

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, Monday July 20, 2009, 7:00 p.m.
Council Chambers, Audrey P. Beck Municipal Building

Minutes

7/6/09; 7/14/09 Field Trip

Scheduled Business

Zoning Agent's Report

- A. Enforcement Update
- B. Hall Property Old Mansfield Hollow Rd; DeBoer Property, Storrs Rd
- C. Review of Signage "Old Eaton Farms", 476 Storrs Rd, M. Healy o/a, File #819
Report from Zoning Agent
- D. Other

7:15 p.m. Public Hearing

Gravel Permit Renewal/Modification Request, Green Property, 1090 Stafford Road PZC File #1258

Memos from Director of Planning and Assistant Town Engineer

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

Report from Director of Planning

Old Business

1. **Eagleville Brook Impervious Surface TMDL Project**
(Verbal Update from Zoning Agent)
2. **Draft Revisions to the Zoning and Subdivision Regulations File #907-31**
(Public Hearing closed on 6/15/09)
3. **Draft 2009 Windham Regional Land Use Plan**
Draft Letter
4. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue**
Report from Director of Planning
5. **Other**

New Business

1. **New Special Permit Conversion, 1620 Storrs Road, Y. Ghiaei o/a, File #1276-2**
2. **Other**

Reports from Officers and Committees

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

Communications and Bills

1. 7/8/09 ZBA Decision Notice
2. 7/10/09 Notice of Coventry Proposed Zoning Regulation Amendments
3. 7/1/09 letter from CT DOT Re: Storrs Center
4. Other

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DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, July 6, 2009

Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:35 p.m. Alternate Beal was appointed to act in Kochenburger's place.

Minutes:

6/15/09-Gardner MOVED, Plante seconded, to approve the 6/15/09 Minutes as written. MOTION PASSED UNANIMOUSLY. Pociask, Lombard and Goodwin noted that they listened to the tapes.

Zoning Agent's Report:

The Zoning Agent's report was noted. Hirsch stated that he visited the Hall site and that approximately 95% of the material and equipment has been removed, and that 100% compliance is expected shortly. Hirsch reported that he and the Chairman signed off on a site modification at the M. Healey property on 476 Storrs Road. Noting concern about an existing foundation hole, Gardner questioned Hirsch on the status of new construction at 454 Storrs Road. Hirsch responded that staff is working with the applicant to address this issue and other permit requirements.

Hirsch explained to the Commission that due to an oversight, the annual Live Music Special Permits were not renewed in November of 2008. After a brief discussion, Holt MOVED, Hall seconded, to extend all existing live music special permits until November 1, 2009 with all the existing approval conditions in place. MOTION PASSED UNANIMOUSLY.

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

Chairman Favretti opened the continued Public Hearing at 7:41 p.m. Members present were Favretti, Gardner, Goodwin, Hall, Holt, Plante, Pociask, Ryan and alternates Beal and Lombard. Beal was appointed to act. G. Padick, Director of Planning noted a 6-30-09 letter from the applicant requesting an extension, a 6-30-09 letter from K. Berman and a 7/2/09 memo from G. Padick, Director of Planning.

There were no comments or questions from the public or the Commission. Holt MOVED, Hall seconded, that the PZC accept the applicant's request for an additional thirty (30) day extension of the Public Hearing period for the Whispering Glen application (PZC File #1283 & 1284). Furthermore, the Public Hearing on this application shall be continued until July 20, 2009. MOTION PASSED UNANIMOUSLY.

Public Hearing:

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

Chairman Favretti opened the Public Hearing at 7:45 p.m. Members Goodwin, Hall, Pociask and alternate Lombard disqualified themselves. Members present and acting were Favretti, Gardner, Holt, Plante, Ryan and alternate Beal. Padick read the legal notice as it appeared in the Chronicle on 6-23-09 and 6-30-09, and noted the following communications that had been distributed to all members of the Commission: a 5-28-09 email

memo from G. Havens, EHHD; a 6-19-09 memo from T. Quick, W.W.W.; and a 7-2-09 memo from G. Padick, Director of Planning.

Frank Halle, Spring Hill Properties, LLC, submitted return receipts verifying compliance with neighborhood notification requirements.

There were no questions or comments from the public. After a brief discussion, Plante MOVED, Holt seconded, to close the Public hearing at 7:32 p.m. MOTION PASSED with Holt, Plante, Beal, Ryan, Gardner, and Favretti in favor and all others disqualified.

Holt MOVED, Plante seconded, to approve with conditions the special permit application (file #1288), of Spring Hill Properties LLC, for an efficiency apartment on the Veilleux property located at 48 Puddin Lane, in an R-20 zone, as submitted to the Commission and shown on a 5/22/09 site plan, 5/12/09 floor and elevation plans and other applicant submissions, and as presented at a Public Hearing on 7/06/09.

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 granted for a one-bedroom efficiency unit in association with an existing 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;
 3. This special permit shall not become valid until filed upon the Land Records by the applicant
- MOTION PASSED with Holt, Plante, Beal, Ryan, Gardner, and Favretti in favor and all others disqualified.

Old Business:

2. Gravel Permit Renewals:

A. Banis property on Pleasant Valley Road File #1164

Holt MOVED, Hall seconded, approve with conditions the special permit renewal application (file 1164) of Steven D. Banis for the removal of approximately 9,000 cubic yards of excess material from Area #3 to be used for agricultural purposes on property located at Pleasant Valley Farm, Pleasant Valley Road, in an RAR-90 zone, as submitted to the Commission and shown on plans dated 6/1/05 revised through 5/18/09, accompanied by a 5/18/09 letter, 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 H, Article V, Section B, and other provisions of the Mansfield Zoning Regulations, and is granted subject to the following conditions:

1. The applicant shall implement the suggestions and recommendations for soil and erosion control contained in a 7/12/00 letter from David Askew, District Manager of the Tolland County Soil and Water Conservation District, Inc. This work includes the stabilization of areas adjacent to watercourses, the stabilization of the largest intermittent stream channel, the phasing of land-disturbing activity to minimize periods of soil exposure and the revegetation of disturbed areas.
2. No blasting or excavation work shall take place within fifty feet of a property line. Particular care shall be taken in meeting this requirement adjacent to the Wadsworth property.
3. All work shall be conducted between 7 a.m. and 7 p.m. Monday through Friday and between 9 a.m. and 7 p.m. Saturday.
4. All blasting work shall be subject to the permitting process administered by the office of the Fire Marshal. The applicant's blasting agent shall notify the Windham Airport prior to blasting activity

pursuant to a schedule to be agreed upon by the blasting agent, Mansfield's Fire Marshal and the Windham Airport manager. In addition, the applicant shall place a temporary sign along Pleasant Valley Road at least twelve (12) hours prior to blasting activity. The sign shall note the anticipated period of blasting.

5. Based on the applicant's submissions, all material removed from site is to be trucked out of Mansfield. All trucks hauling material offsite shall use Pleasant Valley Road to Route 32 to Route 6, and all loads shall be covered during transit.
6. The site shall be maintained as follows:
 - a. There shall be no rock-processing equipment onsite;
 - b. There shall be no rock or stump burial onsite;
 - c. Onsite stockpiling shall be kept to a minimum to help prevent safety problems;
 - d. No topsoil shall be removed from the site.
 - e. The applicant shall submit bi-weekly erosion and sedimentation monitoring reports to the Zoning Agent until disturbed areas are revegetated;
7. Subject to compliance with all conditions, this permit shall be in effect until July 1, 2010;
8. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records.

MOTION PASSED UNANIMOUSLY.

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

Holt MOVED, Hall seconded, to approve with conditions the special permit renewal application of Edward C. Hall (file 910-2) for excavating and grading on property owned by the applicant, located off Bassetts Bridge Road, as presented at a Public Hearing on 6/15/09. This renewal is granted because the application as hereby approved is considered to be in compliance with Article V, Section B and Article X, Section H of the Mansfield Zoning Regulations. Approval is granted with the following conditions, which must be strictly adhered to, due to potential adverse neighborhood impacts. Any violation of these conditions or the Zoning Regulations may provide basis for revocation or non-renewal of this special permit.

1. No activity shall take place until this renewal of special permit is filed on the Mansfield Land Records by the applicant. This approval for special permit renewal shall apply only to the authorized Phase I area of the site. The excavation activity taking place outside of the north perimeter of the authorized Phase I area shall cease until an application is submitted to the Commission for review and consideration of action.
2. This special permit renewal shall be effective until July 1, 2010;
3. Excavation activity shall take place only in accordance with plans dated 12/1/91 and 5/9/95, as revised to 6/13/06;
4. This permit renewal acknowledges that up to 500 cubic yards of clean topsoil may be brought onto the Phase 1 premises. Prior to depositing any topsoil/fill, the applicant shall contact the Assistant Town Engineer and identify the source of the topsoil material. The Assistant Town Engineer shall make a determination about the suitability of the material source and may require that it be tested for contamination. Only clean topsoil shall be brought in, and it shall be spread or stockpiled solely within the Phase 1 area.
5. All work shall be performed by Edward C. Hall or his employees. No other subcontractors or excavators shall excavate in or haul from this site. All work shall be performed using the equipment stated on said plans and in the applicant's Statement of Use;
6. No more than 8,000 cubic yards of sand and gravel or the amount of material remaining in Phase I, whichever is less, shall be removed per year;
7. In association with any request for permit renewal, the following information shall be submitted to the Commission at least one month prior to the permit expiration date:
 - A. Updated mapping, prepared by a licensed professional engineer, depicting current contour elevations and the status of site conditions, including areas that have been revegetated;
 - B. A status report statement that includes information regarding:

- the amount of material removed in the current permit year and the estimated remaining material to be removed in the approved phase;
 - the planned timetable for future removal and restoration activity;
 - conformance or lack thereof with the specific approval conditions contained in this renewal motion.
8. Unless prior authorization has been granted by the Commission, the existing area to the south and southeast of the approved excavation phase shall be retained in its existing wooded state. This area provides a buffer between the subject excavation activity and neighboring residential uses and is deemed necessary to address neighborhood impact requirements. The buffer shall extend southerly from the approved Phase I area to the Stadler-McCarthy property and shall extend southeasterly along the Gray and Dyjak properties to Mansfield Hollow Road Extension. The southeasterly extension shall have a minimum width of 50 feet (see Article X, Section H.5.e);
 9. Topsoil:
 - A. A minimum of 4" of topsoil shall be spread, seeded and stabilized over areas where excavation has been completed;
 - B. No loam shall be removed from the property. All stockpiled loam presently on the site shall be used for restoration of the area where gravel is removed
 10. In order to ensure that dust does not leave the site, erosion and sedimentation controls and site restoration provisions as detailed in the plans shall be strictly adhered to and the following measures shall be implemented:
 - A. No more than 1.5 acres shall be exposed at any one time;
 - B. The work shall be performed as described, from north to south and west to east, occurring in a "trough";
 - C. The swale along the haul road shall be kept dust-free and maintained to trap fine material and to keep the gravel surface of the road clean;
 - D. If the above measures do not control dust on the site as evidenced by complaints from nearby residents and verification by the Zoning Agent, dust monitors shall be installed immediately, with the advice of the applicant's engineer, and with their operation approved by the PZC;
 - E. The haul road shall be watered as necessary to prevent dust;
 - F. All loads shall be covered at the loading location;
 - G. There shall be no stockpiles of any material other than topsoil located outside the excavation area. Any stockpiles will be only as part of the daily operation of the excavation and shall not exceed 10 cubic yards in size. All stockpiled material shall be graded off and stored within the lower portions of the site in order to minimize any windblown transport.
 11. In order to ensure that there is no damage to the major aquifer underlying the subject property and nearby wells, the following shall be complied with:
 - A. Excavation shall not take place within 4 feet of the water table;
 - B. Materials stored onsite shall be limited to those directly connected with the subject excavation operation or an agricultural or accessory use authorized by the Zoning Regulations. Any burial of stumps obtained from the permit premises shall be in conformance with the DEP's regulations;
 - C. With the exception of manure, which shall be spread in accordance with the letter received at the 4/6/94 PZC meeting from Joyce Meader of the Cooperative Extension Service, no pesticides or fertilizers shall be applied unless a specific application plan is approved by the PZC. All operations to restore the subject site shall employ Best Management Practices as recommended by the Natural Resources Conservation Service and State Department of Environmental Protection for the application of manure, fertilizers or pesticides and the management of animal wastes;
 - D. No refueling, maintenance or storage of equipment shall be done onsite, in order to minimize the potential for damage from accidental spills;
 12. At a minimum, the subject site shall be inspected monthly by the Zoning Agent. Said agent shall schedule quarterly site inspections and shall invite neighborhood representatives to accompany him;
 13. Old Mansfield Hollow Rd. shall be the only route used for deliveries out of the neighborhood;

14. All zoning performance standards shall be strictly adhered to;
15. Approval of this permit does not imply approval of any future phase;
16. The existing cash bond plus accumulated interest shall remain in place until the activity has ceased and the area has been stabilized and restored to the satisfaction of the PZC. Prior to filing notice of this Special Permit renewal on the Land Records, an updated bond agreement approved by the PZC Chairman with staff assistance shall be executed.;
17. Hauling operations and use of site excavation equipment shall be limited to the hours of 8 am to 5:30 p.m. Mon.-Fri., and 8 a.m. to 1 p.m. on Saturday, with no hours of operation on Sunday;
18. For one year only, from July 1, 2009 to July 1, 2010, the Planning and Zoning Commission waives the requirement of a map submission as per Condition #7A.
19. This special permit shall become valid only after it is obtained by the applicant from the Mansfield Planning Office and filed by him upon the Mansfield Land Records.

Further, it is noted that if there are any changes to the site or plan not authorized by this approval, the applicant shall request a modification before proceeding. Such a request for modification may be considered major and may entail a Public Hearing, depending on the nature of the request and its potential for impact on the health, welfare and safety of Mansfield's citizens and nearby residents.

MOTION PASSED UNANIMOUSLY.

4. Site Modification Request for driveway and parking revisions, 1244 Storrs Rd, Storrs Associates o/a, File #888-2

Staff reports were received from the Director of Planning, the Assistant Town Engineer and Fire Marshal. Michael Taylor, Storrs Associates, LLC, reviewed proposed changes to the driveway, parking, landscaping and walkway along the south side of Storrs Commons. Taylor stated that the intention to address an existing safety problem by adding appropriately sized, designated parking spaces that will be used by customers who make "quick stops".

After a brief discussion, Favretti noted no further comments or questions from the public or Commission. Goodwin MOVED, Pociask seconded, 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.

MOTION PASSED UNANIMOUSLY.

Members also discussed a related modification request by Taylor for a patio seating area in front of the Starbucks Coffee Shop and Blimpie's at Storrs Common. After discussion Mr. Taylor agreed to revise the proposal. Hall MOVED, Pociask seconded, that the PZC authorize the Chairman and Zoning Agent to process the request as a minor modification. MOTION PASSED UNANIMOUSLY.

Other Old Business:

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

Padick summarized the comments received at the 6/15/09 Public Hearing. He noted that the only proposed revisions that received negative comments were the common driveway and agricultural revisions. He recommended that those two revisions be separated from the rest and re-addressed. After discussion, it was the consensus of the Commission that the Chairman work with staff to draft motions to approve all of the

proposed regulation changes except the common driveway and agricultural revisions. The Commission requested that staff arrange a meeting with the Agriculture Committee with the goal of revising the proposed revisions. Goodwin volunteered to contact the CT Department of Agriculture to inquire if they offer assistance to municipalities in writing agricultural regulations.

3. **Gravel Permit Renewal/Modification Request, Green Property, 1090 Stafford Road PZC File #1258**
Staff reports from the Director of Planning and Assistant Town Engineer were received. Goodwin MOVED, Holt seconded, 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. MOTION PASSED UNANIMOUSLY.
5. **Draft 2009 Windham Regional Land Use Plan**
A staff report from the Director of Planning was received. Padick updated the PZC regarding the 7/1/09 public hearing held by WINCOG's Regional Planning Commission. He noted that the Conservation Commission will be discussing the draft at its 7/15/09 meeting. Padick will draft letter for PZC consideration at its 7/20/09 meeting and for Town Council consideration on 7/27/09.
6. **2009 Draft Update: Planning Acquisition and Management Guidelines**
A staff report from the Director of Planning was received. Holt MOVED, Gardner seconded, 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. MOTION PASSED UNANIMOUSLY.
7. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue**
Alternate Lombard disqualified himself. A staff report from the Director of Planning was received. Extensive discussion was held regarding the next step for the Industrial Park zone in southern Mansfield. It was the consensus of the PZC that a 50% Agricultural Dedication and lower density housing should be considered. Padick agreed to draft a bulleted list of potential changes for an upcoming meeting.

New Business:

1. Eagleville Brook Impervious Surface TMDL Project

Padick noted a 7/14/09 stakeholder's meeting at 9am. Favretti stated that he plans to attend.

Reports of Officers and Committees:

Favretti noted a 7/14/09 Field Trip at 1:00 p.m. There were no other reports.

Communications and Bills:

Noted.

Adjournment:

Favretti declared the meeting adjourned at 9:47 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

MINUTES

MANSFIELD INLAND WETLAND AGENCY/PLANNING AND ZONING COMMISSION
FIELD TRIP
Special Meeting
Tuesday, July 14, 2009

Members present: R. Favretti, M. Beal, B. Gardner, K. Holt, B. Ryan,
Staff present: G. Meitzler, Wetlands Agent, Assistant Town Engineer
J. Stevenson, S. Lehmann- Conservation Commission

The field Trip began at 1:10 p.m.

1. GREEN PROPERTY, 1090 Stafford Road, review of planned future excavation area.
PZC File #1258
Members were met by K. Green and P. Desiato who briefly explained the proposed plans. Site and neighborhood characteristics were observed. No decisions were made.
2. BIRCH ROAD BIKEWAY, Renewal request. IWA File #1218
Members were met by L. Hultgren, Director of Public Works who briefly explained the revisions to the previously approved project application. No decisions were made.
3. GAFFNEY PROPERTY, 125 Wildwood Road, Proposed pond and related site work,
IWA File #1436
Members were met by M Gaffney and neighbor D. Mansell, who explained the project to build a pond. Site and neighborhood characteristics were observed. No decisions were made.
4. BACHIOCHI PROPERTY, 78 Mansfield Hollow Road, Proposed in-ground swimming pool.
IWA file #1435
Members were met by M. Bachiochi who showed the location of a proposed in-ground pool approximately on the site of an above ground pool. Site and neighborhood characteristics were observed. No decisions were made.

The field trip ended at approximately 2:35 p.m.

Respectfully submitted,

K. Holt, Secretary

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To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent 
 Date: July 2, 2009

Re: *Monthly Report of Zoning Enforcement Activity*
For the month of June, 2009

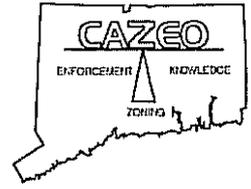
Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	18	17	12	144	183
Certificates of Compliance issued	21	14	18	147	194
Site inspections	58	29	35	556	732
Complaints received from the Public	9	6	8	61	41
Complaints requiring inspection	6	4	3	37	27
Potential/Actual violations found	3	5	1	57	39
Enforcement letters	10	28	8	124	149
Notices to issue ZBA forms	3	1	1	9	19
Notices of Zoning Violations issued	1	1	0	56	45
Zoning Citations issued	2	2	0	16	28

Zoning permits issued this month for single family homes = 1, multi-fm = 0
 YEAR END - 2008/09 fiscal year total: s-fm = 16, multi-fm = 0

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Town of Mansfield



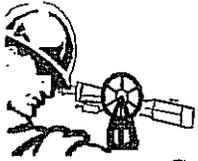
CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

Memo to: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent *CBH*
Date: July 16,, 2009

Re: Michael Healey, Request for Identity Signage
476 Storrs Road, file # 819

The PZC's 8/4/08 approval for site modifications at the subject site authorized the PZC Chairman and Zoning Agent to approve signage subject to meeting construction, lighting and landscape requirements of Article X, Section C.10, 11 & 12 of the regulations. Mr. Healey however, has submitted a sign proposal which requires Commission authorization. The proposed directory sign is in compliance with the dimensional requirements (32 sq. ft.) of Article X, Section C.5.a.1, but Mr. Healey is requesting PZC authorization under Section C.6.k to identify the 'common name' of the commercial site. The proposed sign 'header' would add about 12 sq. ft. additional area to the sign for an approximate total 44 square feet of area. The other elements of signage, such as the proposed landscaping at the base of the sign, could still be reviewed and approved by the Chairman and Zoning Agent. The applicant is showing generic plantings for around the base. Section C.6.k requires the Commission to make a determination as to the compatibility of the sign with respect to size and scale with the building's setting and physical characteristics and other characteristics of the site. Although the structures and immediate site surroundings have historical significance, the property is not located within one of Mansfield's designated Historic Districts. I would recommend, subject to the Commissions determination of the appropriateness of the proposed signage **to approve the 7/14/09 request of Michael Healey for an identity sign under Article X, Section C.6.k subject to approval of the landscaping by the PZC Chairman and Zoning Agent.**



HEALEY & ASSOCIATES, LLC

Land planning, Consulting & Surveying

P.O. Box 557 Mansfield Center, CT 06250-0557

(860)-456-4500

Gregory Padick
Town Planner
Town of Mansfield
4 South Eagleville Road
Storrs, CT 06268

July 14, 2009

RE: Sign Design 476 Storrs Road

Dear Mr. Padick

The proposed sign for 476 Storrs Road consists of 31 square feet area for tenant placards. An attached identity sign is proposed to designate and identify the site as "Old Eaton Farms" with the street number 476 above. The identity portion (header) of the sign contains approximately 12 square feet.

We are requesting approvals of the proposed sign under article 10.C-6 (k) of the zoning regulations. The sign location has been previously approved by the commission under the site plan review process. Attached hereto is a sign rendering for your review.

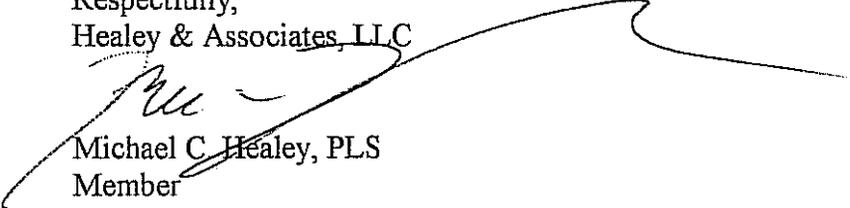
Sign Specifications:

New double-sided PVC street sign manufactured w/vinyl graphics per provided layout
Header (custom shape): approx. 24"h x 96"w x 1"d (12 square feet)
Main Sign: 46"h x 96"w x 1"d (31 sq. ft.)
Tenant Slats: (10 each face) 8"h x 45"w x 3mm
Tennant slats omega bond (solid plastic with aluminum face)
Proposed Height of top of sign above average ground = 10 -12 feet more or less.
Combined Square feet = approximately 44 sq. ft.

Lettering:

Site designation and street number = 7"
Tennant placards = 3"
Incidental text = 2" +/-

Respectfully,
Healey & Associates, LLC


Michael C. Healey, PLS
Member

HEADER

476

Old Eaton

Farms

Mary C. Healey
Attorney at Law, LLC

Mediation Center
of Eastern Connecticut, LLC

Healey & Associates, LLC
Land Surveying & Site Planning

Allstate Insurance
Kevin White Insurance Agency LLC

Fran Storch, ND
Naturopathic Physician

Beth Hankins, LCSW
Social Work - Psychotherapist

Holistic Therapies
Massage • Reiki • Breathwork

Office Space
www.oleatonfarms.com

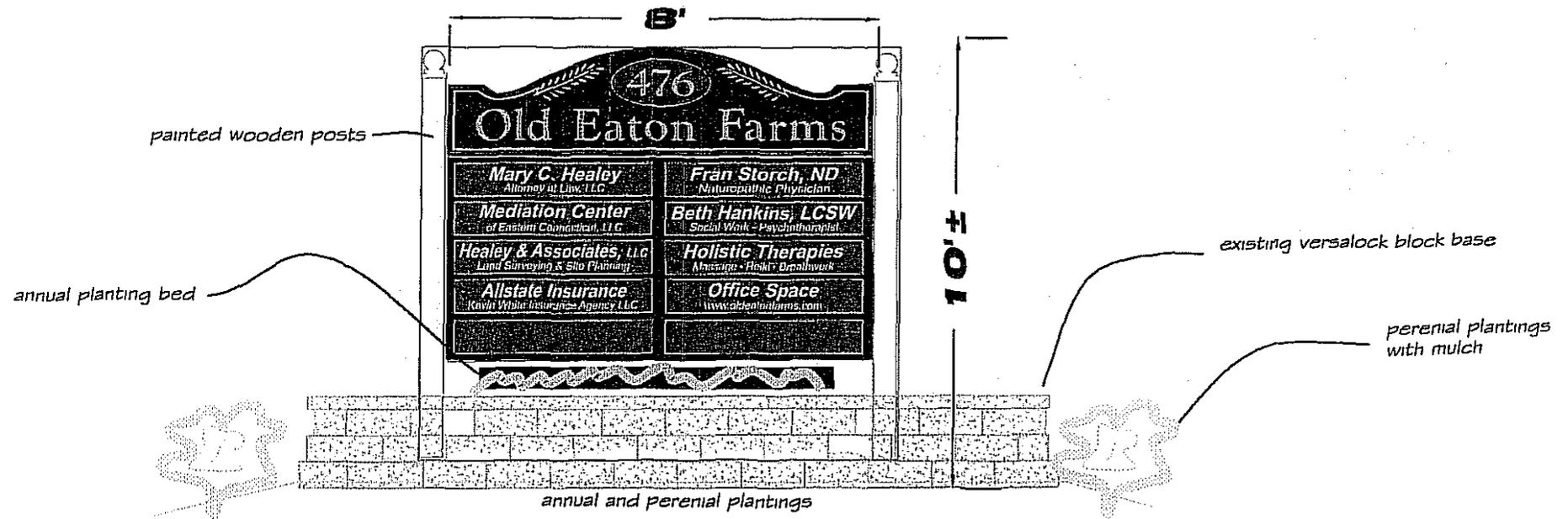
WIDTH = 96" OR 8'

TENANT RACKS

WOODEN POST

46"

WOODEN POST



Article X
Section C.6

7. The proposed sign shall meet all lighting, location, landscaping and other provisions of these Regulations.

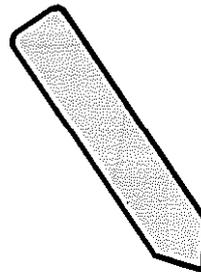
(k) For shopping centers with five or more separate stores, the Planning and Zoning Commission may authorize additional signage to identify the common name of the shopping center, provided such signage complies with the following criteria:

1. The proposed signage shall be incorporated as an integral architectural feature of the building or appurtenant structure, and shall be compatible in size and scale with the building's setting and physical characteristics, the site's physical characteristics (frontage, topography, other natural or manmade features) and other site signage.
2. The proposed signage shall not name or refer to any specific site use, product, or service.
3. The size and number of signs that may be authorized shall be determined by the Commission based on the provisions of subsections 1, 4, 5 and 6 of this regulation. Where more than one sign is proposed, the signage shall be identical unless a variation is authorized by the Commission due to building and site characteristics.
4. The proposed sign shall comply with all applicable construction/design standards of Article X, Section C.10 and shall promote excellence in design.
5. The proposed sign shall incorporate applicable provisions of Mansfield's sign design guidelines (see Appendix B of Mansfield Zoning Regulations).
6. The proposed sign shall meet all lighting and other provisions of these Regulations.

1. Where a commercial use has a front façade exceeding 300 feet in length and two principle customer entrances along this façade, a second identical attached identity sign may be authorized, provided the total square footage of both signs is not larger than one (1) square foot of area for each linear foot of façade upon which the signs are mounted, and provided the Planning and Zoning Commission determines said signs will clearly promote traffic safety, the public convenience, and excellence in design and aesthetic character (see Article X, Sections C.10 through C.12).

m. For shopping centers with five or more separate stores, the Planning and Zoning Commission may authorize identity signage along the front façade of the subject shopping center structure for stores with customer entrances in an enclosed interior of the shopping center, subject to the following criteria:

1. The total square footage of attached identity signage for the shopping center shall be no greater than the total square footage permitted based on the front façade of the building being authorized by Article X, Section C.5.a.2.
2. The proposed signage shall be compatible in size and scale with the building's setting and physical characteristics and other site signage.
3. The proposed signage shall comply with all applicable construction/design standards of Article X, Section C.10 and shall promote excellence in design.
4. The proposed signage shall incorporate applicable provisions of Mansfield's sign design guidelines (see Appendix B of Mansfield Zoning Regulations).



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TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: July 13, 2009
Re: Gravel Permit Renewal/Modification Request, Green Property, 1090 Stafford Road PZC File 1258



I will not be available to review and prepare a report prior to the packet being delivered for the 7-20-09 meeting. A memo is expected to be drafted Monday and will be emailed to all members for review prior to the meeting and we will also distribute copies at the start of the meeting. Based on my review to date, no significant issues are anticipated.

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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: July 13, 2009
Re: Whispering Glen, 73 Meadow Brook Lane
A. Zone change application to DMR, File #1283
B. Special permit application for 37-unit multi-family development



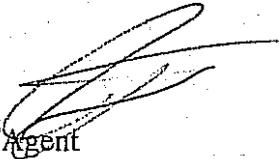
Staff is expecting revised plans to be submitted this week, but will not be available to review them appropriately prior to the packet being delivered. Staff recommends the public hearing be continued to August 3, 2009 to allow for proper review.

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July 13, 2009

TO: Mr. Greg Padick
Town Planner

FROM: Pat Lafayette 
Project engineer/Agent

RE: Whispering Glen Condominium Project
Plan Modifications

As a result of several design related (project layout and architectural appearance) comments from staff and reviewing committees, we are submitting revised plans and supporting documentation for your consideration. Please find attached the following:

1. 5 sets of revised plans with one set of 11 x 17's
2. New affordable unit floor plans and elevations
3. Proposed unit elevations and renderings
4. Summary of the modifications to the plans to address staff and committee comments
5. Revised Stormwater Management Evaluation for the revised site layout
6. Revised Bond Estimate
7. An affordable housing draft strategy

I hope the above information addresses the concerns that have been presented. I will present the new plans to the Commissions at their July 20, 2009 meetings and detail the changes that have been incorporated. Please feel free to contact me with any questions.



**Summary of Modifications
to Plans for the
Whispering Glen Condominium Project
July 7, 2009**

As a result of staff and Town Committees' review of the plans for the Whispering Glen Condominium project, several changes have been made to the plans and more detailed documents provided relative to the appearance of the proposed units for the project. These modifications to the plans are in response to concerns regarding the layout of the project, solar orientation, architectural appearance and construction materials and the approach to be taken to address the affordable housing requirements of the towns zoning regulations. The following is a summary of the modifications made to the plans being presented at the July 20 meeting of the Commissions:

- A new road layout has been designed to reduce the "linear" appearance of the unit locations
- The new road layout runs along the inside edge of required buffer setbacks, increasing the open area between units and abutting properties and decreasing the runs of roadway with units on both sides, facing each other
- The road width has been decreased from 24 feet to 20 feet, decreasing the amount of impervious area
- Driveway widths have been decreased from 24 feet to 20 feet, again decreasing the amount of impervious area and also providing planting areas (2 feet wide) along both sides of the drives
- The number of units has decreased from the originally proposed 37 units to 32 units
- A new footprint, and elevations for the affordable housing units (7) has been developed reflecting a one story, 1,100± square foot unit with a one car garage (see Attachment #1)
- An affordable housing program has been prepared in an effort to address the requirements of Article X, Section K of the zoning regulations (see Attachment #2).
- Stormwater management for the new project layout results in essentially the same peak rate of runoff to the stormwater basin for the 25-year storm event (see Attachment #3)
- An open grass common area has been provided at the center of the project, screened from view from units by the use of rain gardens
- Solar orientation of units to the south/southwest has increased from 14 units to 22 units
- The request for a waiver of the distance between structures has been increased to 20 feet from 15 feet
- Dormers have been added to many units where views are appropriate in order to increase light to the second floor areas and add character to the architectural appearance of the units
- Connection of some two units together have been changed to give the appearance of a large single structure

**Draft
Affordable Housing Strategy
for
Whispering Glen Condominium
Project
July 2009**

The following is a draft strategy for meeting the affordable housing requirements set forth in Article X, Section K of the Town of Mansfield Zoning Regulations.

Affordable Housing Terminology

The terminology related to affordable housing may vary slightly by affordable housing program, however, generally “affordable housing” is housing where a household spends no more than 40% of their income on housing costs (including utilities). “Affordable housing” applies to households with incomes up to 80% of the Area Median Income (AMI).

The Affordable Housing Land Use Appeals Act – C.G.S. 8-30-g

The Affordable Housing Appeals Act, C.G.S 8-30g, provides exemption from zoning regulations for developers constructing affordable housing in communities with less than 10% of their total housing stock designed as “affordable.” As such, the Town of Mansfield is not exempt from the Affordable Housing Land Use Appeal Procedure under C..S. 8-30g. Typically, qualifying affordable housing units offer owners and renters financial assistance from a variety of governmentally assisted programs or through deed restriction including mortgage assistance through the Farmer’s Home Administration, the Connecticut Housing Finance Authority, and the Department of Housing and Urban Development’s Section 8 program.

Affordable Housing Program Goals

- Seek out programs designed to create affordable housing for low and moderate-income households. The Connecticut Department of Economic and Community Development Housing Trust Program awards loans and/or grants to eligible sponsors of affordable housing. HOMEConnecticut, the HOME Investment Partnerships Program, the U.S. Department of Agriculture Housing and Community Facilities Programs, and the Federal Home Loan Bank are also available resources.

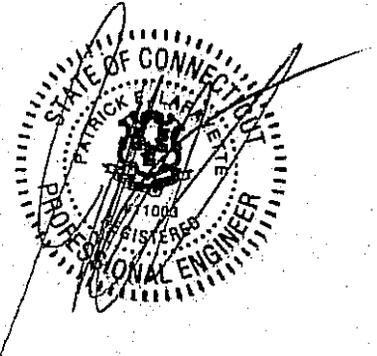
- Collaborate with non-profit agencies to promote and support existing homeowner programs. These programs help residents with upkeep and maintain housing costs that are affordable.

- New affordable housing for families that have incomes at or below 80% of the median income are of the type and scale with existing structures in the area.
- Maintain the affordability of provided housing through deed restrictions.
- Proposed development's compatible with surrounding uses in scale, density and character, while not stifling innovative design and architecture. Design preserves the existing character of neighborhoods, significant historic structures and important Town features.
- Work with the local and regional employers, such as hospitals, and universities to accommodate employee housing needs. Work with area employers and local banks to develop employer-assisted housing opportunities. Potential options include mortgage subsidies, down-payment and closing cost assistance, funding for home rehabilitation, and first time homebuyer counseling. Employers could also offer incentives to encourage employees to live closer to work.
- Promote the use of housing tax credits. Housing tax credits are property tax credits for deed restricted housing for households earning no more than area's median household income.



**STORMWATER DRAINAGE
EVALUATION**

**Whispering Glen
Modifications to 6/16/08
Report**



As a result of staff review and review commissions' comments, the site layout for the Whispering Glen condominium project has been modified. As a result, the stormwater management system layout and facilities has changed. There are approximately 285 more feet of pipe and 3 more catch basins. The net change in discharge to the stormwater basin is an increase of 0.16 cfs. The following is a summary of the changes made to the project which impact stormwater runoff:

Road width changed from 24 feet wide to 20 feet wide	-0.9 cfs decrease
New road layout is longer (1,535 LF vs. 1,350 LF)	+0.65 cfs increase
Unit roofs connected to the Stormwater Collection System Originally there were 3, now 5	+0.58 cfs increase
Impervious areas to the Stormwater Collection System Decreased from 1.65 acs. to 1.29 acs.	

Pervious areas to the
 Stormwater Collection System
 Decreased from 0.2 acs to 0.45 acs.

The net result of the changes made to the site layout plan have no impact on the peak rate of runoff for the 25 year storm event to the stormwater basin. The outlet design for the basin has remained the same, resulting in an off site discharge rate of 1.1 cfs, the same as before.

The following Stormwater Collection System Evaluation Table has been revised for the new stormwater system and its layout and the Stormwater System Design Capacity Evaluation has been redone, and it indicates the system is adequately sized.

**Stormwater Collection System Evaluation
 (Revised July 2009)**

Structure	Drainage Basin Area (acres)	Length (feet)	Slope (%)	Runoff Coeff	T _c (mins)	I ₂₅ (in/hr)	Q ₂₅ (cfs)
<u>CB-1</u>							
Pervious	0.01	200	3.0	0.25	16	4.8	0.01
Impervious	<u>0.06</u>	100	3.0	0.95	<5	7.7	<u>0.43</u>
	0.07						0.44
<u>CB-2</u>							
Pervious	0.05	200	3.0	0.25	16	4.8	0.06
Impervious	<u>0.25</u>	240	3.0	0.95	<5	7.7	<u>1.82</u>
	0.30						1.88
<u>CB-3</u>							
Pervious	0.01	280	8.0	0.25	14.5	4.8	0.01
Impervious	<u>0.06</u>	280	8.0	0.95	<5	7.7	<u>0.43</u>
	0.07						0.44

CB-4

Pervious	0.01	280	5.5	0.25	15.5	4.8	0.01
Impervious	<u>0.23</u>	300	5.0	0.95	<5	7.7	<u>1.68</u>
	0.24						1.69

CB-5

Pervious	0.30	200	11.0	0.25	12.0	5.5	0.41
Impervious	<u>0.04</u>	50	5.0	0.95	<5	7.7	<u>0.29</u>
	0.34						0.70

CB-6

Pervious	0.01	320	2.0	0.25	20.0	4.2	0.01
Impervious	<u>0.11</u>	320	2.0	0.95	<5	7.7	<u>0.80</u>
	0.12						0.81

CB-7

Pervious	0.01	270	2.0	0.25	20.0	4.2	0.01
Impervious	<u>0.26</u>	270	2.0	0.95	<5	7.7	<u>1.90</u>
	0.27						1.91

CB-8

Pervious	0.01	100	5.4	0.25	11.0	4.6	0.01
Impervious	<u>0.08</u>	220	5.4	0.95	<5	7.7	<u>0.58</u>
	0.09						<u>0.59</u>

CB-9

Pervious	0.01	100	5.0	0.25	4.0	0.01	
Impervious	<u>0.03</u>	190	5.0	0.95	7.7	<u>0.22</u>	
	0.04					<u>0.23</u>	

CB-10

Pervious	0.01	160	4.0	0.25	3.8	0.01
Impervious	<u>0.03</u>	160	4.0	0.95	7.7	<u>0.22</u>
	0.04					<u>0.23</u>

CB-11

Pervious	0.01	160	4.0	0.25	3.8	0.01
Impervious	<u>0.03</u>	160	4.0	0.95	7.7	<u>0.22</u>
	0.04					<u>0.23</u>

Flow to basin from
Collection System 9.15cfs

Flow Control

Basin (roof leaders)

Pervious	0.01	100	5.4	0.25	<5	7.7	0.02
Impervious	<u>0.11</u>	150	5.4	0.95	<5	7.7	<u>0.87</u>
	<u>0.12</u>						<u>0.89</u>

TOTAL 1.74 acres Total Flow to Basin 10.01 cfs

**Stormwater System Design Capacity
Evaluation**

Inlet	Flow to Inlet (cfs)	Flow in System (cfs)	Pipe Size (inches)	Pipe Slope (%)	Pipe Full Capacity cfs
CB-1	0.44	0.44	12	0.01	5.1
CB-2	1.88	2.32	12	0.036	9.6
CB-3	0.44	2.76	12	0.023	7.6
DMH-1	---	2.76	12	0.016	7.0

CB-4	1.69	4.45	12	0.09	16.7
CB-5	0.70	8.34	12	0.04	10.8
CB-6	0.81	9.15	12	0.10	17.0
CB-7	1.91	3.19	12	0.03	9.3
CB-8	0.59	1.28	12	0.10	17.0
CB-9	0.23	.69	12	0.03	9.3
DMH-2	---	.46	12	0.036	9.6
CB-10	0.23	.46	12	0.02	7.4
CB-11	0.23	.23	12	0.02	7.4
Pretreatment	---	9.15	12	0.03	9.3
Flow Basin	0.86	10.01	6	0.017	1.1



Development Solutions, L.L.C.

33 East Town Street, Norwich, Connecticut 06360

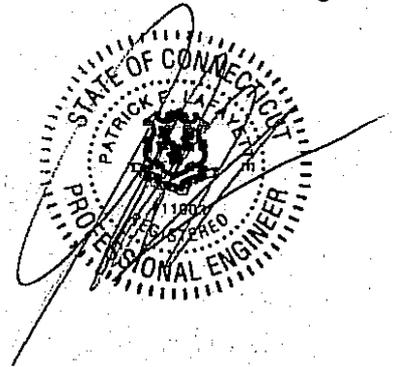
Fax: (860) 204-0652 • Phone: (860) 204-0248

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**WHISPERING GLEN
CONDOMINIUMS**

BOND ESTIMATE

**August 2008
Revised July 2009**



DESCRIPTION	QUANTITY	UNIT	UNIT COST	AMOUNT
GRADING	12,500	CY	\$ 5.00	\$ 62,500.00
BITUMINOUS CONCRETE	1,025	TONS	65.00	66,625.00
PROCESSED GRAVEL	1,035	CY	15.00	15,525.00
BITUMINOUS CONCRETE CURB	3,070	LF	5.00	15,350.00
8" WATER LINE	1,600	LF	25.00	40,000.00
3/4" WATER SERVICE	1,140	LF	10.00	11,400.00
HYDRANTS	5	EA	2,000.00	10,000.00
TAPPING SLEEVE & VALVE	1	EA	5,000.00	5,000.00
GATE VALVES	6	EA	500.00	3,000.00
8" SANITARY SEWER	1,945	LF	30.00	58,350.00
SEWER MANHOLE	12	EA	1,400.00	16,800.00
CATCH BASINS	11	EA	1,200.00	13,200.00
12" HDPE	1,100	LF	20.00	22,000.00
6" HDPE	110	LF	10.00	1,100.00
PRETREAT SYSTEM	1	LS	12,000.00	12,000.00
FLOW CONTROL BASIN	1	LS	7,500.00	7,500.00
TEMP TRENCH PAVEMENT	50	SY	10.00	500.00
PERM TRENCH PAVEMENT	50	SY	25.00	1,250.00
LOAM, SEED, FERT & MULCH	1,000	SY	3.00	3,000.00
E & S	-	LS		5,000.00
LANDSCAPING	-	LS		35,000.00
TOTAL				\$405,100.00

MOTION #1

_____ MOVED, _____ seconded, to approve effective August 1, 2009, revisions to Articles III and IV to address property in more than one town or more than one zone; Article VII to authorize limited live music permits that can be issued by the Zoning Agent; Article VIII to exempt small satellite dish antennae from setback requirements and to authorize potential height exceptions for wind turbines; Article X to recognize community wells as public water facilities; Article X, Section F to limit mobile home park expansions to original lots and to clarify standards for temporary occupancy of travel trailers, motor homes, etc; Article X, Section M to clarify efficiency unit requirements for kitchen and bathroom areas and owner occupancy; Article XI to refine the list of activities needing zoning permits and to authorize staff to accept bonds for work authorized by a Zoning Permit. The subject regulation revisions were identified in a 4/27/09 draft as Zoning Regulations items B,D,E,F,G,H and J. The subject Zoning Regulation revisions, which are attached, were presented at a Public Hearing on June 15, 2009.

Except for the clarification revisions noted below, the adopted regulations have the same wording as presented in the 4/27/09 draft. The following minor wording revisions have been incorporated into the attached regulations as hereby approved:

- In Article VII, Section B.1.g. the first clause shall read “All satellite dish antenna greater in diameter than one (1) meter (39.37”) shall be located.....” and in line 4 the second sentence shall begin “Satellite dish antenna greater in diameter than one (1) meter (39.37” shall meet.....”
(This revision was recommended by the Town Attorney)
- In Article X, Section F.7.c the word “trailer” shall be inserted after “travel” in line 1. This revision will make the wording consistent with the second paragraph of this section.

In approving these Zoning Regulation revisions, the Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications including reports from the WINCOG Regional Planning Commission, Mansfield’s Director of Planning and the Mansfield Town Attorney. The regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-2, which grants the Commission the following:

- the authority to regulate the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- the authority to regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land;
- the mandate to consider the Plan of Conservation and Development prepared under Section 8-23;
- the mandate to secure safety from fire, panic, flood and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; and to facilitate the adequate provision for transportation, water, sewerage and other public requirements;
- the mandate to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;
- the authority that reasonable consideration be given for the protection of potential public surface and ground drinking water supplies;
- the authority to encourage energy-efficient patterns of development.

The subject regulation revisions have been adopted because they promote most if not all of these statutory goals. Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

1. The subject regulation revisions help implement goals, objectives and recommendations contained in Mansfield's 2006 Plan of Conservation and Development and are fully consistent with recommendations contained in State and Regional land use plans.
2. The revisions to Articles III and IV clarify requirements for property situated in more than one zoning district or more than one municipality.
3. The revisions to Article VII expedite approval of limited live music permits provided neighborhood impact criteria are met.
4. The revisions to Article VIII incorporate federal exemptions for small dish antennas and include wind turbines as a structure where exceptions to maximum height provisions can be authorized.
5. The revisions to Article X recognize community wells as public water facilities as per state health provisions.
6. The revision to Article X, Section F to clarify existing provisions, particularly regarding temporary occupancy of travel trailers, motor homes, etc and limit potential mobile home park expansions to original park sites.
7. The revisions to Article X, Section M clarify acceptable kitchen and bathroom area requirements and strengthen owner occupancy documentation provisions.
8. The revisions to Article XI, Section C adds to the existing listing, site work and improvements that cannot be started without zoning permit approval.
9. The revisions to Article XI, Section E gives the Zoning Agent new authority to receive bonds for site work.

MOTION #2

_____ MOVED, _____ seconded, to approve effective August 1, 2009, revisions to Articles VII Section G and Article X Section J to delete in its entirety provisions to authorize as a "conversion" additional dwelling units in residential structures over 20 years in age. The subject regulation revisions were identified in a 4/27/09 draft as zoning item C. The subject Zoning Regulation revisions were presented at a Public Hearing on June 15, 2009.

In approving these regulation revisions, the Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications including reports from the WINCOG Regional Planning Commission, Mansfield's Director of Planning and the Mansfield Town Attorney. The regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-2, which grants the Commission the following:

- the authority to regulate the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- the authority to regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land;
- the mandate to consider the Plan of Conservation and Development prepared under Section 8-23;
- the mandate to secure safety from fire, panic, flood and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; and to facilitate the adequate provision for transportation, water, sewerage and other public requirements;
- the mandate to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;
- the authority that reasonable consideration be given for the protection of potential public surface and ground drinking water supplies;
- the authority to encourage energy-efficient patterns of development.

The subject regulation revisions have been adopted because they promote most if not all of these statutory goals. Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

1. The subject regulation revisions help implement goals, objectives and recommendations contained in Mansfield's 2006 Plan of Conservation and Development and are fully consistent with recommendations contained in State and Regional land use plans.
2. The conversion provisions that are being deleted from the Zoning Regulations have been in existence since the 1960's and are no longer considered appropriate. The approval criteria are not adequate to address potential neighborhood impacts and potential health and safety concerns. The existing provisions do not protect property values and goals and objectives as expressed in Mansfield's Plan of Conservation and Development.

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MOTION #3

_____ MOVED, _____ seconded, to approve effective August 1, 2009, revisions to Article X Section O to incorporate new provisions that authorize the limited storage or parking of vehicles, equipment and/or materials as a home occupation use. The subject regulation revisions were identified in a 4/27/09 draft as item I. The subject Zoning Regulation revisions, which are attached, were presented at a Public Hearing on June 15, 2009.

In approving these regulation revisions, the Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications including reports from the WINCOG Regional Planning Commission, Mansfield's Director of Planning and the Mansfield Town Attorney. The regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-2, which grants the Commission the following:

- the authority to regulate the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- the authority to regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land;
- the mandate to consider the Plan of Conservation and Development prepared under Section 8-23;
- the mandate to secure safety from fire, panic, flood and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; and to facilitate the adequate provision for transportation, water, sewerage and other public requirements;
- the mandate to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;
- the authority that reasonable consideration be given for the protection of potential public surface and ground drinking water supplies;

The subject regulation revisions have been adopted because they promote most if not all of these statutory goals. Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

1. The subject regulation revisions help implement goals, objectives and recommendations contained in Mansfield's 2006 Plan of Conservation and Development and are fully consistent with recommendations contained in State and Regional land use plans.
2. The existing Zoning Regulations do not include provisions that authorize contractors, tradesmen and other home occupation uses to store or park vehicles, equipment and/or materials on their property. This approval provision includes appropriate standards to address potential neighborhood impacts.

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MOTION #4

_____ MOVED, _____ seconded, to approve effective August 1, 2009, revisions to Sections 3 and 6.10 of Mansfield's Subdivision Regulations to incorporate a definition of yield plan and to clarify yield plan submission and approval requirements, particularly with respect to associated Inland Wetland Agency reviews. The subject regulation revisions were identified in a 4/27/09 draft as subdivision item A. The subject Subdivision Regulation revisions, which are attached, were presented at a Public Hearings on June 15, 2009.

In approving these regulation revisions, the Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications including reports from the WINCOG Regional Planning Commission, Mansfield's Director of Planning and the Mansfield Town Attorney. The regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-25. The Commission has adopted the subject regulation revisions for the following reasons:

1. The subject regulation revisions help implement goals, objectives and recommendations contained in Mansfield's 2006 Plan of Conservation and Development and are fully consistent with recommendations contained in State and Regional land use plans.
2. The revisions clarify yield plan provisions by adding a definition and by clarifying submission and approval criteria. Yield plans are an important tool for implementing Mansfield's cluster subdivision regulations and flexible lot size and setback provisions. The revisions will help promote appropriate cluster development and will help preserve natural, historic and scenic resources.
3. The existing provisions did not appropriately address associated Inland Wetland Agency permit requirements. The new provisions clarify the role of the Inland Wetland Agency in reviewing yield plan submissions.

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7/10/09 Draft

July 28, 2009

Windham Regional Planning Commission
c/o Ms. Jana Butts
700 Main Street
Willimantic, CT 06226

Re: Draft 2009 Windham Regional Land Use Plan

Dear Regional Planning Commissioners and staff:

Mansfield's Planning and Zoning Commission and Town Council, with the assistance of Mansfield's Conservation Commission and staff, have reviewed the draft 2009 Windham Regional Land Use Plan. The following comments and recommendations for revisions are forwarded for your consideration:

1. The Regional Planning Commission and its staff are congratulated for your excellent work in updating the 2002 Regional Land Use Plan. This important document is clearly written and well organized. The plan's visions for the region and the goals, policies and recommendations for regional land use actions are consistent with Mansfield's 2006 Plan of Conservation and Development; Mansfield's 2008 Strategic Plan; Mansfield 2020: A Unified Vision; and the current State Conservation and Development Policies Plan. The precise action recommendations contained in Appendix A will facilitate implementation by municipal and regional officials.
2. The draft plan's refined recommendations for promoting sustainable development in areas with public infrastructure, protecting the regions historic and natural resource features and increasing public transportation opportunities are particularly important. The plans specific support of Mansfield's Storrs Center project is appreciated.
3. Subject to the specific map revision recommendations provided in item #3 below, the draft mapping included with the regional plan also is considered to be consistent with current, local and State land use plans. The use of four separate maps to present land use data is a significant improvement.
4. Although the plan mapping clearly notes that it should be used as a guide, the boundaries for the region's two Regional Center designations are specifically delineated and likely will be used for future determinations of whether a land use project is consistent with the plan. Future grants and land use permits may be affected by this mapping. It is essential that the Regional Center boundaries be delineated carefully after receiving comments from affected towns. There are few areas in our region with existing or potential public sewer and water service and appropriate opportunities for development need to be provided if the overall vision, goals and policies for the region are to be achieved.

Mansfield representatives have identified five (5) recommended mapping revisions that warrant your reconsideration. We have spent a considerable amount of time studying areas that are appropriate for future development and these areas should be included with the Regional Center land use classification. More specifically:

- a. Two areas designated in Mansfield's Plan of Conservation and Development as Medium to High Density Age Restricted Residential should be included in the Storrs Regional Center (see attached map).
 - The northerly area (north of Route 44 and west of Cedar Swamp Road) contains existing commercial uses and is within Mansfield's Planned Four Corners sewer service area.
 - The southerly area (west of Maple Road and south of the Mansfield Nursing and Rehabilitation Center) is the site of a planned assisted living and age restricted housing project by a Mansfield designated preferred developer. This site is adjacent to existing sewer and water service areas.
- b. Three areas designated in Mansfield's Plan of Conservation and Development as "Planned Development Areas" should be included in the Willimantic Regional Center (see attached map).
 - The easterly area (east of Storrs Road from the Willimantic Water Works to the Windham Town Line) contains "Planned Office/Mixed Use", "Medium to High Density Residential", and "Planned Business/Mixed Use" classifications in Mansfield's Plan. This area is served by existing water and sewer service and a number of properties have redevelopment opportunities.
 - The second area (south of Puddin Lane between the Freedom Green development and Sawmill Brook) is classified as "Medium to High Density Residential" in Mansfield's Plan. This area contains two larger parcels that could be utilized for multi-family housing.
 - The westerly area (south of Pleasant Valley Road and west of Mansfield City Road) is classified as "Agriculture/Medium to High Density Residential/Open Space" in Mansfield's Plan. This area is adjacent to public sewer and water services. It also contains prime farmland soils and wetlands and is underlain by a stratified drift aquifer, which most likely is why it has not been included in the regional center classification. The land has been zoned Industrial Park since the 1960's and is included in development classifications in the current State Land Use Plan and 2002 Windham Regional Land Use Plan. This area has been and continues to be studied extensively in an effort to both protect agricultural resources and allow appropriate medium density use through a cluster development pattern. A majority of this area is owned by one property owner who has been consulted and has provided input to Town officials. Classification of this area in the regional center category will assist Town officials with our efforts to plan for this area.

Thank you for affording Mansfield officials an opportunity to comment on the 2009 Draft Land Use Plan for the Windham Region. If you have any questions regarding Mansfield's comments and recommendation, please contact Mr. Gregory J. Padick, Mansfield Director of Planning at (860) 429-3329 or padickgj@mansfieldct.org

Very Truly Yours,

Rudy J. Favretti
Chairman, Mansfield Planning and Zoning Commission and Inland Wetland Agency

Elizabeth Paterson
Mayor, Mansfield Town Council

CC: Mansfield Planning and Zoning Commission, Mansfield Town Council,
Mansfield Conservation Commission; Mark Paquette, Executive Director, WINCOG

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: July 13, 2009
Re: Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue



I will not be available to prepare a listing of options prior to the packet being delivered for the 7-20-09 meeting. A memo is expected to be drafted Monday and will be emailed to all members for review prior to the meeting and we will also distribute copies at the start of the meeting.

PAGE
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RECEIPT OF APPLICATION FOR SPECIAL PERMIT, SITE PLAN, (RE)SUBDIVISION:

_____, move and _____ seconds to receive the SITE PLAN,

SPECIAL PERMIT, (re)SUBDIVISION application (file # 1276-2)

submitted by Yadollah Ghiaei

for a conversion to a two-family residence

(if subdivision, give title) _____

on property located at 1620 Storrs Road

owned by the applicant

as shown on plans dated _____, revised through _____

and as described in other application submissions, and to refer said application to the staff, Design Review Panel, Committee on the Needs of Persons with Disabilities.

(other)
for review and comments, and to set a Public Hearing (if applicable) for September 8, 2009

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

Mansfield Planning and Zoning Commission

File # 1276-2
Date 7.15.09

1. Name of development (where applicable) _____
2. Proposed use of the property is Conversion of one family to two family residence
in accordance with Sec.(s) _____ of Article VII (Permitted Use provisions) of the Zoning Regulations
3. Address/location of subject property 1620 Storrs Rd Storrs Mansfield, CT 06268
Assessor's Map 9 Block 24 Lot(s) 12 Vol. 511 Page 353
4. Zone of subject property RAR-90 Acreage of subject property 2.1 AC
5. Acreage of adjacent land in same ownership (if any) None
6. APPLICANT YADOLLAH GHIAEI _____
(please PRINT) Signature [Signature]
Street Address P.O. BOX 505 Telephone 860-429 0088
Town Mansfield Zip Code 06268
Interest in property: Owner Optionee _____ Lessee _____ Other _____
(If "Other", please explain) _____

7. OWNER OF RECORD: YADOLLAH GHIAEI _____
(please PRINT) Signature [Signature]
(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address _____ Telephone _____
Town _____ Zip Code _____

8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:
Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____
Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____

MAP CHECKLIST
FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File # 1276-2

Date 7.15-09

Name of Development CONVERSION FOR 1620 STORRS RD.

Applicant YADOLLAH GHIAEI

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

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

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

(con't.)

	Included	Not Included	Waiver Requested* (see p. 3)
9. Watercourses, wetlands, flood hazard areas, aquifers	_____	none exist X	_____
10. Exposed ledge, areas shallow to bedrock	_____	None	_____
11A. Waste disposal, water supply facilities	X	_____	_____
11B. Test pit & percolation test locations & findings (include test dates)	N/A	_____	_____
12A. Existing & proposed drainage facilities, roadways, bridges, pedestrian ways, utilities (including construction details)	↓	_____	_____
12B. Existing & proposed easements, rights-to-drain	↓	_____	_____
12C. Proposed sediment & erosion controls	↓	_____	_____
13A. Existing & proposed offstreet parking & loading areas, fire access lanes	X	_____	_____
13B. Outside storage & refuse areas, fuel & chemical storage tanks	N/A	_____	_____
14. Existing & proposed fencing, walls, landscaping (including plant size & type, historic features)	↓	_____	_____
15. Existing & proposed outdoor illumination (including method & intensity of lighting)	↓	_____	_____
16. Existing & proposed outdoor recreation features, with construction details for any recreation improvements	↓	_____	_____
17. Other information (see Art. V, Sections A.3.g, B.3.g)	Floor Plans _____		

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

(PRINT) Name of individual completing this form

Signature

Date

(con't.)

Explanation of Waiver Requests

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

#2 - Existing structures - No new work proposed.

From : Yadollah Ghiaei

To Whom it may concern

Subject Statement of purpose

1-The house has been built on 1934 and effective year built on 1955 (exhibition A) and got fired on 30/10/08 and is going to build and finish by end of August based to meet the new code of building department of town of Mansfield . (exhibition B)

2-The house has located at 90933.5 square feet in area. Proposed conversions of existing dwellings shall not result than two dwelling units. (exhibition C)

3-Each dwelling unit have individual bath and kitchen facilities. Front building is 1768 square feet and the other unit is 958 square feet. (exhibition A)

4- I have a plan to move from unit B to unit A as soon as building get ready for dwelling. Zoning agent can check the unit b now and after every two year.

5- There is no access between these two units.

6- These two unit are remodeling based on new code of building , fire Marshal and complied with the state building and health code.(exhibition D E F)

7-Parking area is located to the rear of the residential structure and there are more room to make a U turn. Plus parking are 65 feet far from both side of neighbors. (exhibition G)

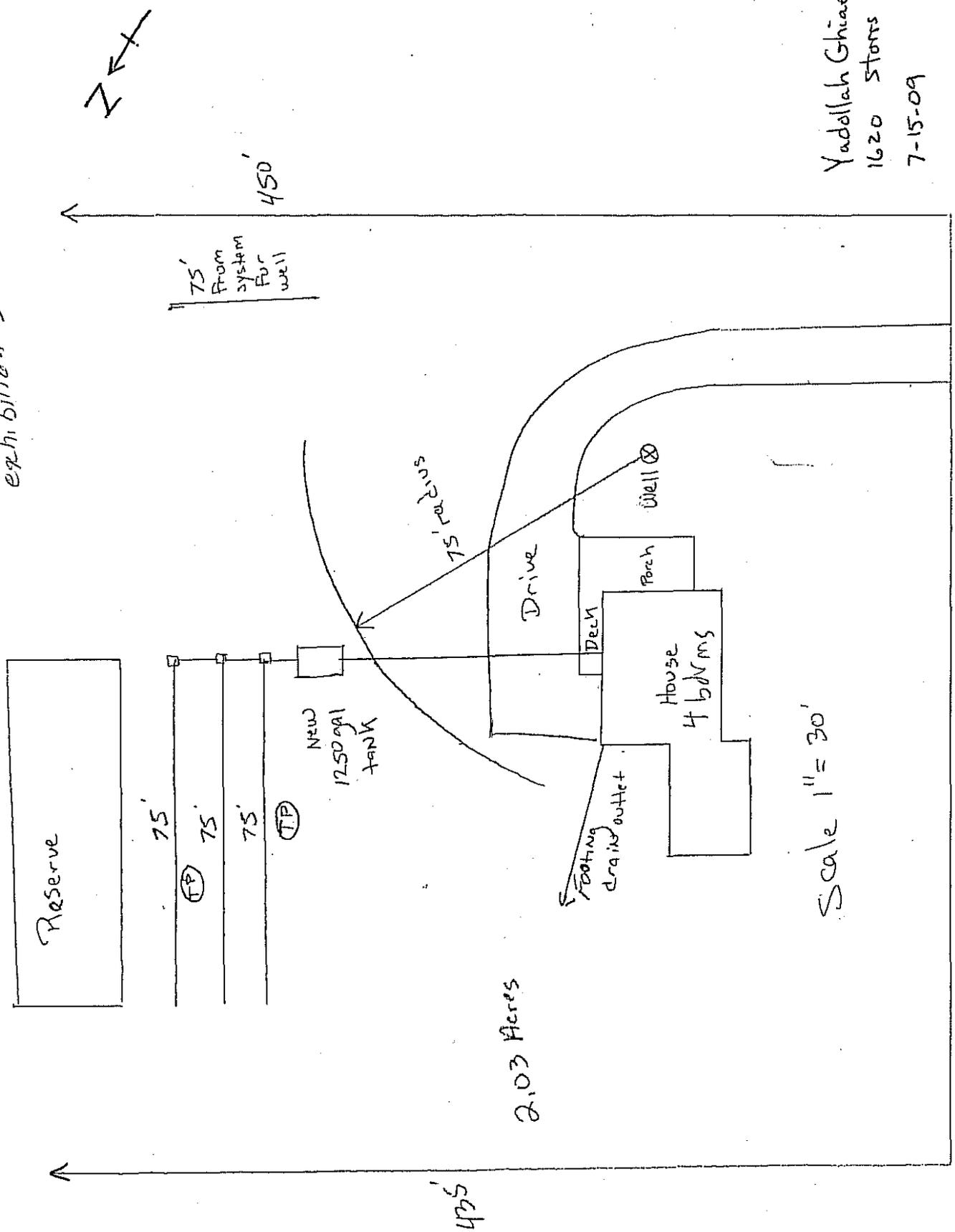
8- The building is 70 feet far from property line and parking area are more than 125 far from Storrs rd. (exhibition G , H)

9- The unit A has 4 bed room and one full bath at 2nd floor, living room, dining room, full bath and kitchen in first floor. Oil tank, water pump and heating, cooling utility at the basement next to the grage. (exhibition M, N)

10- The unit B is two story building bed room, bath and kitchen at 2nd floor and living room and walking closet at first floor.

exhibition D

Yadollah Ghiaei
1620 Storrs Road
7-15-09



Rte 195

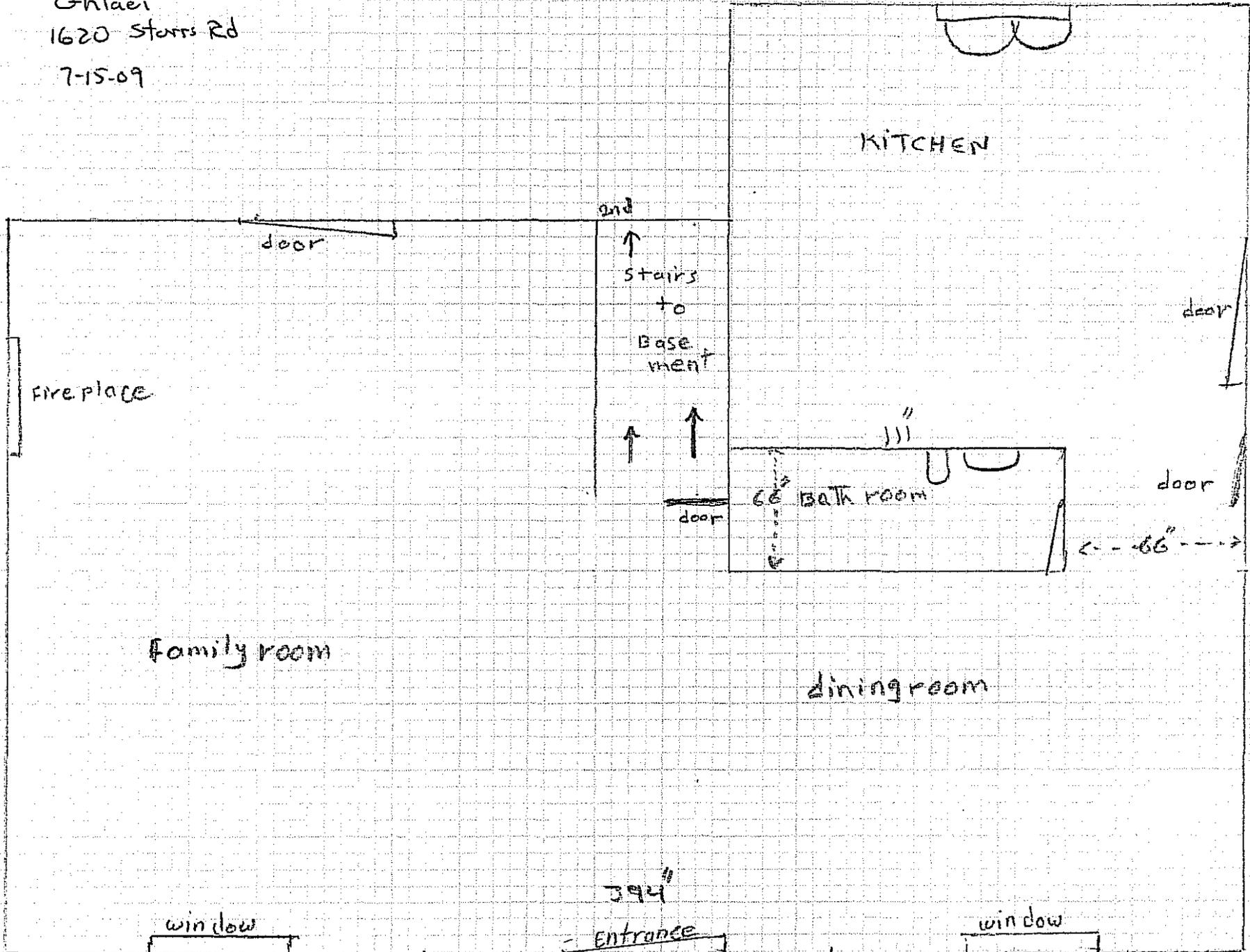
well
30'

FIRST FLOOR

EXHIBITION N

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

Ghiaei
1620 Starrs Rd
7-15-09



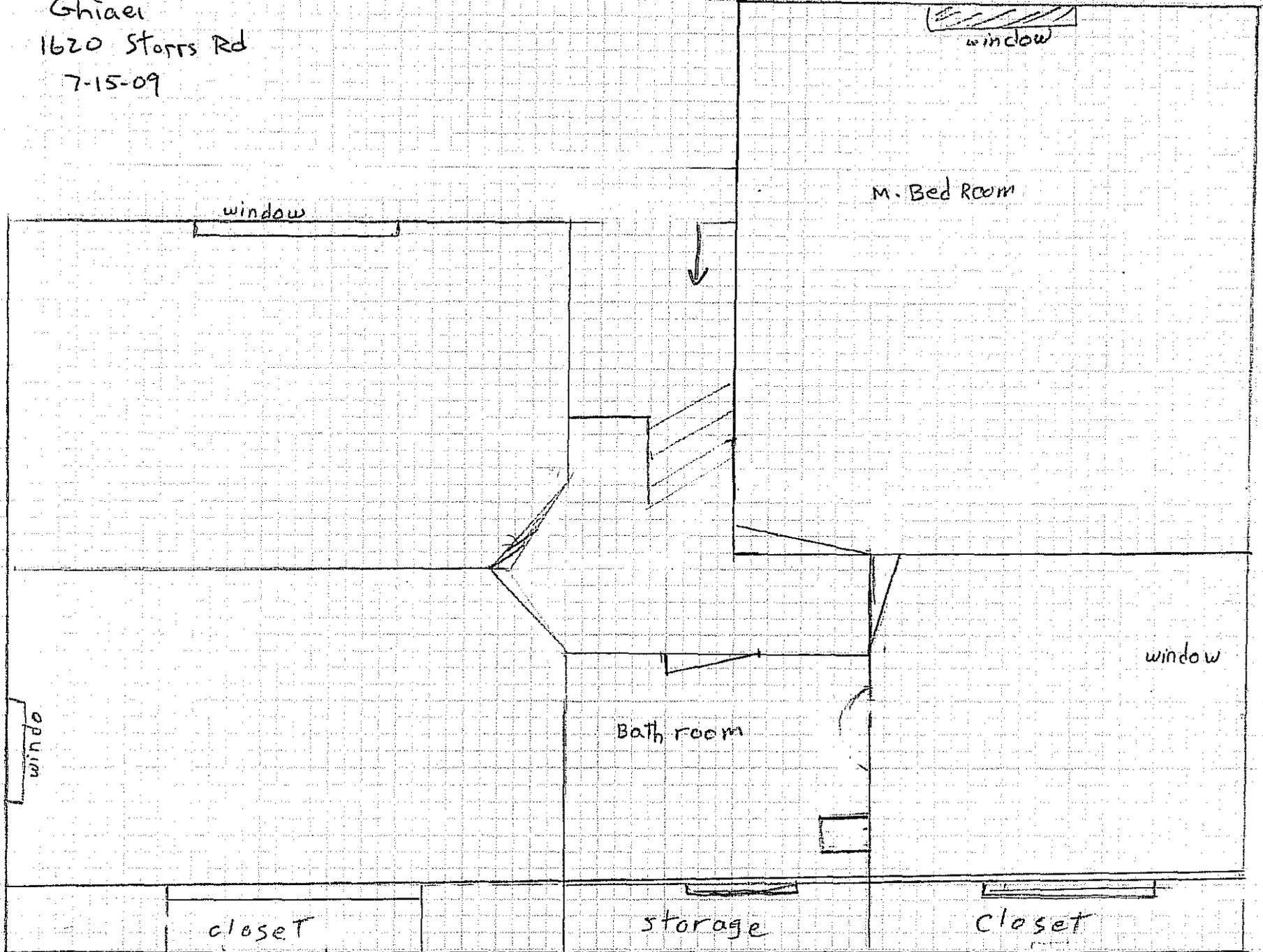
2nd Floor

EXHIBITION M

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

Ghiaei
1620 Starrs Rd
7-15-09

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14



EASTERN HIGHLANDS HEALTH DISTRICT RECEIVED B100A APPLICATION

AUG 20 2008

(for building conversion, change of use, building addition, accessory structure and lot line change)

The initial review time is 5 - 10 working days. Applications requiring soil testing will require additional time to complete the review process.

APPLICANT / OWNER SECTION	1620 STORRS RD Address of proposed activity	Street Number	1 MANSFIELD Town
	YADOLLAH GHIAE Owner Name	1 P.O. BOX 505 STORRS, CT 06268 Mailing Address (street address, city, zip)	1 860 429 0088 Telephone
	Applicant Name (if different than owner)	Mailing Address (street address, city, zip)	Telephone
PROPOSED ACTIVITY	Describe the proposed structure or activity with dimensions (e.g. = "addition with bedroom, bathroom and family room" or "in ground/above ground pool" or "deck" or "winterizing existing porch") Conversions of existing dwelling from one to two family		
EXISTING PROPERTY USE	Residential _____ Number of existing bedrooms <u>5</u> Non-residential _____ Please describe _____ Property served by septic system? <input checked="" type="radio"/> N Age of System <u>8 years</u> Property served by on-site well? <input checked="" type="radio"/> N Other _____		
PLAN NEEDS	Plot plan - attach a scaled drawing showing property lines and dimensions, location and size of existing and proposed structures, and site features, such as driveways, wells and septic systems, drains and watercourses. Building plan - attach a sketch/floor plan of the proposed structure, addition or renovation showing existing and proposed rooms with door and window locations.		
SOIL DATA REQUIRED	NOTE: Soil test data (deep test pits and percolation test) are required for the review of this application. If soil test data is NOT available in your property file, you will need to schedule an appointment with the health district sanitarian in your town for soil testing (additional application and fees are required). Please schedule soil testing as soon as reasonably possible to avoid delays in processing your application. If you have any questions regarding the soil testing, please contact the Eastern Highlands Health District sanitarian in your town.		
	As property owner or duly authorized representative of the property owner of the above referenced property, I agree to permit EHHD staff to enter the above referenced property as part of this B100a application review process. I further agree that this authorization to enter the subject property may extend through a period of time ending with the final B100a application approval and affirm such with my signature below.		
	Please read the requirements above before signing and submitting this application.		
	Applicant Signature 	Date	8/20/08
OFFICE USE ONLY	Application approved <input checked="" type="checkbox"/> Not approved _____ By <u>Jeffrey Catlett</u> Date <u>8/25/08</u> Comments/Conditions _____		

Please return this form, plans and an application review fee of \$35 to the Eastern Highlands Health District office in your town.

9.23.4
KARDESTUNCER AINO
128 DEWING SCHOOL RD
WOODSTOCK CT 06281

9.23.7
BROWN RICHARD A
1621 STORRS RD
STORRS CT 06268

9.24.10
TAVAR THOMAS A and PENNY A
23 OLD FARM HILL RD
NEWTOWN CT 06470

9.24.13
STANLEY PROPERTIES LLC
56 CISAR RD
WILLINGTON CT 06279

9.24.16
KRIVANEC MARY B
50 KRIVANEC RD
WILLINGTON CT 06279

9.24.23
PASSMORE EDWIN E
668 MIDDLE TURNPIKE
STORRS CT 06268

9.24.37
PALMER MARY S TRUSTEE
97 MOULTON RD
STORRS CT 06268

9.23.5
MOSKOWITZ ROBERT I and
MOSKOWITZ JANE
117 STONEMILL RD
STORRS CT 06268

9.23.8
BROWN RICHARD A
1621 STORRS RD
STORRS CT 06268

9.24.11
LOVIZA JAMES J and ASHLEY L
1614 STORRS RD
STORRS CT 06268

9.24.14
ROGERS STEVEN H and
DEPRAY BARBARA ET AL
167 BAXTER RD
STORRS CT 06268

9.24.17
MOSKOWITZ ROBERT
117 STONEMILL RD
STORRS CT 06268

9.24.24
RHEE WINIFRED KENDALL PASSMORE
674 MIDDLE TURNPIKE
STORRS CT 06268

9.23.6
SCHNEIDERMAN LEO and HARRIET
1631 STORRS RD
STORRS CT 06268

9.24.9
CHALOULT DARRELL R and
CHALOULT CHARLES D
24 PAMELA COURT
TOLLAND CT 06084

9.24.12
GHIAEI YADOLLAH
GHIAEI AFSHIN C/O
PO BOX 505
STORRS CT 06268

9.24.15
CHARTER COMMUNICATIONS
ENTERTAINMENT I LLC
12405 POWERSCOURT DR 3RD FLR
SAINT LOUIS MO 63131

9.24.18
KRIVANEC MARY B and
KRIVANEC ROBERT F EST OF
50 KRIVANEC RD
WILLINGTON CT 06279

9.24.25
WASSENBERG THERESA FREDERICKA
680 MIDDLE TURNPIKE
STORRS CT 06268

9.24.18
KRIVANEC MARY B and
KRIVANEC ROBERT F EST OF
50 KRIVANEC RD
WILLINGTON CT 06279

9.24.23
PASSMORE EDWIN E
668 MIDDLE TURNPIKE
STORRS CT 06268

9.24.24
RHEE WINIFRED KENDALL PASSMORE
674 MIDDLE TURNPIKE
STORRS CT 06268

9.24.25
WASSENBERG THERESA FREDERICK
680 MIDDLE TURNPIKE
STORRS CT 06268

9.24.37
PALMER MARY S TRUSTEE
97 MOULTON RD

9.23.4 1641 STORRS ✓
KARDESTUNCER AINO
128 DEWING SCHOOL RD
WOODSTOCK CT 06281

9.23.5
MOSKOWITZ ROBERT I and ✓
MOSKOWITZ JANE ✓
117 STONEMILL RD
STORRS CT 06268

9.23.6 ✓
SCHNEIDERMAN LEO and HARRIET ✓
1631 STORRS RD
STORRS CT 06268

9.23.7 ✓
BROWN RICHARD A ✓
1621 STORRS RD
STORRS CT 06268

9.23.8 ✓
BROWN RICHARD A ✓
1621 STORRS RD
STORRS CT 06268

9.24.9 ✓
CHALOULT DARRELL R and ✓
CHALOULT CHARLES D ✓
24 PAMELA COURT
TOLLAND CT 06084

9.24.10 ✓
TAVAR THOMAS A and PENNY A. ✓
23 OLD FARM HILL RD
NEWTOWN CT 06470

9.24.11 ✓
LOVIZA JAMES J and ASHLEY L. ✓
1614 STORRS RD
STORRS CT 06268

9.24.12 ✓
GHIAEI YADOLLAH ✓
GHIAEI AFSHIN C/O ✓
PO BOX 505
STORRS CT 06268

9.24.13 ✓
STANLEY PROPERTIES LLC ✓
58 CISAR RD
WILLINGTON CT 06279

9.24.14 ✓
ROGERS STEVEN H and ✓
DEPRAY BARBARA ET AL ✓
167 BAXTER RD
STORRS CT 06268

9.24.15 ✓
CHARTER COMMUNICATIONS ✓
ENTERTAINMENT I LLC ✓
12405 POWERSCOURT DR 3RD FLR
SAINT LOUIS MO 63131

9.24.16 ✓
KRIVANEC MARY B ✓
50 KRIVANEC RD
WILLINGTON CT 06279

9.24.17 ✓
MOSKOWITZ ROBERT ✓
117 STONEMILL RD
STORRS CT 06268

ZONING BOARD OF APPEALS

DECISION NOTICE

On July 8, 2009, the Mansfield Zoning board of Appeals took the following action:

Approved the application of 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, as shown on submitted plan.

In favor: Accorsi, Clauson, Fraenkel, Gotch, Pellegrine

Reasons for approval:

- Addition will be asset to neighborhood
- Will modernize and increase value of property

Approved the application of Kenneth R. Bondi for a Variance of Art VIII, Sec A to create a new non-conforming lot, requiring a variance of 108' for frontage and 50' for sideline setback at 57 Middle Tpke, as shown on submitted plan.

In favor: Clauson, Fraenkel, Gotch, Katz, Pellegrine

Reasons for approval:

- Topography is a hardship
- Will encourage business in depot area
- Will not create hardship to surrounding parcels
- Lot was approved once already by ZBA
- Will make the property useable

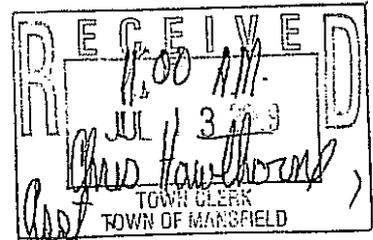
Additional information is available in the Town Clerk's Office.

Dated July 9, 2009

Carol Pellegrine
Chairman

PAGE
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TOWN OF CHAPLIN
CONNECTICUT 06235
INCORPORATED 1822



July 10, 2009

Town Clerk
Town of Mansfield
4 So. Eagleville Rd.
Mansfield, CT 06268

Town Clerk
Town of Ashford
5 Town Hall Road
Ashford, CT 06278

Town Clerk
Town of Scotland
9 Devotion Road
PO Box 122
Scotland, CT 06264

Town Clerk
Town of Windham
979 Main Street
P.O. Box 94
Willimantic, CT 06226

Town Clerk
Town of Eastford
16 Westford Road
P.O. Box 98
Eastford, CT 06242

Town Clerk
Town of Hampton
164 Main Street
P.O. Box 143
Hampton, CT 06247

Windham Region Council of Governments
Attn: Regional Planning Commission
700 Main Street
Willimantic, CT 06226

RE: 2 Public Hearings for Proposed Zoning Regulation Amendments

To Whom it May Concern;

On August 13, 2009, beginning at 7:00 PM in the Chaplin Town Hall, 495 Phoenixville Road, Chaplin, CT 06235, the Chaplin Planning & Zoning Commission will hold public hearings to consider amending the Chaplin Zoning Regulations as follows:

Section 5.2.A.11 (Existing): "Day care centers for six (6) or fewer children"
Section 5.2.A.11 (Proposed): "Day care centers for six (6) or fewer children or adults"

Section 5.9.D.1.a (Existing): "A building footprint in excess of 2,500 square feet"
Section 5.9.D.1.a (Proposed): "A new structure or building(s) to be constructed within the Corridor Overlay District"

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Demian A. Sorrentino".

Demian A. Sorrentino, AICP
Chaplin Planning & Zoning Agent
for
Chaplin Planning & Zoning Commission

C: File

CERTIFIED MAIL; RETURN RECEIPT REQUESTED

PAGE
BREAK



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone: (860) 594-3020

July 1, 2009

Mr. Steven Rogers
Mr. Douglas Donaldson
Mr. Randall Robb
167 Baxter Road
Mansfield, CT 06268

Mr. Thomas Callahan
University of Connecticut
Gulley Hall
Storrs, CT 06269

Mr. Gary Warzocha
Estate of Esther Warzocha
P.O. Box 83
Storrs, CT 06268

Storrs Associates, LLC
P.O. Box 476
Storrs, CT 06268

Dear Sirs:

Subject: Town of Mansfield
Storrs Center

Enclosed is a copy of Traffic Investigation Report No. 077 0804 01 approved at the June 16, 2009 meeting of the State Traffic Commission detailing conditions for the issuance of a Certificate.

In accordance with Section 14-311 of the General Statutes, a building/foundation permit cannot be obtained from the Town until a Certificate is issued.

A Certificate will not be issued by this office until:

1. The Traffic Investigation Report has been recorded on the municipal land records in accordance with Condition No. 32 and this office has been provided with evidence of recording (i.e., copy of recorded report);
2. A bond, sufficient to cover the full cost of implementing the required improvements, has been posted with the Department of Transportation District No. 2 Office, Attn: John S. DeCastro, 171 Salem Turnpike, P.O. Box 1007, Norwich, CT 06360 ((860)823-3230) as noted in Condition No. 31, and this office has been so notified by that office;
3. A copy of the executed lease agreement for the 138 space parking lot located on the north side of Dog Lane has been submitted to the State Traffic Commission as noted in Condition No. 28; and
4. Easements have been secured for the state as noted in Condition Nos. 23 and 24 and this office has been so notified, in writing, by the Department's Office of Rights of Way.

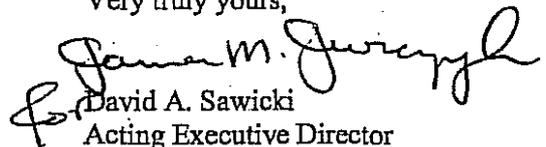
Mr. Steven Rogers
Mr. Douglas Donaldson
Mr. Randall Robb
Mr. Thomas Callahan
Mr. Gary Warzocha
Storrs Associates, LLC

2

July 1, 2009

Additionally, an encroachment permit must be obtained from the District Office prior to performing any work within the state highway right-of-way. **An encroachment permit will not be issued until the certificate has been issued and filed on the municipal land records in accordance with the enclosed procedure, the easements noted in Condition Nos. 22 and 25 have been secured, and detailed construction plans have been reviewed and approved by the District Office.** Enclosed is the Procedure for Transferring Property and/or Easements to the State of Connecticut, to satisfy **Condition Nos. 22 through 25.** The approval will expire on June 15, 2011, unless all the requirements are satisfied.

Very truly yours,



David A. Sawicki
Acting Executive Director
State Traffic Commission

Enclosures

cc: Mr. Matthew Hart
Mr. Michael Nintean – Please confirm Certificate issuance with STC
✓ Planning & Zoning
Mr. Fred Greenberg, P.E.
Mr. Mark N. Paquette

Report by: YKN Date: 06/09	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION TRAFFIC INVESTIGATION REPORT TO THE STATE TRAFFIC COMMISSION	STC No: 077-0804-01
Checked by: KAL Date: 06/09		Loc No.
Recommended by: <i>David Falby</i>		Approved by STC
See Previous Traffic Investigation Report No.		Date: JUN 16 2009
Requested by: Mr. Fred Greenberg, P.E. BL Companies	Town of Mansfield Location: Route 195 (Storrs Road) Storrs Center	<i>David A. Lawick</i> ACTING EXECUTIVE DIRECTOR
How Requested: Certificate Application		
Date: April 16, 2008	Certificate Not Issued	

Recommendation:

In accordance with Section 14-311 of the Connecticut General Statutes, as revised, it is recommended that the State Traffic Commission (STC) issue a certificate to the State of Connecticut/University of Connecticut, Estate of Esther Warzocha, Steven H. Rogers, Douglas Donaldson and Randall Bobb, and Storrs Associates, LLC for Storrs Center, a 1,100,098 square-foot gross floor area mixed-use development with 1,893 parking spaces, located on the east side of Route 195 (Storrs Road) stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the plans prepared by BL Companies entitled:

- A. "Overall Site Plan," Sheet SP.00 dated July 29, 2008, revised June 12, 2009.
 - B. "Storrs Center, Storrs Road (Route 195), Mansfield, Connecticut, Preliminary Roadway Construction Plan," Sheet Nos. PLN-1 and PLN-2, dated June 1, 2007, revised June 15, 2009.
 - C. "Storrs Center, Storrs Road (Route 195), Mansfield, Connecticut, Roadway Signing and Pavement Marking Plan," Sheet Nos. SPM-1 and SPM-2, dated June 1, 2007, revised June 11, 2009.
 - D. "Storrs Center, Storrs Road (Route 195), Mansfield, Connecticut, Typical Cross Sections," Sheet No. TYP-1, dated June 1, 2007, revised June 11, 2009.
1. That the site driveways on Route 195 be constructed in substantial conformance with the referenced plans.
 2. That the site driveways on Post Office Road and Dog Lane be constructed in conformance with the standards and specifications of the town.
 3. That the geometry, location and operation of the existing driveways to Storrs Commons on Route 195 remain as shown on the referenced plans.

18. That signs and pavement markings on Route 195 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
19. That signs and pavement markings on the site driveways be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
20. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
21. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with the "Utility Accommodation Manual."
22. That an easement be granted along the site frontage on the east side of Route 195, for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. 077-30-136.
23. That an easement be secured along the west side of Route 195, for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of a certificate. Right of Way File No. 077-30-137.
24. That an easement be secured in the southeast corner of the intersection of Route 195 and Route 275, for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of a certificate. Right of Way File No. 077-30-138.
25. That the existing drainage easement in the vicinity of Mirror Lake be revised to accommodate the installation of hydrodynamic separator, at no cost to the State, prior to the issuance of an encroachment permit. Right of Way File No. 077-30-139.
26. That the posted speed limit on Route 195 be reduced from 30 mph to 25 mph between Mansfield Road and Route 275 upon completion of the improvements on Route 195 enumerated in this report.
27. That a maintenance agreement be consummated between the Town of Mansfield and the Department of Transportation regarding the maintenance of the streetscape improvements, including but not limited to the following items: indented parking stalls, decorative crosswalks, decorative concrete medians and plantings, etc., prior to the issuance of a certificate.
28. That a copy of the executed lease agreement for the 138 space parking lot located on the north side of Dog Lane be submitted to the STC prior to the issuance of a certificate.

Report of Findings
Traffic Investigation Report No. 077-0804-01
Town of Mansfield
Storrs Center-Route 195 (Storrs Road)

Site Description:

Storrs Center is proposed on the east side of Route 195 (Storrs Road) between Mansfield Road and Route 275 (South Eagleville Road) in the Town of Mansfield.

The developer proposes to demolish the existing buildings on the site and construct a 1,100,098 square foot mixed-use development consisting of shops, restaurants and cafes, town and market squares, office space and residential units with two parking garages along with on and off street parking. A total of 216,160 square feet of retail, 33,478 square feet of office, and 850,460 square feet of residential space (690 units) with 1,893 parking spaces will be provided on the site.

Two access points to the Storrs Center development will be provided along Route 195; one signalized access road (Bolton Road Extension) located opposite Bolton Road and a right-out only drive and in-only drive located on opposite sides of Market Square.

Two access points will be located along Post Office Road; one stop-controlled drive to parking garage GR-3 and one stop-controlled access road located 110 feet east of the parking garage drive. An existing post office located on Post Office Road will be included in the certified area. Two existing drives on Post Office Road currently provide access to the post office and will remain.

Three access points will be located on the south side of Dog Lane; one stop-controlled access road located 160 feet east of Route 195, one stop-controlled drive to parking garage GR-1, and one stop-controlled access road located 140 feet east of the parking garage drive. A drive on the north side of Dog Lane will access a leased surface parking lot from the University of Connecticut.

Storrs Common, an existing retail development located on the east side of Route 195 adjacent to Storrs Center, will be included in the certified area. Two existing drives on Route 195 currently provide access to Storrs Common and will remain.

It is anticipated that the access roads, including Bolton Road Extension, will become public streets.

Generated Traffic:

The proposed development is expected to generate 315 trips during the a.m. peak hour (125 in, 190 out) and 697 trips during the p.m. peak hour (397 in, 299 out). The expected traffic distribution is shown on Figure 5. The volume data has been reviewed and approved by the Department of Transportation's Bureau of Policy and Planning.

Route 195 at Mansfield Road and Bishop Center Drive:

Route 195 at Mansfield Road and Bishop Center Drive is a four-way signalized intersection. Both roads serve the University of Connecticut. As part of STC Certificate No. 904-E, the University is required to widen Mansfield Road to provide a two-lane approach to Route 195, as well as, realign the intersection. It is anticipated that this improvement will be completed prior to the occupancy of the Storrs Center development. In addition, Condition No. 4 of this report includes the widening of Route 195 to provide an exclusive right-turn lane at Mansfield Road.

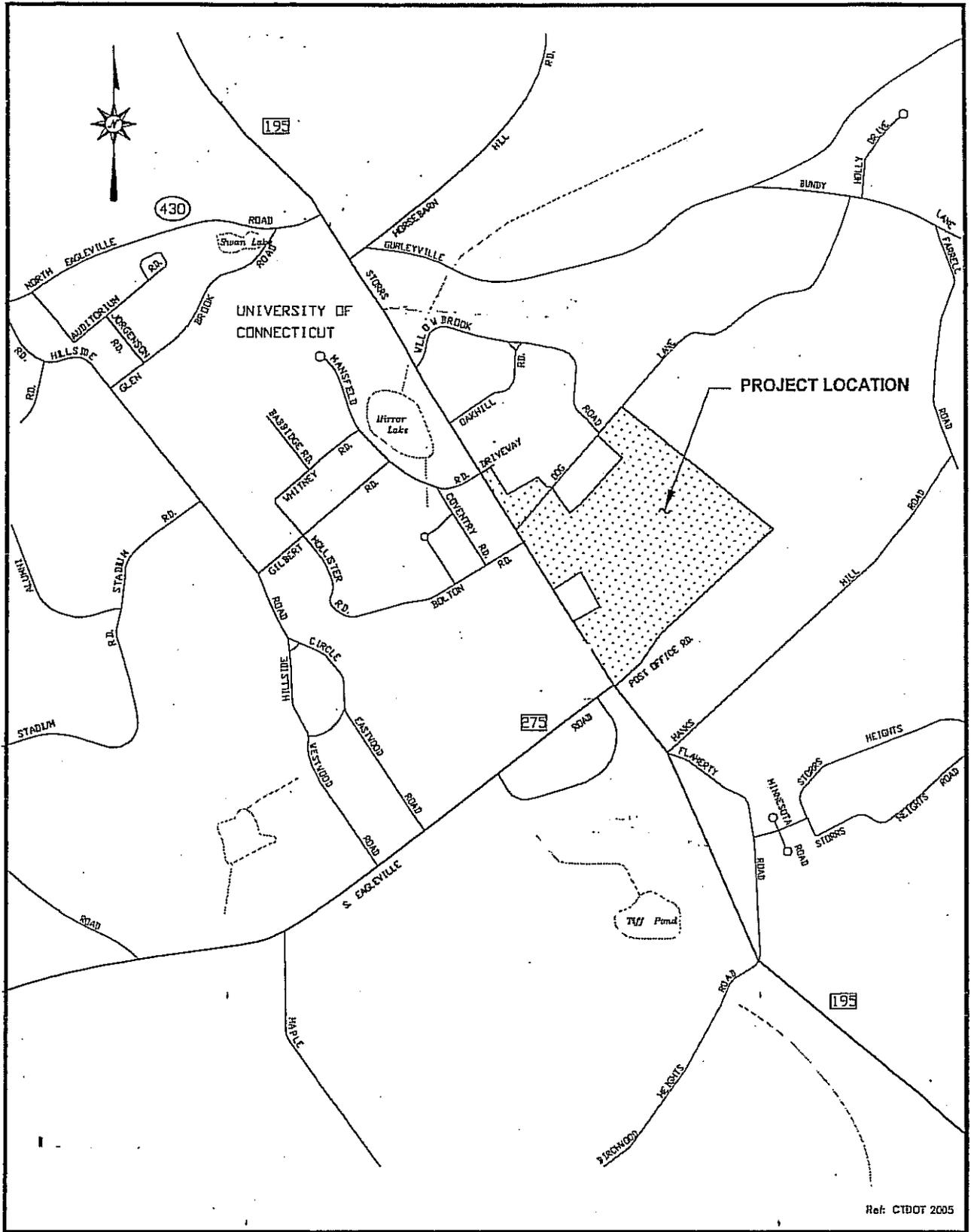
A maintenance agreement is required with the Department's Office of Maintenance to maintain the proposed stamped-concrete pavement, decorative concrete crosswalks, the median dividers, and all on-street parking areas on Route 195.

The Department of Transportation Review Comments:

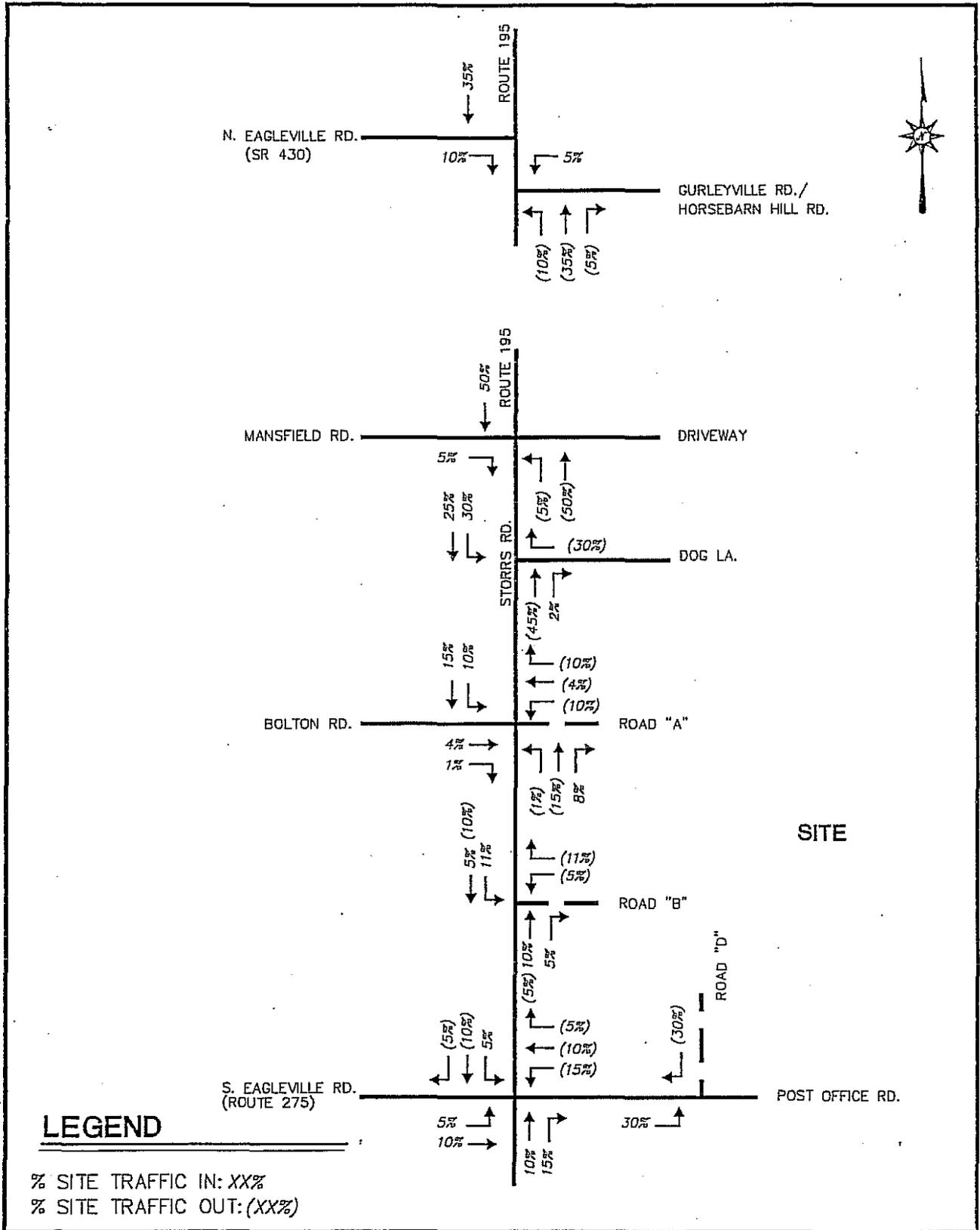
1. During the course of the review, it was revealed that the intersection of Route 195 and SR 430 currently operates at maximum capacity under existing conditions and will worsen during the full build condition. The town is aware of the operational deficiencies and is opposed to modifying the intersection until the North Hillside Road extension project is completed. It is anticipated that North Hillside Road will provide an alternate route into and out of the center of the campus and reduce traffic at the Route 195/SR 430 intersection. A letter has been provided by the Town Manager on behalf of the Mansfield Traffic Authority regarding this matter.
2. The Office of State Traffic Commission was contacted and is in support of reducing the existing posted speed limit from 30 mph to 25 mph on Route 195 between Mansfield Road and Route 275 upon completion of the roadway mitigation work required under this report. A separate report recommending approval of the reduced speed limit will be prepared for submission to the State Traffic Commission upon completion of the roadway mitigation work.

Conclusion:

The conditions of this report have been reviewed with the representative of the Town of Mansfield and the applicant. Both parties are in agreement with the recommendations and there are no unresolved issues. A bond in the amount of \$6,000,000 will be posted with the Department of Transportation to cover the cost of satisfying the conditions of this report.



**STORRS CENTER
MANSFIELD, CONNECTICUT**
SCHEMATIC, NOT TO SCALE



TRIP DISTRIBUTION
 STORRS CENTER
 MANSFIELD, CONNECTICUT

SCHEMATIC, NOT TO SCALE

FIGURE 5