extend farther to the rear of the site than the present rear line of the building.
3. the edge of the drive should be modified to provide a smoother transition from the front of the building into the revised drive along the south side of the building. I have shown this revision in ink on the submitted plan, and will be available to assist in laying this out when work is to be done.



Town of Mansfield
Mansfield Fire Department
Office of the Fire Marshal



To: Planning and Zoning Commission
From: John Jackman, Deputy Chief/Fire Marshal 
Date: Tuesday, June 16, 2009
Re: Storrs Associates – Modification Request

After reviewing the revised site plan and file for a proposed site plan modification to the approved Storrs Commons plan, located 1244 Storrs Road, submitted by Micheal Taylor, I have the following comments:

- The proposed modification to the approved site plan appears to be in compliance with the Town of Mansfield Fire Lane Ordinance.

The applicant is encouraged to confirm the field layout with the Fire Marshal's Office prior to construction to ensure that the revised parking lot layout complies with the geometry requirements of the Fire Lane Ordinance.

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: 7/2/09
Re: Draft WINCOG Regional Plan Update



On July 1st, I attended and provided preliminary testimony regarding the WINCOG Regional Planning Commission's draft regional plan update. Only one other individual testified and I have begun work on a draft letter to be approved by the PZC and Town Council. Conservation Commission Chairman Q. Kessel also attended this public hearing and I expect the Conservation Commission to discuss the regional plan at its 7/15/09 meeting. I plan on having a draft letter for PZC consideration at its 7/20/09 meeting. Assuming PZC endorsement, comments could then be passed on to the Town Council for consideration on 7/27/09. The WINCOG deadline for comments is 8/6/09. I have attached a handout from the 7/1/09 public hearing.

Members are encouraged to continue their review of the draft plan (distributed in the last packet) and my 6/15/09 review comments which are expected to form the basis of a draft Town letter. As deemed appropriate, we can discuss my comments at the 7/6/09 PZC meeting.

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WINDHAM REGION LAND USE PLAN 2009

What is it?

The Windham Region Land Use Plan promotes efficient and coordinated land development for the welfare and prosperity of its citizens.

The plan outlines regional goals, policies, and recommended actions for implementing the vision for regional land use over the next ten years. It addresses future development areas, community design and development patterns, land reuse and conservation, low impact development practices, housing and commercial development areas, parks and recreation areas, agricultural areas, critical environmental resources and other areas identified for permanent protection, historic areas and other matters that will be beneficial to the region.

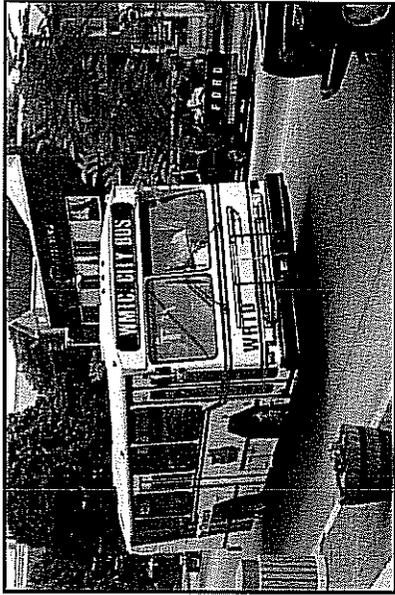
The plan has been prepared through the cooperative efforts of Regional Planning Commissioners who are appointed representatives or alternates from each municipal planning commission, the chief elected officials of the member municipalities, other local planners and commissioners, and WINCOG staff.

The plan is available for viewing or download at:

WWW.WINCOG.ORG

Vision for the Future of the Windham Region

- * Vital urban centers and villages that are attractive and rewarding places to live, learn, work, shop, and recreate.
- * An efficient public transportation system made possible by areas of high-density development and cost-effective public utilities.
- * Diversified economic growth and quality jobs in development areas.
- * Efficient energy use and conservation practiced through proper siting of development and use of green building practices.
- * Unfragmented rural areas with active agriculture and other sustainable rural employment and which preserve scenic vistas and the rural character of the region.
- * Preserved critical environmental resources such as unfragmented wildlife habitats and water supply recharge areas.
- * Preserved cultural, historic, and archaeological resources.
- * A range of housing options to meet the varied needs of residents.
- * Effective land use controls and incentives that make this vision a reality.



Focus on Transit-Oriented Development

Advisory Only

The Windham Region Land Use Plan is advisory to its member towns. Its implementation relies heavily on voluntary action at the municipal level to put in place land use controls and incentives that are consistent with the plan's policies and recommendations.

WINCOG staff will provide technical assistance to member towns to encourage and assist with making the vision for the future of the Windham Region a reality.

For more information on Regional Plans of Conservation and Development, please see Section 8-35a of the Connecticut General Statutes.

Regional Planning Commissioners

Municipality	Primary Member
	Alternate Member
Chaplin	Kevin MacDonald (C)
	Vacant
Columbia	Ted Melinosky (ML)
	Norbert Blaine
Coventry	Vacant
	Art Hall
Hampton	Kevin Grindle
	Melanie Johnston
Lebanon	Keith LaPorte
	Oliver Manning
Mansfield	Katherine Holt (VC)
	Betty Gardner
Scotland	Vacant
	Henry Bowers
Willington	John A. Sullivan
	Andrew Marco
Windham	Claire Lary (S)
	Vacant

All Volunteers!

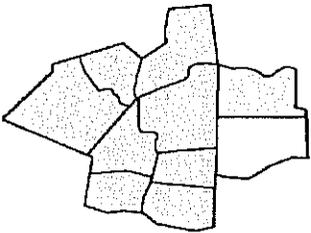
(C) Chairman, (VC) Vice Chairman,
(S) Secretary, (ML) Member-at-Large.

Questions?

Jana Butts, AICP

Senior Planner/GIS Coordinator

planner@wincoog.org



Windham Region Council of Governments

*Working together for the future of the
Windham Planning Region*

- * Chaplin * Columbia * Coventry *
- * Hampton * Lebanon * Mansfield *
- * Scotland * Windham * Willington *

WINCOG

700 Main Street

Willimantic, CT 06226

Phone: (860) 456-2221

Fax: (860) 456-5659

WWW.WINCOG.ORG



WINCOG

WINDHAM REGION LAND USE PLAN

2009



**TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT**

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: July 2, 2009
Re: 2009 Draft Update: Planning, Acquisition and Management Guidelines



At the 6/15/09 meeting, a draft update to Mansfield's 1997 Planning, Acquisition and Management Guidelines for Town owned open space, recreation and agricultural properties and Conservation Easements was distributed. The revised guidelines will be considered by the Town Council at its 7/13/09 meeting and any PZC comments should be communicated before this meeting. My review indicates that the revised guidelines more accurately reflect current practices and that adoption by the Town Council is appropriate. As noted in my 6/8/09 memo on this issue, the new guidelines now address open space dedications associated with PZC/IWA regulatory processes. Of importance, in the event the Town Council expresses strong concern or opposition to a proposed dedication during the land use review process, the Town Manger would need specific Town Council authorization to accept a dedication approved by the IWA or PZC. Although not specified in the guidelines, it is anticipated that the Town Council would not act without providing the IWA/PZC an opportunity to explain its position on the subject dedication. The PZC may want to recommend that the following sentence be added to the last paragraph of Section II.A of the Guidelines: "In such event, before acting the Town Council will provide the PZC/IWA an opportunity to comment on the subject dedication or easement".

The following motion has been drafted for the PZC's consideration:

That the Planning and Zoning Commission communicate to the Town Council that it has reviewed the draft revisions to Mansfield's "Planning, Acquisition and Management Guidelines" and recommends approval subject to the addition of the following sentence at the end of the last paragraph of Section II.A: "In such event, before acting the Town Council will provide the PZC/IWA an opportunity to comment on the subject dedication or easement".

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TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning 
Date: 7/2/09
Re: Potential Rezoning: Industrial Park area south of Pleasant Valley Road

On June 10th Commissioners Favretti and Holt and I met with Elizabeth Moore of the Connecticut Farmland Trust to discuss the existing agricultural area south of Pleasant Valley Road between Mansfield City Road and Mansfield Avenue. Ms. Moore related that due to many factors including: the size and nature of this area, the lack of property owner commitment to long term agricultural preservation and current funding limitations; it is unlikely that Mansfield would be successful in obtaining substantial assistance for acquiring all or portions of the Hussey or Chesmer properties. She also related that any future preservation efforts should be considered independent of zoning considerations.

At Monday's meeting, it is recommended that the discussion resume regarding potential alternatives to the existing Industrial Park zone. When last discussed, some members indicated support for an approach that would require large lots (25 acres recently was approved for the Pleasant Valley Residence/Agriculture Zone) and a clustering of certain commercial and/or multi-family uses with a fifty (50) percent agricultural dedication. Some members indicated that any multi-family zoning be at a lower density than the current DMR zoning which would allow up to 8.7 units/acre. Another suggestion that could be considered is rezoning the area east of Conantville Brook to the PVRA zone that recently was established east of the Industrial Park zone. Areas west of Conantville Brook could be incorporated into a new Pleasant Valley Commercial/Agriculture Zone with a refined listing of permitted uses.

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TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission/Inland Wetland Agency
Town Council
Conservation Commission; Open Space Preservation Committee;
Willimantic River Alliance; Joshua's Trust

From: Gregory J. Padick, Director of Planning 

Date: July 2, 2009

Re: Eagleville Brook Impervious Surface TMDL Project -7/14/09 Stakeholder's meeting

In 2008, Mansfield agreed to co-sponsor with the University of Connecticut and the CT. Department of Environmental Protection a study of the Eagleville Brook watershed with a primary goal of developing land use practices and site specific recommendations that will improve water quality within this "impaired" watershed. The project is being coordinated by the Connecticut NEMO (Non-Point Education for Municipal Officials) and CLEAR (Center for Land Use Education and Research) staff. The attached project narrative provides more information.

During the week of July 13th, the project consultant team will be collecting information about the Eagleville Brook watershed. A stakeholder's meeting has been scheduled for Tuesday, July 14, 2009 at 9 am in UConn's Young Building Room 209. A draft agenda is attached. Local participation is considered an important element in the process and all interested Town representatives and citizens are invited to attend the stakeholder's meeting and participate in this study. Participation by individuals familiar with this watershed and/or with expertise in watershed management would be very helpful. Please contact the Mansfield Planning Office if you have any questions regarding this study or the July 14th stakeholder's meeting.

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Eagleville Brook Impervious Surface TMDL Project

Stakeholder Meeting

July 14, 9AM

W.B Young Building, Room 209
University of Connecticut

Agenda (Draft)

- 9:00 Introductions
- 9:15 Overview of the Project
- 9:30 Review of the Eagleville Brook Impervious Surface TMDL
- 10:00 Review of the Project: Field studies and deliverables
- 10:30 Break
- 10:45 Q & A
- 11:15 Future plans and needs for UConn and the Town of Mansfield
- 12:00 Adjourn

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Responding to the first impervious cover-based TMDL in the nation

A collaboration between the University of Connecticut, Connecticut Department of Environmental Protection, and Town of Mansfield

Overview

As part of their responsibilities under the Clean Water Act, the Connecticut Department of Environmental Protection (CTDEP) has developed and issued a Total Maximum Daily Load (TMDL) analysis for Eagleville Brook. The Eagleville Brook watershed is located in Mansfield, Connecticut and includes much of the University of Connecticut campus. The watershed is listed by the state as an impaired waterbody, and is included on the CTDEP Nonpoint Source Program priority list for FY08 projects. This TMDL, approved by the Environmental Protection Agency (EPA) in February 2007, is the first in the nation based not on a specific pollutant(s), but on impervious cover, a landscape indicator that integrates the many impacts of urban development.

This project seeks to support this innovative and practical approach by investigating specific methods by which the UConn and Mansfield communities can address the TMDL, and monitor progress toward the TMDL goals, through a watershed-based management plan. The objectives of this project are to: (1) create specific implementation information for use in a TMDL Water Quality Management Plan for Eagleville Brook, as the basis for a watershed-based plan that can be followed by the University of Connecticut and the Town of Mansfield; (2) identify opportunities for best practices that can be implemented in the near term, and; (3) through these processes, document a general methodology by which other regulated communities and entities can address impervious cover-based TMDLs.

Project Goals

The goals of the proposed project are as follows:

1. To develop key information and detailed, site-specific recommendations for the University of Connecticut and the Town of Mansfield to use in development of their TMDL Water Quality Management Plans (WQMP) for the Eagleville Brook watershed.
2. To incorporate this WQMP into the context of a watershed-based plan.
3. As part of the process, to identify best stormwater practices that can be implemented immediately or in the near term, while the project is still ongoing;
4. Through this exercise, to document a general methodology by which other communities and entities can use impervious cover as a framework to develop standards, practices and regulations to protect water resources from existing and future development.
5. If feasible, to test the efficacy of the new best management practice (BMP) evaluation tool currently being developed by EPA Region One.
6. To create an effective, innovative collaboration between CTDEP and UConn that can serve as an exemplary program for the state Responsible Growth Initiative and a national example.

Work Plan

1. Data Collection and Mapping. Before work on the WQMP can begin, a database on the watershed must be assembled. Because of previous projects, there is quite a lot of data already in existence, including high resolution topography data, high resolution color imagery, and planimetric

data showing impervious features and locations of storm drains and pipes. The objective is to create a highly accurate site-level map of the watershed including impervious features, land use and to the extent possible, drainage patterns.

2. Technical Meetings on TMDL Implementation. Project principals and partners will meet to discuss the range of opportunities for reducing the effective IC of the watershed, and for tying in this work to other initiatives and activities on campus. The goal of the meetings will be to ensure that no innovative approaches are overlooked in the development of the WQMP.

3. Field Survey and Analysis. The first objective of the survey will be to verify and/or correct the team's knowledge of key watershed characteristics, principally the delineation of the basin boundaries and the drainage flow and patterns. Second, the survey will identify potential sites and opportunities for impervious cover removal, reduction, disconnection and amelioration. The team will survey up to 50 sites and will summarize survey results and recommendations in a report that includes information about the type, location, approximate size, planning-level cost estimates, and maintenance issues for each recommended stormwater practice. Schematic designs will be developed for selected structural stormwater management practices (up to 10), including preliminary construction cost estimates for each facility.

4. Educational programs for Town of Mansfield. CLEAR's NEMO Program will work with the Mansfield Town Planner to design a series of educational programs for the town land use commissions that cover the general planning and design approaches to stormwater control, as well as the specific issues and proposed solutions for Eagleville Brook.

5. Develop Foundation for Water Quality Management Plan and Watershed-Based Plan. The results of Tasks 1-3 will be integrated to create a final report, with recommendations for University of Connecticut and Town of Mansfield to use in the development of the final WQMP(s) to be submitted to CTDEP. This information will also include data and strategies relevant to the required components of a watershed-based plan.

6. Develop guidance for other communities seeking to address an IC-based TMDL. Using the results and experience from this project, the UConn NEMO program, in consultation with the Center for Watershed Protection, will produce a brief guidebook for communities outlining recommended steps for addressing such a TMDL. The guidebook will have utility for many other communities, including those under the Stormwater Phase II program.

Benefits

The Eagleville Brook TMDL sets a national precedent for environmental regulation that is based on solid research data, but also recognizes the practical aspects of local land use practices. This precedent can become a nationally applicable model, if it can be demonstrated that communities and other regulated entities can, in fact, use the framework of impervious cover to guide real progress in implementing a watershed-based plan. By providing both a specific example and a general methodology for local response to an IC-based TMDL, this project will simultaneously support CTDEP, provide much-needed assistance to Mansfield and UConn, and benefit a potentially large number of other communities.

Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on July 8, 2009 at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Road, to hear comments on the following application:

7:00 P.M. – Nickolas Ballas for a Special Exception of Art IX, Sec c.2.b. to construct an addition to an existing non-conforming residence having a front yard setback 39' and side yard setback 2' less than minimum required at 370 Woodland Rd.

At this public hearing, interested parties may appear and written communications may be received. No information shall be received after the close of the public hearing. Additional information is available in the Mansfield Town Clerk's Office. Dated June 22, 2009.

Carol Pellegrine

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Memo

To: Town Council
From: Matt Hart, Town Manager
CC: Town Employees
Date: June 22, 2009
Re: Town Manager's Report

Below please find a report regarding various items of interest to the Town Council, staff and the community:

Budget and Finance

- *FY 2009/10 Budget* – The June 16, 2009 Budget Referendum for the Town of Mansfield passed with 897 voting in favor of the budget adopted at the Town Meeting on May 12, 2009 and 474 voting against the budget. The results from the two additional advisory questions was as follows:
 - If the budget is defeated, is the town budget portion too high (645 votes) or too low (496 votes)?
 - If the budget is defeated, is the school budget portion too high (434 votes) or too low (646 votes)?

As the Council is well aware, the state still needs to adopt a budget, and it is unclear what will occur with municipal aid. We have budgeted the Governor's estimates. If the final state aid numbers differ significantly from what the Governor has proposed the Town may need to adjust spending accordingly.

Council Action Items/Requests for Information

- *Ad hoc Committee on Regionalism* - The members of the Town Council's new Ad hoc Committee on Regionalism conducted its first meeting on June 15th. Council members Bruce Clouette, Gene Nesbitt and I had a good discussion regarding current regional initiatives and service arrangements, as well as potential opportunities. In particular, we discussed opportunities with respect to public safety and police services. We determined that it would be beneficial to discuss this issue at the Town/University Relations Committee. Also, I agreed to prepare a draft RFQ/RFP for the committee to review to solicit a qualified consultant to conduct a study regarding existing and future police services and demands. Lastly, the committee agreed that I should conduct an informal discussion with my colleagues in Coventry and Tolland to determine if there were additional partnership opportunities related to service delivery in general.
- *New Council member* – I would like to join the Town Council in welcoming new Council member Meredith Lindsey. I would also like to take this opportunity to thank Alison Whitham Blair for her years of dedicated service to the Town of Mansfield. Welcome, Meredith, and thank you, Alison.

Departmental/Division News

- *Bond Authorization for Mansfield Streetscape and Pedestrian Improvements* – at the special Town Meeting held just prior to the last Council meeting on June 8, 2009, voters authorized the \$302,000 in bond financing for the Mansfield Streetscape and Pedestrian Improvements Project. With 328 persons voting, the motion passed with 270 in favor and 58 opposed. I would like to thank Carol Pellegrine for serving as moderator, and Council member Bruce Clouette for his informative presentation to the voters. I also thought that Director of Public Works Lon Hultgren did a fine job addressing the questions raised at the meeting. On tonight's agenda, you will see that as final step in the process the Town Council has been asked to re-approve the resolution appropriating the \$302,000 local share of the project.
- *Freedom of Information Act Information Session* - Advisory and elected board members and members of the public are invited to attend an informational session on the Freedom of Information Act, scheduled for 4:30 PM this Thursday, June 25, 2009 in the Council Chambers here at the Beck Municipal Building.

Come and learn how the FOIA impacts your board or committee with respect to issues such as the posting of agendas, meeting minutes, and executive sessions.

- *Reception for Jeffrey Smith, retiring Director of Finance* – last Wednesday we honored Mr. Jeffrey Smith for his 26+ years of service to the Town and the greater Mansfield community. Our staff party and community reception were both well-attended and everyone had a great time (even Mr. Smith!). Jeffrey accomplished a great deal in his tenure, and he has built a strong department that is well positioned for the future. It is no easy task to serve as the Chief Financial Officer for three major public sector organizations (Town of Mansfield, Mansfield Board of Education, Regional School District 19), as well as a number of smaller entities. Jeffrey has met this challenge with aplomb. Mr. Smith is extremely bright and innovative and has always focused on getting the job done. He is dedicated to public service, with a big heart for those in need. He has been very helpful to me during the early years of my tenure as Town Manager and I am most grateful. We'll certainly miss Jeffrey but we know that he's not leaving the family. Congratulations upon your well-deserved retirement, Mr. Smith, we thank you and wish you all the best.

Future Agenda Items

I have the following items listed for future agenda items:

- Community transportation program
- Discussion with Metro Hartford Alliance
- Parking steering committee for Storrs Center project
- Review of advisory committees

Major Projects and Initiatives

- *Mansfield 2020 (Strategic Plan)* – Staff and I have been collecting the responses from the advisory boards and committees that were asked to comment on various aspects of Mansfield 2020. We will consolidate this information and bring it to the Council next month, completing this stage in the process. Working with senior department heads, I have also outlined a draft vision point and related action steps for the town government (as a municipal organization). I will refine the draft at a staff level and seek the Council's endorsement in connection with your review of the advisory committee responses.

Member Organizations

- *Eastern Highlands Health District* – This past Thursday, June 18th, the Mayor and I attended the Board of Directors meeting for the Eastern Highlands Health District. The most prominent item on our agenda was the Proposed FY 2009/10 Fee Schedule. Due to the uncertainty with the state grant for regional health districts, the Board decided to delay action on this item for a few months and scheduled a public hearing on this topic for the August 20th meeting.
- *Mansfield Downtown Partnership* - Last week the Connecticut State Traffic Commission today approved plans submitted for improvements to Storrs Road, signaling that the Storrs Center project has successfully proceeded through another major entitlement hurdle. This is a significant milestone for the project, as the Storrs Road improvements include providing critical infrastructure for Storrs Center. Storrs Road improvements will include the realignment and partitioning of the pavement area to accommodate the addition of dedicated and clearly defined turning lanes. Modifications to the intersection at Storrs Road and South Eagleville Road and the intersection of Storrs Road and Bolton Road will improve traffic flow. The South Eagleville intersection will be modified to include dedicated turning lanes. Dog Lane will be re-aligned and the two lights at Dog Lane and Bolton Road will be replaced with one four way, lighted intersection at Bolton Road that will function as one of the main entryways to the Storrs Center Town Square. In order to better accommodate pedestrian traffic, the plans provide for pedestrian collection points and crosswalk zones, installation or widening of sidewalks, addition of parallel parking zones, installation of medians, landscaping of street edges, definition of building entry areas and partial burial of overhead power lines. The addition of parallel parking zones, besides providing more parking capacity, will contribute to traffic "calming" and provide pedestrians with a better sense of security.

Upcoming Events

- *Safe Graduations* – The Mansfield Community Center will be hosting three upcoming high school safe graduation parties: E.O. Smith High School on June 19/20; Coventry High School on June 20/21; and Tolland High School on June 24/25.
- *Storytelling Event* – On Wednesday June 24 at 7:00 PM, storyteller Diane Postoian will perform at the Mansfield Public Library. Diane has been involved in arts education, theater and storytelling for over 25 years and knows how to use drama and humor to bring a story to life for children. This program is funded by a grant from the Connecticut Humanities Council and is recommended for ages 5 and up. For more information please call the Library at 423-2501.
- *Tour de Mansfield: Village to Village 2009* – On Saturday, July 18, 2009, the Mansfield Community Center, the Mansfield Downtown Partnership and the Town of Mansfield are proud to present the Fourth Annual Tour de Mansfield: Village to Village. This event is a family-oriented activity for area residents, designed to encourage exercise through cycling, promote awareness of the scenic beauty of Mansfield's villages and bring the community together around a social and recreational activity. The day is designed to appeal to riders of all levels, and will include a 5-mile Family Fun ride and 20 or 40 mile Challenge rides. The rides will start and end at the Mansfield Community Center and will conclude with a barbecue. For registration information, please go online at www.mansfieldct.org and click on the bike tour logo, or you can pick up a registration form from one of many locations including the Mansfield Town Hall and the Community Center.

Upcoming Meetings

- Traffic Authority, June 23, 2009, 10:30 AM, Conference Room B, Audrey P. Beck Municipal Building
- Mansfield Advisory Committee on the Needs of Persons with Disabilities, June 23, 2009, 2:30 PM, Conference Room B, Audrey P. Beck Municipal Building
- Sustainability Committee, June 23, 2009, 7:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- Cemetery Committee, June 25, 2009, 3:30 PM, Conference Room B, Audrey P. Beck Municipal Building
- Agriculture Committee, July 1, 2009, 7:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- Community Quality of Life Committee, July 2, 2009, 7:30 PM, Council Chambers, Audrey P. Beck Municipal Building
- Planning and Zoning Commission, July 6, 2009, 7:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Beautification Committee, July 6, 2009, 8:00 PM, Conference Room C, Audrey P. Beck Municipal Building
- Town Council, Monday, July 13, 2009, 7:30PM, Council Chambers, Audrey P. Beck Municipal Building

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University of
Connecticut

2008 Water Quality Report

Main Campus, Storrs (Public Water System ID No. CT 0780021)

Depot Campus, Mansfield (Public Water System ID No. CT 0780011)

Message to the Consumer

The University is pleased to provide you with the 2008 Water Quality Report of the Main Campus Water System in Storrs and the Depot Campus Water System in Mansfield. This report includes a brief overview of your drinking water supply and the results of water quality tests conducted during 2008. This "Consumer Confidence Report" is issued to provide consumers with water quality information on an annual basis as required by the Federal Safe Drinking Water Act. We encourage you to read this report to gain a better understanding of your water supply.

We are pleased to report that there were no water quality or monitoring and reporting violations in 2008 in either the Main Campus or Depot Campus water systems.

In 2008, the University continued to contract with New England Water Utilities Services, Inc. (NEWUS) to provide professional management, daily and after-hours emergency operation and maintenance of the University's water systems. Under this contract, NEWUS is responsible for providing day to day operations of the water systems, advising on all current and proposed regulatory requirements, and recommending major maintenance and capital improvement needs. In addition, NEWUS is responsible for system meter reading, billing and response to customer billing inquiries.

In addition to providing the water quality results for 2008, this report also lists many of the ongoing improvements that we are making to our water systems, including:

- Water conservation efforts that have achieved a reduction of 0.22 million gallons per day in the average daily water system demand. This represents a 15 percent decrease over this time period.
- Continuing water system capital investments to improve water service to our customers.
- Comprehensive source protection efforts to ensure the highest quality water for our water system sources.

As a follow up to the 2007 drought, the University requested that NEWUS prepare a comprehensive "UCONN Water System Analysis Report" in 2008 to detail impacts of that drought, including:

- impacts on surface and groundwater levels;
- evaluation of Emergency Plan "Triggers and Responses;"
- listing of voluntary and mandatory conservation measures; and
- analysis of water system demand increases and decreases throughout the drought.

The report provided a list of recommendations that will provide even greater system reliability and drought response capability. Details of these recommendations are included later in this report. Many of these recommendations have already been implemented while others are under way or serving as guidelines for future system improvements.

In addition, the University's consultant has almost completed the study of the Willimantic River where our main wellfield is located. The last step in this study is to monitor the river during a "low flow" period, which is defined as flow less than 15 cubic feet per second. A prolonged dry spell is needed in order to naturally reduce river flows to these low levels.

The University remains committed to providing its students, faculty, staff, visitors, area residents, businesses and municipal facilities the highest quality drinking water possible. For more information concerning drinking water quality provided by the Main Campus or the Depot Campus systems, call weekdays between 8 a.m. and 5 p.m. to the University's Department of Environmental Health and Safety at 860-486-3613, or New England Water Utility Services, Inc.'s project manager at 860-486-1081, or visit our Web site at www.facilities.uconn.edu.

Sincerely,

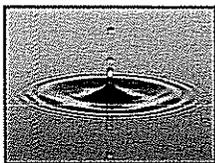
Thomas Q. Callahan
Associate Vice President for
Administration & Operations

Regulatory Oversight

To ensure that tap water is safe to drink, the Federal Environmental Protection Agency (EPA) and the State of Connecticut Department of Public Health (DPH) established regulations that limit the amount of certain contaminants in the water provided by public water systems. Water quality testing is an ongoing process, and the frequency of testing for each parameter varies as prescribed by these drinking water regulations. Due to testing schedules, not all of these tests were required during 2008 but the most recent test data are shown in the table located on page three. Samples from the University's water systems are tested regularly at state-certified laboratories to ensure compliance with state and federal water quality standards. Water samples are collected for water quality analyses from our wells, from entry points into our systems and from sample locations within our distribution system.

Source Protection

The University is committed to protecting not only its wells and wellfields, but also the Fenton and Willimantic Rivers, which are invaluable water resources. All significant construction projects undertaken by the University undergo a series of environmental reviews pursuant to the Connecticut



Environmental Policy Act (CEPA). This process, administered through the State Office of Policy and Management, provides numerous state agencies, the town of Mansfield, environmental interests, and interested citizens with an opportunity to review and comment on a project relative to its potential environmental impact. The University also cooperates with Windham Water Works regarding watershed inspections on the Main Campus. This interaction is designed to protect the Fenton River wellfield and the Fenton River, as well as the downstream Willimantic Reservoir.

The University utilizes its aquifer mapping information to better understand the areas of groundwater recharge. This hydraulic evaluation, required by the Department of Environmental Protection (DEP), delineates the critical areas of direct recharge that must be protected. The DPH, in conjunction with the DEP, has on record the Source Water Assessment Program (SWAP) report on the Fenton River and Willimantic River wells. This report evaluates potential sources of contamination near our wells. The University's well fields have an Overall Susceptibility Rating of "LOW," the best possible rating. To ensure continued source protection however, the University will remain vigilant in protecting all of its water supply sources in the years to come. For more information regarding the SWAP report, visit the DPH's Web site at <http://www.ct.gov/dph/cwp/view.asp?a=3139&q=387342>.

Water Quality

As water travels over the land surface and/or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or human activity, including:

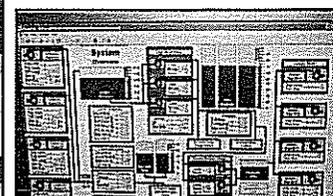
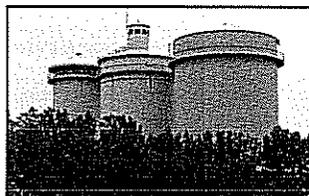


- viruses and bacteria, which may come from septic systems, livestock and wildlife;
- salts and metals, which can be natural or may result from stormwater runoff and farming;
- pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff or lawn care;
- organic chemicals, which originate from industrial processes, gas stations, stormwater runoff and septic systems; and
- radioactive substances that can be naturally occurring.

To ensure safe tap water, EPA prescribes limits on these substances in water provided by public water systems. The presence of these contaminants does not mean that there is a health risk. The University complies with EPA and DPH water quality requirements to ensure the quality of the water delivered to consumers. The test results are reflected in the table on page three. There were no water quality violations in the University's systems in 2008.

System Description

The University owns and operates the Main Campus Water System at Storrs and the Depot Campus Water System in Mansfield. Although the two systems are interconnected, the source of water within each system can vary. The Main Campus receives water from gravel-packed wells located in the Fenton River and Willimantic River wellfields. The Depot Campus receives water only from the Willimantic River wellfield. Our wells do not pump directly from the Fenton and Willimantic Rivers; rather, the wells are located near the rivers and pump groundwater from extensive underground aquifers. As groundwater moves very slowly through the fine sands that make up these aquifers, the water is naturally filtered. The result is water of excellent chemical, physical, and bacteriological quality pumped from each wellfield. The only water treatment added is sodium hydroxide for pH adjustment and corrosion control, and chlorine for disinfection. The University continues to have an ample supply of high quality drinking water to meet the needs of its on-campus and off-campus users. In addition, it has over 7.5 million gallons of water storage capacity to meet all domestic, process, and fire protection needs. Large booster pumps help maintain adequate system pressures, and emergency generator power ensures continued operation during electric power outages.



Water Quality Testing

The table below lists the results of water quality monitoring conducted in 2008. However, DPH allows us to monitor for some contaminants less than once per year because the concentration of the contaminants are not expected to vary much from year to year. Because of this, some of the data, though representative of the water quality, may be more than one year old. If levels were tested prior to 2008, the year is identified in parentheses. Any contaminant/compound detected in the latest round of testing is included in the table. As required by the EPA and the DPH, the University also periodically tests for "unregulated contaminants." The last required samples were collected in 2002 with all sample results below detection levels. The next required sampling for unregulated contaminants will occur in 2009 and 2010.

Water Quality Test	Main Campus					Depot Campus			Possible Contaminant Source
	MCL	MCLG	Highest Level Detected	Range of Detections	MCL Exceeded?	Highest Level Detected	Range of Detections	MCL Exceeded?	
Copper (ppm)	AL 1.3	AL 1.3	0.26	no sample above AL	No	0.12 (2007)	--	No	Corrosion of household plumbing systems
Lead (ppb)	AL 15	AL 15	1.1	no sample above AL	No	9.5 (2007)	--	No	Corrosion of household plumbing systems
Barium (ppm)	2	2	0.012	0.0084-0.012	No	ND	ND	No	Erosion of natural deposits
Chloride (ppm)	250	NA	24	19-24	No	24	24	No	Erosion of natural deposits
Fluoride (ppm)	4	4	ND	--	No	ND	ND	No	Erosion of natural deposits
Nitrate (ppm)	10	10	0.89	0.51-0.89	No	0.9	0.9	No	Runoff from fertilizer use
Nitrite (ppm)	1	1	<0.01	ND	No	ND	ND	No	Runoff from fertilizer use
Sodium (ppm)	NL=28	NA	24	23-24	No	28	28	No	Erosion of natural deposits
Turbidity (ntu)	TT (5 ntu)	NA	3.0	ND-3.0	No	4.9	0.54-4.90	No	Soil runoff, pipe sediment, or precipitation of minerals or metals
Total Coliform Bacteria	presence in >5% of mo. samples	0	0	--	No	0	--	No	Naturally present in the environment
Alpha Emitters (pCi/L)	15	0	0.87 (2006)	ND-0.87	No	2.2 (2006)	ND-2.2	No	Erosion of natural deposits
Combined Radium (pCi/L)	5	0	1.33 (2006)	ND-1.33	No	3.79 (2006)	ND-3.79	No	Erosion of natural deposits
Uranium pCi/L	30	0	ND (2006)	--	No	ND (2006)	N/A	No	Erosion of natural deposits
Chlorine (ppm)	MRDL 4	MRDLG 4	0.8	0.1-0.8	No	0.7	0.1-0.7	No	Water additive used to control microbes
HAA5 (ppb) [Haloacetic acids]	60	NA	50	ND-1.0	No	1.0	1.0	No	By-product of drinking water disinfection
THMs (ppb) [Total Trihalomethanes]	80	0	4.0	ND-4.0	No	5.3	ND-5.3	No	By-product of drinking water disinfection

Definitions and Key Terms

AL (Action Level): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

MCL (Maximum Contaminant Level): The highest level of a contaminant allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology. Typically when MCLs are exceeded a violation occurs and public notification is required.

MCLG (Maximum Contaminant Level Goal): The level of a contaminant in drinking water below which there is no known or expected health risk. MCLGs allow for a margin of safety.

MRDL (Maximum Residual Disinfection Level): The highest level of a disinfectant allowed in drinking water.

MRDLG (Maximum Residual Disinfection Level Goal): The level of a drinking water disinfectant below which there is no known or expected risk to health.

Detected Contaminant: A detected contaminant is any contaminant measured at or above a **Method Detection Level**. Just because a contaminant is detected does not mean that its MCL is exceeded or that there is a violation.

n/a: Not applicable.

ND: Not detected.

NL: Notification level.

ppb (parts per billion): One part per billion = ug/L; the equivalent of 1 penny in \$10,000,000.

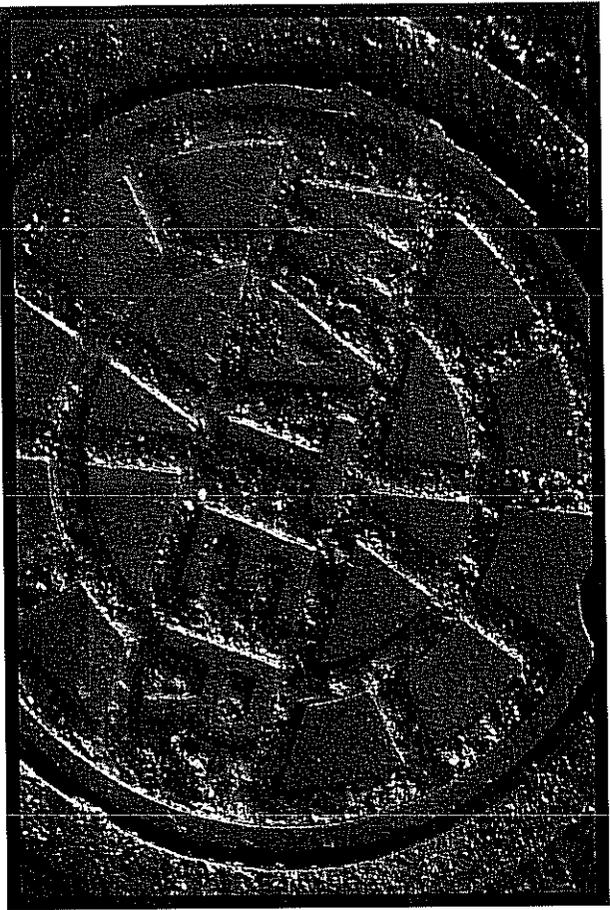
ppm (parts per million): One part per million = 1 mg/l; the equivalent of 1 penny in \$10,000.

PCi/L (picocuries per liter): A measure of radioactivity.

TT (Treatment technique): A required process intended to reduce the level of a contaminant in drinking water.

<: Less than.

2008 Annual Water Quality Report



Proudly Presented By:



University of Connecticut
Facilities Operation Building
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Storrs, CT 06269

Planning for the Future

In 2006, in conjunction with the town of Mansfield, the University contracted for the preparation of a Master Plan for the University's water and wastewater systems that serves as a roadmap for the town and the University for the future of these important utility systems. The Plan was completed in 2007 and provided a detailed study of the alternatives for the short-term and long-term operation, maintenance and management of these systems. It identified a number of recommendations for these systems which were reviewed and revised based on actual results documented during the drought of 2007, as were detailed in the 2008 "UCONN Water System Analysis Report." Recommendations from those reports serve as guidelines for our future plans and include:

- Investigate Water Reclamation/Reuse – Use of recycled wastewater rather than drinking water for non-potable water demands such as cooling water for the University Co-Gen Plant and result in potential savings of 0.4 to 0.45 million gallons per day during peak days.
- Assess Reconstruction/Replacement of Willimantic Well 2 – Could increase flow and reliability of the Willimantic Wellfield while maintaining safe flow levels in the river.
- Fenton Well D Study – Will more accurately determine safe production levels while ensuring no adverse impacts to the Fenton River.
- Provide Standby Generators at all Willimantic Wells – Currently standby power is only provided at wells 1 and 3.
- Identify Additional Supply Options – Identify and plan for additional future water supply needs.

Stage 2 Disinfectants and Disinfectants By-products Rule (DBPR)

The Environmental Protection Agency's Stage 2 Disinfectants and Disinfectants By-products Rule (DBPR) requires all water systems to evaluate the potential for producing elevated levels of certain "disinfectant by-products" that have potential adverse health effects. These chemical compounds can be produced by the reaction of disinfecting chemicals with naturally occurring chemical compounds found in the water. Water quality test results over eight consecutive quarterly sampling periods showed that none of the samples contained levels of disinfection by-products in excess of allowable levels. Because of these favorable sample results, both the Depot and Main Campus water systems have been designated as in compliance with the DBPR.

Educational Information

Consumer Confidence Reports are required to contain public health information for certain contaminants and compounds, even if the levels detected were less than the Maximum Contaminant Levels established for those parameters. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800-426-4791).

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk for

infections. These people should seek advice about drinking water from their health care providers. EPA and the Federal Center for Disease Control guidelines on reducing the risk of infection by *Cryptosporidium* and other microbial contaminants are available from EPA's Safe Drinking Water Hotline (800-426-4791).

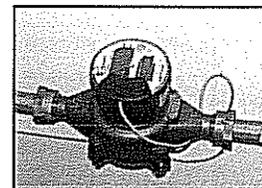
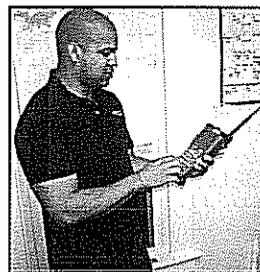
CRYPTOSPORIDIUM. *Cryptosporidium* is a microbial parasite found in surface waters throughout the U.S. Since the University uses groundwater (wells) rather than surface water (reservoirs), the University is not required to test for *Cryptosporidium*.

COPPER & LEAD. The University currently meets regulatory requirements for both lead and copper. Lead and copper were tested in 2007 (Depot Campus) and 2008 (Main Campus). None of the samples collected exceeded the Action Levels for lead or copper. Nonetheless, the University believes it is important to provide its customers with the following information regarding lead and copper:

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The University's Main Campus and Depot Campus water systems provide high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap water for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

Similarly, elevated copper levels can also have health impacts. Copper is an essential nutrient, but like lead, its levels can vary from location to location. Some people who drink water containing copper in excess of the Action Level over a relatively short period of time could experience gastrointestinal distress and may also suffer liver or kidney damage. People with Wilson's disease should consult their personal physician. If you are concerned about elevated copper levels, you may wish to have your water tested. Running your tap for 30 seconds to 2 minutes before using for drinking or cooking will significantly reduce copper levels in the water.

Lead and copper levels will be tested again in 2011 (Main Campus) and 2010 (Depot Campus).



2008 Water System Improvement Projects

The University completed a number of important water system improvements in 2008, including:

- Replaced an underground caustic storage tank at the High Head treatment/pump station with a tank located inside the treatment building. The new tank has secondary containment in case of a leak and is more easily monitored for structural integrity.
- Completed pump tests of Willimantic Wells 1 and 3 to confirm that additional flow was available from the wells if larger pumps were installed. We also installed the larger pumps in 2008 which will enable additional production from the wellfield.
- Installed a new line valve to facilitate shut down of the Fenton Wells during emergencies.
- Installed two new monitoring wells near Fenton Well D to enable better tracking of groundwater levels during operation of Well D.
- Continued with the metering of on-campus facilities.
- Initiated engineering design of the new chemical treatment building at the Willimantic Wellfield. When this facility is completed it will allow for the retirement of two older treatment facilities, will provide treatment advantages from increased treatment contact time, and will provide standby power for all four Willimantic wells plus the new treatment plant.
- Initiated engineering design of a new 1 million gallon water storage tank. This new tank will replace two older water storage tanks located at the Towers Tank site with a net increase of 100,000 gallons of storage capacity.

Water Conservation

Three straight years of declining water consumption highlight the continuing and successful efforts undertaken by the University to conserve its water resources. Combined Average Day Demands for the water systems have decreased from 1.49 million gallons per day (mgd) in 2005 to 1.27 mgd in 2008. It is important to note that even though 2008 was not a drought year and there were no mandatory conservation steps required as part of our "Water Conservation Plan," we still achieved a net decrease in overall system demand as compared to the drought year of 2007.

The graph below illustrates the results of our water conservation efforts. During the years 2005 through 2008 student enrollment and faculty/staff increased by over 4 percent. During those same years, however, the average daily water demand in our Storrs Campus water system decreased by 15 percent. These reductions in system demands did not happen by accident but were the result of deliberate actions taken by the University to conserve water. Over the years, the University has made considerable investments in repairing leaks, installing water-saving devices and more efficient water chillers, replacing old water mains with new ones and retrofitting/replacing equipment with more efficient methods. Our more recent efforts included: comprehensive leak detection surveys with repair of all detected leaks completed in 2005 and 2007; water system operation changes made in 2005 and 2006 to maximize water efficiencies, thereby reducing wasted water; and a comprehensive water conservation study of University buildings completed in 2007.

A fundamental tool in the water conservation effort is the installation and use of accurate water meters to measure all water uses from the system. Specific metering improvements were completed in 2008 as part of the University's four-year plan to complete the metering of all on-campus and off-campus buildings.

Conservation Tips

- Install water-efficient fixtures and equipment, such as water-saving shower heads and toilets.
- Take shorter showers.
- Turn off faucets and showers when not in use.
- Wash full loads in washing machines/dishwashers.
- Limit running water in food preparation.
- Limit outdoor watering to early mornings or evenings and do not water on windy days.
- Mulch around plants to reduce evaporation.
- Limit running water time when washing a car, or use a car wash.
- Repair leaks. In UCONN dorms, promptly report leaks to your Resident Advisor. In other campus buildings, report leaks to Facilities Operations at 860-486-3113.

