

AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday September 8, 2009, 7:30 p.m.

Or upon completion of Inland Wetland Agency Meeting

Council Chambers, Audrey P. Beck Municipal Building

Minutes

8/03/09; 8/19/09 field trip

Scheduled Business

7:45 p.m. Public Hearing

Special Permit Application, Proposed Conversion from one to two family, 1620 Storrs Road,

Y. Ghiaei o/a, File #1276-2

Report from Director of Planning

8:00 p.m. Zoning Agent's Report

A. Monthly Activity Report

B. Enforcement Update

C. Request for bond release, Healey Property, 476 Storrs Rd, PZC File #819

D. Hall Property Old Mansfield Hollow Rd; DeBoer Property, Storrs Rd

E. Other

Old Business

1. 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 M.A.D. 10/7/09
2. Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue
Report from Director of Planning
3. Other

New Business

1. Site Modification Request: Proposed driveway, parking, walkway and other site work, B'nai B'rith Hillel property, 54 North Eagleville Rd. File #1289
Reports from Director of Planning, Assistant Town Engineer
2. Site Modification Request: Proposed Weddings/Temporary outing liquor permits at The Gardens At Bassetts Bridge Farm, 552 Bassetts Bridge Rd. PZC File # 1217
Reports from Director of Planning, EHHD, Mansfield Resident Trooper
3. Request to continue work on Amphitheater Stage, Dog Lane, Hellenic Society Paideia o/a PZC File #1049-7
Report from Director of Planning
4. Updates from Director of Planning
 - Four Corners Sewer Committee (see attached Design Guideline Comments)
 - Community Quality of Life Committee (see 9/3/09 Communication from Town Manager)
 - Storrs Center Downtown Project
 - Fall Bonding Referendum Re: Open Space Acquisition and Management, the Hunting Lodge Road walkway bikeway, the replacement of the Laurel Lane and Stone Mill Road bridges and a salt storage facility.
 - Agricultural Zoning Regulations
 - WINCOG Regional Plan Update
5. Other

Reports from Officers and Committees

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

Communications and Bills

1. 9/09/09 ZBA Public Hearing Notice
2. New listing on National register of Historic Places: Mansfield Hollow Dam
3. Summer 2009 CFPZA Newsletter
4. Summer 2009 Planning Commissioners Journal
5. Planning, Acquisition Management Guidelines (revised to 8/24/09)
6. 7/31/09 UConn Landfill Quarterly Report
7. Other

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, August 3, 2009

Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 8:01 p.m. Alternate Lombard was appointed to act in Goodwin's place.

Minutes:

7/20/09-Gardner MOVED, Plante seconded, to approve the 7/20/09 Minutes as written. MOTION PASSED with all in favor except Ryan and Hall who disqualified themselves. Beal and Lombard noted that they listened to the tapes.

Zoning Agent's Report:

Noted.

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 8:04 p.m. Members present were Favretti, Gardner, Hall, Holt, Kochenburger, Plante, Pociask, Ryan and alternates Beal, Lewis and Lombard. Lombard was appointed to act. G. Padick, Director of Planning noted a previously distributed 6-30-09 set of plans; a 7-28-09 memo from G. Meitzler, Assistant Town Engineer; a 7-30-09 memo from G. Padick, Director of Planning; and "Bylaws of [named crossed out] Condominium Owners' Association, Inc." from a similar development that was distributed this evening.

Patrick Lafayette, P.E., Development Solutions, agreed to have the testimony from the Inland Wetlands Hearing of this evening entered into the record of this Planning and Zoning Commission Hearing. Lafayette reviewed the changes to the plans and comments raised in Padick's report. Lafayette indicated that he can easily address and accommodate all issues raised.

Holt asked about the issues raised in John Lenard's memo, including size of recreation area, maintenance of rain gardens, certain units are below street grade; and Lafayette told her they would be addressed.

Favretti expressed concern with the close proximity of buildings 22 and 23 and the lack of solar orientation of these buildings. He urged Lafayette to re-evaluate their positioning. After a brief discussion, Padick indicated that if the hearing is closed this evening, the 6-30-09 plans before the PZC would be those referenced in a motion, and any identified changes would have to be referenced as conditions of the motion. Favretti noted no comments or questions from the public or the Commission. Plante MOVED, Holt seconded, to close the Public Hearing at 8:29 p.m. MOTION PASSED UNANIMOUSLY.

Old Business

1. Gravel Permit Renewal/Modification Request, Green Property, 1090 Stafford Road PZC File #1258
Kochenburger MOVED, Holt seconded, to approve with conditions the application of K. Green (File # 1258) for a special permit modification and permit renewal for gravel removal activity at 1090 Stafford Road. The approved area for new excavation is shown on maps dated 7/2/09 and authorized work is

described in a 6/15/09 letter from the applicant, other application submissions and testimony at a Public Hearing on 7/20/09. This approval is granted because the application as hereby approved is considered to be in compliance with Article XI, Section D, Article V, Section B and Article X, Section H of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. All disturbed areas shall be covered with a minimum of 4 inches of topsoil and revegetated as per regulatory requirements and application submissions. No topsoil shall be removed from site without prior authorization.
2. The haul route indicated on the 7/2/09 plans and approved by the Assistant Town Engineer shall be utilized. An anti-tracking pad shall be installed at the Route 32 intersection of the haul route.
3. Erosion and sedimentation controls shall be installed where necessary as determined by the Assistant Town Engineer/Inland Wetlands Agent. Particular attention shall be given to the area where a haul road culvert will be placed.
4. Due to the agricultural nature of the subject application, the distance of the site activity from wetland/watercourse areas and the adequacy of submitted plans, no site development bonding shall be required at this time. The PZC reserves the right to require bonding if site development problems arise.
5. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records. If the subject excavation and site restoration work for both the original and new areas of excavation are not completed by 7/1/2010, renewal of this Special Permit shall be required.
6. This approval accepts the applicant's requested waivers of map submission requirements. The information provided is adequate to address all applicable approval requirements.

MOTION PASSED UNANIMOUSLY.

2. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue**
Lombard disqualified himself. Padick reviewed his 7-30-09 memo at length. After extensive discussion, the consensus of the Commission was to proceed with Option 2a presented in Padick's 7-30-09 memo. This option would to rezone the land east of Conantville Brook to a refined PVRA zone and re-zone Industrial Park land west of Conantville Brook to a refined Pleasant Valley Commercial Agriculture. Padick noted that if the entire area designated for rezoning to PVRA is developed in multi-family projects, the maximum number of units would be about 200. Padick agreed to work with members to present this for a fall public hearing.
3. **Special Permit Conversion, 1620 Storrs Road, Y. Ghiaei o/a, File #1276-2**
Tabled, Public Hearing scheduled for 9/8/09.

Reports of Officers and Committees:

Favretti noted an 8/19/09 Field Trip at 2:00 p.m. There were no other reports.

Communications and Bills:

Noted.

Adjournment:

Favretti declared the meeting adjourned at 9:22 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

MINUTES

MANSFIELD INLAND WETLAND AGENCY/PLANNING AND ZONING COMMISSION
FIELD TRIP
Special Meeting
Wednesday, August 19, 2009

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

The field Trip began at 2:10 p.m.

1. B'NAI BRITH, HILLEL PROPERTY, 54 N. Eagleville Road, Proposed driveway, parking, patio and landscaping work. IWA File #1437
Members were met by the Director of Hillel who briefly explained the proposed plans. It was noted that some plan revisions may be submitted prior to the September 8th IWA meeting. Site and neighborhood characteristics were observed. No decisions were made.

The field trip ended at approximately 2:30 p.m.

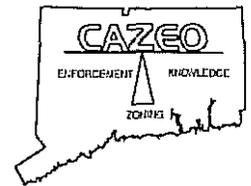
Respectfully submitted,

K. Holt, Secretary

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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 and Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: August 31, 2009

MONTHLY ACTIVITY for August - 2009

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Forand	17 Cedar Swamp Rd.	house addition
Woodmansee	70 Jonathan Ia.	enlarge deck
Mazzarella	120 Meadowbrook La.	above pool
Bochiochi	78 Mansfield Hollow Rd.	in-grd pool
Ballas	370 Woodland Rd.	house addition
Hemingway	143 Fern Rd.	above pool & deck
Canadian national railway	57 Middle Tpke.	new lot
Mitlitsky	62 Kaya La.	lot line revision
Crossen	lot 15 Windwood Acres	1 fm dw
Town of Mansfield	Commonfields	bird blind
Evans	67 Circle Dr.	10 x 14 shed
Ouimette	Lot 4 Crane Hill Rd.	1 fm dw
Mansfield Nursing Ctr.	100 Warren cir.	pavilion
Bagwell	Lot 3 Chaffeeville Rd.	1 fm dw
Satari	Separatist/Hunting Lodge Rds.	Lot split

CERTIFICATES OF COMPLIANCE

Chovnick	213 Stafford Rd.	motorcycle showroom
Block	8 Hanks Hill Rd.	house add & site work
Bryant	16 Old kent Rd.	garage add & shed
McCann	979 Warrenville Rd.	barn
Gates	14 Ridge Cir.	sunroom
Crossen	237 Baxter Rd.	1 fm dw (last house in subdivision)
Beaudoin Const.	42-45 Liberty Sq.	4 multi-fam units
Gile	140 Wormwood Hill Rd.	1 fm dw

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To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: August 20, 2009

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

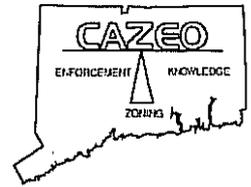
Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	10	18	21	10	21
Certificates of Compliance issued	9	21	19	9	19
Site inspections	47	58	48	47	48
Complaints received from the Public	6	9	9	6	9
Complaints requiring inspection	4	6	5	4	5
Potential/Actual violations found	3	3	5	3	5
Enforcement letters	11	10	7	11	7
Notices to issue ZBA forms	1	3	0	1	0
Notices of Zoning Violations issued	2	1	1	2	1
Zoning Citations issued	0	2	0	0	0

Zoning permits issued this month for single family homes = 0, multi-fm = 3
 2009/10 fiscal year total: s-fm = 0, multi-fm = 3

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Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

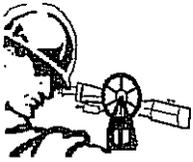
AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

To: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent 
Date: August 31, 2009

**Re: Healey, 476 Storrs Road, PZC # 819
Request for bond release**

On 2/2/09, the PZC authorized the execution of a \$7000 bond with bond agreement from Michael Healey, for the completion of PZC-approved site work. In a 8/28/09 letter, Mr. Healey states that "all work was done in accordance with the approved plans" and requests a release of the bond. The bonded site work included completion of the parking area, handicap parking signage and installation of remaining landscaping.

I conducted an inspection of the site today and determined that the required site work has been completed in substantial compliance with the approved plans. The only item remaining to complete is the pavement striping of the parking lot. Mr. Healy is doing the pavement striping himself and expects it to be completed very soon. I recommend that **the PZC authorize the staff to release the \$7000 site development bond to Michael Healey for site work at 476 Storrs Road, because the authorized work has been completed per PZC-approved plans with the following condition. The bond shall not be released until the staff verifies that the required parking lot pavement striping has been completed per approved plans.**



HEALEY & ASSOCIATES, LLC

Land planning, Consulting & Surveying

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

(860) 456-4500

August 28, 2009

Mr. Curt Hirsch, Zoning Agent
Town of Mansfield
4 South Eagleville Road
Storrs, Connecticut 06268

Re: Michael C. Healey and Mary C. Healey
476 Storrs Road, Mansfield, Connecticut
PZC File #819

Dear Mr. Hirsch:

On March 4, 2009, a Bond Agreement was executed by me and delivered to the Mansfield Planning Office along with a cash bond in the amount of Seven Thousand and no/100 (\$7,000.00) Dollars. All required site work has been completed and all work was done in accordance with the approved plans. Therefore, I am formally requesting that the Town of Mansfield release the site bond on the property.

If you have any questions, please do not hesitate to contact me at (860) 456-4500. Thank you for your attention to this matter and I look forward to hearing from you.

Sincerely,
Healey & Associates, LLC

Michael C. Healey, L.S., Managing Member

MCH/ljl

**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: 9/2/09
Re: Special Permit Application, Proposed Conversion from one to two family, 1620 Storrs Road, Y. Ghiaei o/a, File #1276-2

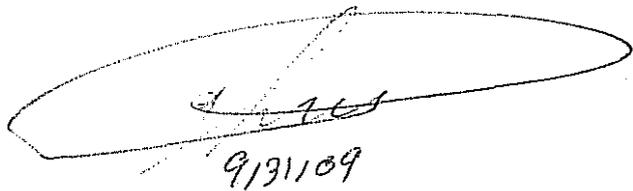
Attached please find a request to extend the Public Hearing period on the subject Special Permit applications by an additional 35days.

A public hearing continuation to October 5th is recommended. With the applicant's extension, the hearing can be further continued by the Commission. The following motion has been drafted for the PZC's consideration:

That the Commission accept the applicant's request for an additional thirty (35) day extension of the Public Hearing period for the proposed Conversion from one to two family, located at 1620 Storrs Road, Y. Ghiaei o/a, File #1276-2. Furthermore, that the Public Hearings on this application be continued until October 5, 2009.

Monday, August 31, 2009

I, Yadollah Ghiaei respectfully request that the Public Hearing on September 8, 2009 for the application for a conversion to a two-family residence at 1620 Storrs Road, be extended by 35 days to allow more time to adequately prepare plans.



A handwritten signature, possibly "Yadollah Ghiaei", is written inside a large, hand-drawn oval. Below the signature, the date "9/31/09" is written.

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: September 3, 2009
Re: Potential Rezoning: Industrial Park area south of Pleasant Valley Road



At the August 3rd meeting, PZC members discussed various options for rezoning the existing Industrial Park Zone. Based on this discussion, I have begun working on a draft revision to the Zoning Map and Zoning Regulations. Due to vacation schedules and other work commitments, the draft is not ready for PZC review, but, hopefully, will be available for the October 5th meeting. On August 3rd members expressed a preference for option 2A as presented in my 7/30/09 memo with a noted interest in rezoning land west of Mansfield Avenue to RAR-90. The following outline indicates the primary elements of the proposed revisions. It would be helpful if this direction is confirmed at the September 8th meeting.

1. Rezone current Industrial Park zoned land south of Pleasant Valley Road and east of Conantville Brook to a refined Pleasant Valley Residence Agriculture Zone. This revision would essentially extend the current PVRA Zone along Mansfield City Road westerly to Conantville Brook. Refinement would include clarification of open space/recreational requirements and more specific locational and phasing provisions for agricultural land preservation, which would remain at 50% of prime agricultural soils on the subject property. Residential density would be one unit per 5,000 square feet after netting out wetland and slopes over 15%. Connection to public sewer and water would be required. Other than residential, only agricultural uses would be authorized.
2. Rezone current Industrial Park zoned land between Conantville Brook and Mansfield Avenue to a new Pleasant Valley Commercial Agriculture Zone. Preliminarily, this new zone would allow Office and Research and Development uses (emphasis on research and specialized products), commercial agricultural uses including retail sales, repair services for farm equipment and machinery with accessory truck/auto repair, commercial recreation uses, and veterinary hospitals/commercial kennels. A 50% agricultural land preservation requirement and 25 acre minimum lot requirement (similar to PVRA Zone) would be included. Non-agricultural uses would need to connect to public sewer and water unless otherwise authorized by the PZC.
3. Rezone current Industrial Park zoned land west of Mansfield Avenue to RAR-90. Note this was not recommended in Option 2A of my 7/30/09 report, but numerous PZC members noted support for not including this area in new Pleasant Valley Commercial Agriculture Zone.

Please be prepared to discuss these primary elements of a planned Industrial Park re-zoning.

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

APPLICANT/OWNER SECTION

1. Owner(s) B'nai B'rith Hillel Foundation of CT Telephone 860-727-5702
(please PRINT)
Address 40 Woodland Street Town Hartford, CT Zip 06105

2. Applicant(s) same as above Telephone _____
(please PRINT)
Address _____ Town _____ Zip _____

3. Site Location 54 North Eagleville Road

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

5. Reference any new map(s) submitted as part of this request:
1) "Site Plan for Proposed Entrance Modifications Prepared for B'nai B'rith Hillel Foundation of Conn.
54 North Eagleville Road Storrs, Connecticut 06268 Scale: 1" = 20' Date: July 28, 2009."

2) "Proposed Renovations To: Hillel At UConn" prepared by Smyth Associates-Architects.

6. Itemize and describe the modification(s) being requested, using separate sheet where necessary. The description must be adequate to determine compliance with all applicable land use regulations: -
1) See submitted architectural plans for proposed renovations to existing building.

2) See submitted site plan for proposed site improvements consisting of sidewalks, new vestibule on east side of building, new entrance in rear of building, new handicap parking area in rear of building and proposed temporary curtain drain to correct water ponding problem at northwest corner of building.

7. _____
Applicant's signature

date _____
Received 7-28-09

(over)

ZONING AGENT'S SECTION

After reviewing this application with respect to provisions of the Mansfield Zoning Regulations, including Article XI, Section D and Article V, Sections A.8 and B.9, the following determination has been made:

1. The subject modification request does not contain adequate information and is therefore denied. Applicable comments are listed below.
2. The subject modification is denied for reasons listed below.
3. The subject modification request has been reviewed with the PZC Chairman and we have concurred that the requested modification is minor in nature. Subject to any special conditions or comments noted below, the subject modification request is approved.
4. The subject modification request has been reviewed with the PZC and, in accordance with PZC action on _____, the subject modification request is approved, subject to any special conditions or comments noted below.
5. The subject modification request has been reviewed with the PZC and, in accordance with PZC action on _____, the subject modification request is considered a significant alteration of the approved plans and/or site, and shall require the submittal and processing of a new site plan or special permit application.
6. Other (see comments below) *50 Fee Paid (Datum Eng # 8332)*

Special conditions/comments/reasons for denial:

Note that building entrance modifications were approved 6-22-09

Zoning Agent's signature

date _____

PZC Chairman's signature (items 3 and 4 above)

date _____

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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: 9/3/09
Re: Modification request: B'nai B'rith Hillel Foundation of CT, 54 North Eagleville Road, File #1289



Modification Request

The subject modification request seeks PZC approval for various site improvements, including a new sidewalk, entry drive to access rear yard areas and a new handicap parking space at 54 N. Eagleville Road. These site modifications are depicted on a 7/28/09 site plan prepared by Datum Engineering and Surveying, LLC. The subject site is zoned Institutional and is adjacent to other religious or University of Connecticut facilities. The subject religious use was established prior to existing zoning regulations. The building alterations shown on the current plans were authorized on 6/22/09. The property owner also is planning to add parking in rear yard areas but this work will require a subsequent PZC review and approval. The subject modifications and planned stumping activity are pending before the Inland Wetland Agency.

Analysis

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

- The subject plans necessitate IWA approval. Subject to this approval, the proposal is not considered a significant alteration or intensification of use and no significant environmental or neighborhood impacts are expected.
- The subject proposal has been reviewed by the Assistant Town Engineer (see 9/2/09 report). Any approval should address the map revisions and approval conditions cited in this report.
- The attached 7/22/09 letter from S. Schrage to Father Gregory Mullaney has been submitted to the Planning Office. This letter, which indicates support from the staff of the adjacent St. Thomas Aquines Church, is oriented toward future parking plans and not the pending modification. It does indicate acceptance of the proposed new driveway to the rear areas. St. Thomas Aquines Church also is considering parking revisions which will necessitate review and approval by the PZC.
- The proposed handicap parking is within the 50-ft. sideline setbacks for the Institutional zone. Since the subject property and adjacent properties are within a Design Development District, the PZC has the right to waive setback provisions pursuant to Art. X, Sec. A.4.d. It is noted that the existing structure, as well as adjacent and nearby structures, do not meet the 50-ft. setback requirements. A similar waiver for a new entry vestibule was authorized in June. This reviewer supports the needed setback waiver.
- All drainage, driveway and walkway work must be coordinated with the University of Connecticut Facilities Department.

Summary

My review indicates that the proposed work is not expected to have significant land use impact and therefore, pursuant to Art. V, Sec. B.9 and Art. XI, Sec. D, can be authorized through the modification process. Conditions may be included in a modification approval. The following motion has been prepared for the PZC's consideration:

That the PZC Chairman and Zoning Agent be authorized to approve the modification request of B'nai B'rith Hillel Foundation of CT for site improvements at 54 N. Eagleville Road, as depicted on a 7/28/09 site plan as prepared by Datum Engineering and Surveying, LLC, and as described in other application submissions, subject to the following conditions:

1. **All work, including the new driveway, new sidewalk, new handicap parking space and drainage improvements, shall be approved by the University of Connecticut. This modification approval shall not become effective until UConn acceptance of this work has been provided in writing.**
2. **Silt fencing shall be provided in accordance with the recommendation contained in the 9/2/09 report from Mansfield's Assistant Town Engineer.**
3. **This approval is limited to the work shown on the 7/28/09 plan, the addition of silt fencing and the removal of stumps from presently cleared areas. Other work, including grading and parking alterations necessitate additional PZC review and approval.**
4. **This action waives sideline setback provisions for the new handicap parking, pursuant to the provisions of Article X, Section A.4.d. This waiver is based on existing site and neighborhood characteristics.**

Memorandum:

September 2, 2009

To: Planning & Zoning Commission

From: Grant Meitzler, Assistant Town Engineer

Re: B'nai Brith (Hillel) - N.Eagleville Rd - parking and site work

plan reference: map dated 7.28.2009

with sediment and erosion
protection added.

This is a revision of the earlier plan we had that did not have sediment & erosion protection shown. Silt fence protection has now been added.

As was discussed earlier, parking lot additions are in the planning stage now for the area to the rear of the Hillel House and on additional land farther to the rear. This other work for parking additions and regrading will be the subject of a future application and is not included in this present submission.

Sediment & Erosion:

Silt fencing has been added along the south side of the wetlands area located near the northwest corner of the site. This silt fence should be extended along the west side of this wetlands to stand between the presently cleared area and the wetlands.

A tracking pad has been added where equipment will be running to and from the Hillel site to work in the cleared area behind the building. The present tree line is indicated on the plan.

Protection has been placed around a catch basin located at the west corner of the entrance drive at North Eagleville Rd.

Scope of Work:

The proposal indicates cosmetic improvements in and around the present building with exterior changes including:

1. a 40-foot section of curtain drain to deal with a groundwater problem along the west end of the building.
2. a rear patio area is to be added.
3. stumps are to be removed from the presently cleared area.
4. walkway modifications to repair existing and to provide a rear access walk, and a pedestrian way along the shared drive between Hillel House and St. Thomas Aquinas.
5. a new handicapped space with appropriate drive access is to be placed at the rear of the building with connection to the UConn owned drive between Hillel House and St. Thomas Aquinas. Ramp access to the door nearest this space is indicated.

Traffic:

The driveway is placed such that the handicapped space being added is adjacent to ramped building access. It is also placed opposite a "walkout" sideway location on the St. Thomas site. The site chosen

seems appropriate to me. The only other alternative is at the rear of the site opposite a drive for parking at the rear of St.Thomas' site. This would place the drive quite near the wetlands on the Hillel House site and increase the potential for conflict between pedestrian and vehicle traffic along the shared UConn driveway. The access drive at this rear location narrows to 18 feet in width.

Portions of the new drive work and sidewalk proposed are on state property lying between Hillel House and the St. Thomas Aquinas site. Approval for this work should not become effective until the University has indicated their approval.

Summary Comments:

I recommend the following conditions:

1. the silt fencing shown on the plan is to be extended along the west side of the wetlands placing it between the presently cleared areas and the wetland. This involves a distance of about 75 feet.
2. this approval is limited to the work shown on the 7.28.2009 plan, the additional silt fencing, and the removal of stumps from the presently cleared area behind the building. Other work including grading for future parking areas will require additional Commission approvals.
3. portions of the sidewalk and the proposed drive area are on UConn property. Approval for this work should not become effective until UConn acceptance of this work has been provided.

**THE LAW OFFICE OF
SAMUEL L. SCHRAGER & ASSOCIATES, LLC**

1733 Storrs Road, P.O. Box 534, Storrs, Connecticut 06268
860-487-0350 / FAX 860-487-0030

July 22, 2009

Father Gregory Mullaney
St. Thomas Aquinas Church
46 North Eagleville Road
Storrs, Connecticut 06268

Re: B'nai B'rith Hillel Foundation - St. Thomas Aquinas

Dear Father Mullaney:

This letter is to memorialize the understanding that was reached in our meeting earlier this month with members of the building committee of the UConn Hillel and Richard Long.

UConn Hillel will construct a gravel-based parking lot to the north of its building. A walkway will be built along the easterly portion of the Hillel property in order to accommodate pedestrian traffic from the Towers dormitory complex in order to remove foot-traffic from the current common driveway/parking area between Hillel and St. Thomas. The new walkway will require the removal of parking spaces to the west of the St. Thomas community building. Fencing will be installed in order to keep pedestrians out of the driveway/parking area.

In order to provide parking for St. Thomas staff and parishioners that will be lost by the construction of the walkway, Hillel will provide St. Thomas with twenty (20%) percent of the parking spaces to be constructed up to a maximum of ten (10) spaces. Hillel intends to have the new

Father Gregory Mullaney
UConn Hillel - St. Thomas Aquinas
7/28/2009
Page 2 of 3

SAMUEL L. SCHRAGER

parking area gated with electronic entry cards. Cards will be issued to St. Thomas for those parking in the new lot.

UConn Hillel will be working with the University of Connecticut to acquire additional land to the north of Hillel's property, to execute easements in favor of the University for its storm drainage lines currently within the Hillel land and the new walkway, and an easement by the University in favor of Hillel and St. Thomas for the existing driveway/parking areas.

The foregoing proposal is contingent upon the University conveying an additional 1.7 acres to Hillel and the approval by the appropriate state and local governmental authorities for the construction of the parking area in a configuration which is commercially practical. We intend to proceed forthwith to obtain these approvals.

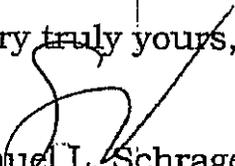
As we indicated at our meeting, the University requires an indication from St. Thomas that there is consent with respect to the proposed development as hereinbefore outlined. I respectfully request that you, on behalf of St. Thomas, execute a copy of this letter.

Father Gregory Mullaney
UConn Hillel - St. Thomas Aquinas
7/28/2009
Page 3 of 3

SAMUEL L. SCHRAGER

Should you have any questions concerning the provisions of this letter, please feel free to contact me.

Very truly yours,


Samuel L. Schrager

TERMS DEEMED ACCEPTABLE:

Fr. Gregory Mullaney 8/4/09
Father Gregory Mullaney Date

PAGE
BREAK

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

APPLICANT/OWNER SECTION

1. Owner(s) James Wesley Bell & Jean E. Bell Telephone 860-455-0545
(please PRINT)
Address 552 Bassett's Bridge Rd Town Mansfield Zip 06250

2. Applicant(s) James Wesley & Jean E. Bell Telephone 860-455-0545
(please PRINT)
Address 552 Bassett's Bridge Town Mansfield Zip 06250

3. Site Location 552 Bassett's Bridge Road Mansfield, CT 06250

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

Site plan prepared for James Wesley Bell and
Jean E. Bell dated January 15, 2004

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

See Attached showing location of
tent, portable restroom, set-up area for
caterer, and parking

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

See Attached

7. James Wesley Bell & Jean E. Bell
Applicant's signature

date 8/17/09

ZONING AGENT'S SECTION

After reviewing this application with respect to provisions of the Mansfield Zoning Regulations, including Article XI, Section D and Article V, Sections A.8 and B.9, the following determination has been made:

1. The subject modification request does not contain adequate information and is therefore denied. Applicable comments are listed below.
2. The subject modification is denied for reasons listed below.
3. The subject modification request has been reviewed with the PZC Chairman and we have concurred that the requested modification is minor in nature. Subject to any special conditions or comments noted below, the subject modification request is approved.
4. The subject modification request has been reviewed with the PZC and, in accordance with PZC action on _____, the subject modification request is approved, subject to any special conditions or comments noted below.
5. The subject modification request has been reviewed with the PZC and, in accordance with PZC action on _____, the subject modification request is considered a significant alteration of the approved plans and/or site, and shall require the submittal and processing of a new site plan or special permit application.
6. Other (see comments below) **NO FEE SUBMITTED**

Special conditions/comments/reasons for denial:

_____ date _____
Zoning Agent's signature

_____ date _____
PZC Chairman's signature (items 3 and 4 above)

James Wesley and Jean E. Bell
The Gardens at Bassetts Bridge Road
552 Bassetts Bridge Road
Mansfield Center, Connecticut 06250
Phone/Fax (860) 455-0545
Email: thegardensatbbfarm@att.net

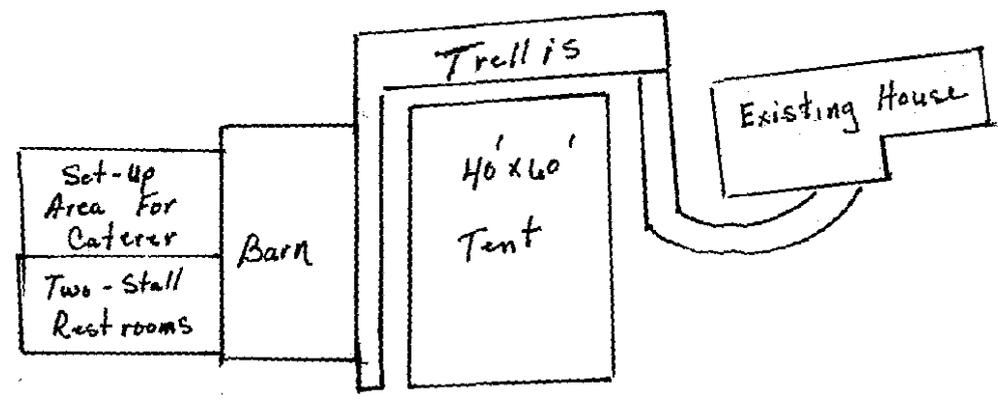
The Gardens At Bassetts Bridge Farm proposes to modify its Special Permit to provide wedding ceremonies and wedding receptions. The proposed modifications include the following.

- 40ft x 60ft tent erected between the house and barn to accommodate a maximum of 100 people. Tent to be inspected by both fire marshal and building inspector prior to each event.
- 17ft x 12ft two-stall royal restroom trailer positioned at the back of the barn for each event.
- Food and beverage to be prepared and provided by a licensed caterer. If alcohol is served, all necessary permits will be obtained from the State Liquor Commission prior to the event.
- Event parking to be located in the large grassy field in front of the house. Parking area, two-stall restroom trailer, and tent are indicated on attached map.

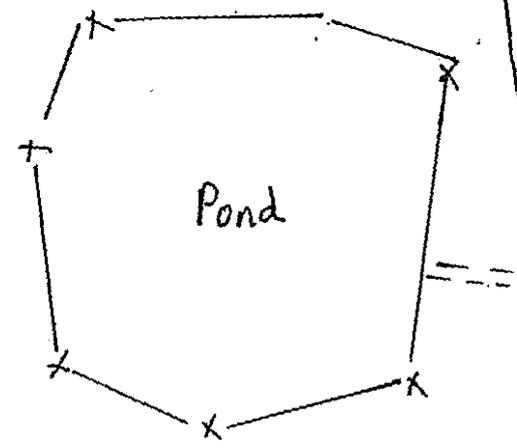
The maximum guest count for weddings at the Gardens At Bassetts Bridge Farm will be limited to 100. Weddings will take place during the Farm's regular season, May through October. Weddings will take place during the Farm's regular days of operation. These days are Friday, Saturday, and Sunday. The farm will maximize the wedding ceremony and reception time to five (5) hours with all events ending by 11:00 PM.

The Gardens At Bassett's Bridge Farm
55 2 Bassett's Bridge Road
Mansfield, CT 06250
Phone/Fax 860-455-0545

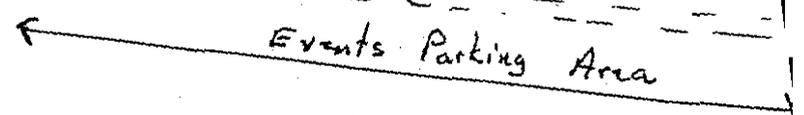
Formal Garden Area



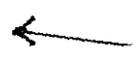
Driveway



Existing Ditch



100' x 200'



Royal Restrooms

A regal portable restroom experience

The Royal Restrooms Two-Stall Unit is one of the most popular choices for weddings and private functions. Its compact size makes it easy to maneuver within tight spaces at most venues. This unit may be combined with additional Royal Restrooms for larger events such as festivals and fundraisers. The Two-Stall Unit is also ideal for serving those in need during emergency situations, disaster relief efforts, or in any case where power and water sources are not readily available.

The Royal Restrooms Two-Stall Unit includes one male restroom furnished with a sink, toilet, and urinal and one female restroom furnished with a sink and toilet. Whether used for a special event or emergency situation, Royal Restrooms provide individuals with the comforts of home in clean, private, and spacious stalls featuring:

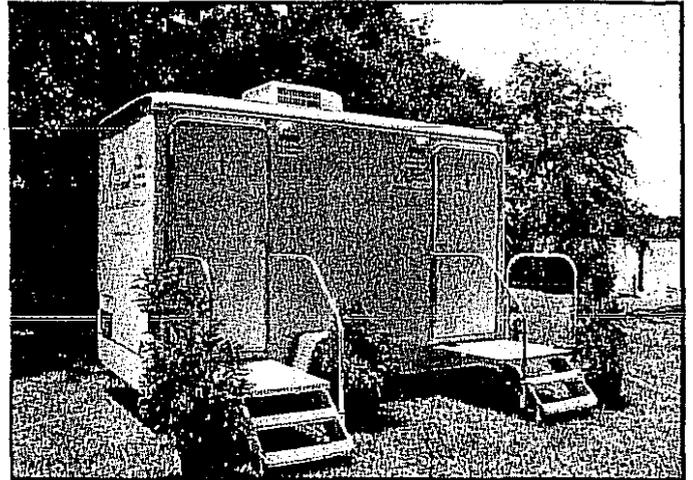
- Flushing Porcelain Toilets
- Sinks with Running Water
(Hot water optional)
- Vanities and Mirrors
- Soap and Hand Towels
- Air Conditioning or Heat
- Low Level Outdoor Lighting
- Occupancy Light Indicators
- Dual Handrails and Low Entry Platforms
- Rugs, Pictures, and Flowers
- The Famous Royal Restrooms Mints

The unique design of Royal Restrooms gives them the mobility to go virtually anywhere. The Two-Stall Unit is completely self-contained and is operable using a 110 volt outlet or generator for the lights and heat or air conditioner. (Unit pulls a maximum of 20 amps.) Water is supplied by a spigot and garden hose or a 125 gallon on-board fresh water holding tank. The unit houses a 350 gallon waste holding tank.

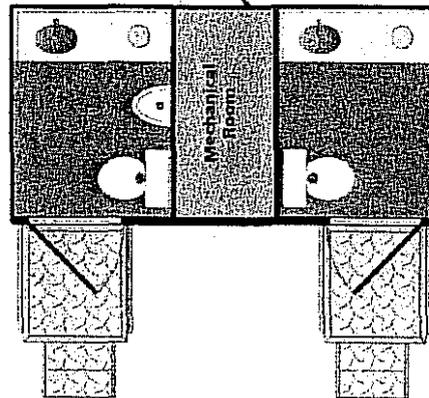
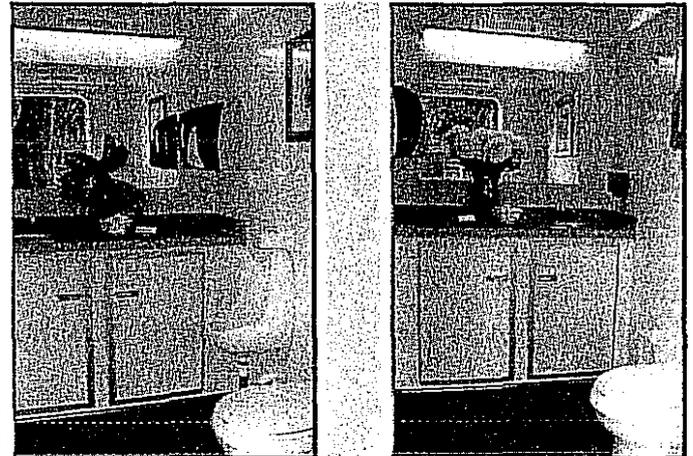
Rental options include daily, weekly, and long-term rentals, generators, additional fresh water holding tanks, and restroom attendant. (Exterior plants in photo are not included in rental.) Pricing and availability may be obtained by contacting your local Royal Restrooms office.

www.RoyalRestrooms.com

Two-Stall Unit



**Weddings • Special Events • Festivals
Emergency Situations • Business Remodels
Disaster Relief**



Unit Dimensions

Length: 16' 6" (including trailer tongue)

Width: 12' (stairs down)

Height: 10' 6" (from ground to top of A/C unit)

Licensed and Insured

Town of Mansfield, CT - Gardens at Bassett's Bridge



- A. Dimensional
- ▲ Road/Name
- ▲ Stream
- Water
- Plines
- Parcels
- Towns



PREPARED BY
ZONING AGENT



8/17/2001
1 in = 98.3'



Mansfield, CT - Gardens at Bassett's Bridge

**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: September 3, 2009
Re: Re: Proposed Weddings at The Gardens at Bassetts Bridge Farm, 552 Bassetts Bridge Road, File #1217



Background

On 8/2/04 the PZC granted to Jean and James Wesley Bell a Special Permit for an agricultural and recreational garden center. A number of conditions were imposed and remain in effect. Subsequently in 2006, the PZC modified its approval to authorize a food cart or food vendor use on the property. Approvals also have been granted to erect a 20 by 40 foot tent and to conduct hayrides.

Modification Request

The attached 8/17/09 modification request seeks approval to host wedding ceremonies and wedding receptions on the property. This modification includes erecting a 40 by 60 foot tent, utilizing a restroom trailer and providing event parking in an existing grassy field. The proposed wedding events would be limited to one-hundred guests and all weddings would take place during the current May to October regular season on Fridays, Saturday's or Sundays. Food and beverage would be provided by a licensed caterer. As proposed, events would last up to five (5) hours and end by 11pm. The attached narrative and maps provide more details.

Analysis

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

- The proposed wedding use likely will include obtaining temporary special outing facility permits from the State Liquor Control Authority. This form of liquor permit is authorized in all zones in Mansfield (see Article VII, Section D.15 and Article X, Section I) subject to obtaining site plan approval and subject to comments from the Mansfield Police Department and Mansfield Health Officer. In this reviewer's opinion, obtaining a Special Permit modification is the equivalent of obtaining site plan approval.
- The attached letter from Sergeant James Kodzis reports no objections from the Police Department subject to compliance with applicable State Statutes and Town Ordinances. A report from Eastern Highlands Health District is expected prior to the 9/8/09 meeting.
- I have discussed the proposal with the Assistant Town Engineer. While Mr. Meitzler has no issue with the interior lot aspects of the modification, he has raised a potential traffic safety issue involving the intersection of the site driveway and Bassetts Bridge Road, particularly if frequent wedding events were held. The current proposal does not limit the number of weddings or propose any signage or traffic controls. Bassetts Bridge Road is somewhat winding and the sightline for the existing driveway and signage is somewhat limited. Consideration could be given to limiting the number of weddings for an interim period with the right to reevaluate the situation after a year or two, requiring

temporary event signage or otherwise managing access to the site. These issues should be discussed with the applicant.

- The proposal does not address live music. Current Zoning Regulations require live music permits (either through a Special Permit or Zoning Permit process) for commercial uses (hotel, motel, commercial recreation facility, restaurant) but do not address live music in residential zones. The subject property is in an RAR-90 zone. With appropriate restrictions and controls, the PZC could consider limited live music to be an accessory use to the approved agricultural and recreational garden center. This issue should be reviewed with the applicant.
- The subject site is approximately 40 acres in size and the garden center area is significantly distant from Bassetts Bridge Road and neighboring residents. I am not aware if neighboring property owners have been notified. Notification is not specifically required for all modification requests but may be considered appropriate for the subject modification which could result in noise and traffic impacts for neighbors. This issue should be reviewed with the applicant.
- I have not visited the site in conjunction with the preparation of this report. The PZC may want to include this site on a field trip agenda before acting.
- If managed carefully as an accessory use, allowing wedding events on the subject site could be considered a minor use revision and not a significant alteration or intensification of use that would necessitate special permit review and approval. To properly review this proposal and determine the appropriate approval process, more information is needed, particularly with respect to the number of potential wedding events.

Summary

My review indicates that the subject proposal has merit but more information is needed to suitably review potential impacts and to determine whether modification or special permit approval is appropriate. With restrictions, particularly on the number of events, access to the site, and use of live music, modification approval could be supported. Comments from Eastern Highlands Health District also need to be obtained and before taking action, consideration should be given to notifying neighboring property owners and visiting the site. These issues need to be discussed with the applicant.



TOWN OF MANSFIELD

*Resident State Trooper's Office
4 South Eagleville Road
Mansfield, CT 06268
(860) 429-6024 Telephone
(860) 429-4090 Facsimile*

To: Mansfield Planning and Zoning Commission
From: Sergeant James Kodzis *Sgt JK #219*
Date: August 19, 2009

**RE: J. & J. Bell Modification Request
552 Bassetts Bridge Road**

I have reviewed the above referenced application with the Town Manager, who serves as the Chief of Public Safety. Upon reviewing the application we find no issues with regard to the proposal, providing that all activities that take place on the property are in compliance with applicable State Statutes and Town Ordinances.

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BREAK

**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: 9/3/09
Re: Paideia Amphitheater/Exhibit Hall Project, 28 Dog Lane, File #1049-7



On 3/3/08, the PZC authorized revisions to this project subject to 3 conditions (see attached motion). This action limited work that could take place until architectural plans for the altered exhibit area structure have been approved by the PZC. These plans still have not been submitted but staff has been informed that revised plans should be submitted before the end of 2009. The attached project update, which was included in a Town Manager's report, provides additional background information and a project status report.

Recently, staff determined that work being done on the stage had not been authorized. Architectural plans for the stage area have been approved but completion of the stage was not authorized by the 3/3/08 PZC modification approval. The attached 8/20/09 letter from the Building Official, authorized completion of the stage but this work cannot be authorized by Planning and Zoning staff unless the PZC modifies its 3/3/08 action.

It is recommended that the PZC authorize work to continue on the stage. This element of the project was not altered from the original approval and allowing work to continue on the stage will facilitate completion of the entire project. Mr. Elias Tomazos has informed staff that exhibit hall plans will be submitted in the next few months. Completion of the stage will assist the Hellenic Society Paideia in their ongoing fund raising efforts. The following motion has been prepared for the PZC's consideration:

That the Planning and Zoning Commission modify their 3/3/08 action regarding the Greek Amphitheater/Exhibit area project on Dog Lane to revise condition #1 to read as follows:

The only work authorized at this time is the placement of fill and stone within the theater, the installation of theater seating, the completion of the stage, the completion of a ramp to the stage area and associated drainage and sediment and erosion control work. No additional work shall take place until architectural plans for the altered exhibit area structure have been approved by the PZC.

PAGE
BREAK

Project Update: Greek Amphitheater Project, Dog Lane

The subject project includes the construction of a 500 seat classic Greek Amphitheater, Exhibit Hall /Area of Refuge and associated plaza and site landscaping. The amphitheater seating and associated stage are being constructed with marble imported from Greece. The Hellenic Society Paideia and the efforts of many volunteers are financing the project. Based on Planning and Zoning Commission approval conditions and the submitted application, the use of the amphitheater is limited to five performances per year where attendance is expected to exceed 150 persons.

The Inland Wetlands Agency and Planning and Zoning Commission conditionally approved the amphitheater project in 2002. Zoning and building permits were issued in 2006. Stop work orders were issued in 2007 due to unauthorized work involving revisions to approved plans. In 2008, the PZC and Building Department approved certain plan revisions and work was reauthorized for installation of amphitheater seating. Lower seating levels have been installed and portions of the stage area have been constructed. The applicant has verbally related that revised architectural plans for the Exhibit Hall/Area of refuge are expected to be ready in the next few months. The revised plans will need to be approved by the Planning and Zoning Commission and Building Official. It is anticipated that project completion remains years away.

**TOWN OF MANSFIELD
PLANNING AND ZONING COMMISSION**

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

FILE

Wednesday, March 05, 2008

Hellenic Society Paideia
Ilias Tomazos, President
P.O. Box 818
28 Dog Lane
Storrs, CT 06268-0818

Dear Mr. Tomazos,

At a meeting held on 3/3/08, the Mansfield Planning and Zoning Commission adopted the following motion:

"That the PZC Chairman and Zoning Agent be authorized to approve revisions to the Greek Amphitheater/Exhibit area project at 28 Dog Lane as described in 12/7/07 and 12/8/07 communications from I. Tomazos and as described on a site plan revised to 12/12/07, a landscape plan revised to 12/11/07 and elevation plans dated 2/28/08. This authorization is subject to the following conditions:

1. The only work authorized at this time is the placement of fill and stone within the theater, the installation of theater seating, the completion of a ramp to the stage area and associated drainage and sediment and erosion control work. No additional work shall take place until architectural plans for the altered exhibit area structure have been approved by the PZC.
2. Except for the modification revisions and the specific work requested and authorized by this approval, plans and conditions of approval cited in the PZC's 9/3/02 Special Permit approval and subsequent 7/21/03 action shall remain in effect.
3. All applicable Building and Fire Code requirements shall be met."

If you have any questions regarding this action, please call the Planning Office at 429-3330.

Very truly yours,



Katherine K. Holt, Secretary
Mansfield Planning & Zoning Commission

TOWN OF MANSFIELD
OFFICE OF THE BUILDING OFFICIAL



Michael E. Nintean, Building Official

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CONNECTICUT 06268-2599
(860) 429-3324 TELEPHONE
(860) 429-3388 FACSIMILE

August 20, 2009

Hellenic Society Paideia Inc.
Ilias Tomazos
28 Dog Lane
Mansfield, CT 06268

First Class Mail

RE: Stop Work Order Update, Greek Theater, Mansfield, CT

Dear Mr. Tomazos:

This letter shall serve to document our discussion today regarding the referenced construction project.

Pursuant to §117.1 of the 1996 BOCA Building Code, please be advised that the stop work order issued on February 1, 2007 remains in effect with the following exceptions:

- 1) Placement of ground fill and stone within the theater area.
- 2) Installation of theater seating.
- 3) Completion of the stage pursuant to the original plans approved by this office if approval to proceed is first obtained from the Mansfield Planning and Zoning Commission

Also be advised that this work proceeds at your own risk pursuant to section 106.3.3 of the State Building code.

Once again I would like to reiterate the importance of maintaining communication with this department. Upon review of the property file I noted this document represents the sixth correspondence regarding this issue. I wish to make it very plain that this is the last extension that will be granted by this office until new plans are submitted and approved by all Town departments having jurisdiction over your construction project.

Also I have received no reports from the special inspector to date as I had requested in my letter to you dated October 2, 2006. As stated then, reports must be forwarded to me on a regular basis for review and no Certificate of Occupancy will be issued until all reports required pursuant to section 1705 of the Building code are submitted and approved.

Feel free to contact me if you wish to discuss this matter further.

Sincerely

Michael E. Nintean

CC: Matt Hart, Town Manager
Greg Padick, Town Planner
Curt Hirsch, Zoning Agent
John Jackman, Fire Marshal

PRELIMINARY COMMENTS REGARDING DESIGN STANDARDS FOR 4 CORNERS

8/27/09 Notes from Gregory Padick, Mansfield Director of Planning

General Comments

- State Statutes give PZC clear zoning authority to address health and safety issues, aesthetic standards, particularly with generic criteria, can be legally vulnerable.
- Design Standards are only 1 component of Zoning Regulations.
 - Also need to address permitted uses, parking, stormwater.
 - Also need to coordinate with signage, landscaping and dimensional requirements.
- Need to address other regulatory requirements and approval processes.
 - IWA, DOT/STC, DEP, DPH (sewer/ water)
 - Preliminary Review Processes and help from Design Review Panel/Downtown Partnership can expedite approvals.
- Generic vs. Comprehensive/Specific Design Standards
 - Generic: give direction, more flexibility but less certainty.
 - Comprehensive/Specific: less flexibility, more certainty, difficult to implement unless all or most properties are under control and there is a comprehensive plan
 - Generic example (Article X.S), comprehensive example (SCSDD-Design Standards)
- Design Standards for a specific area
 1. Need to implement a vision that is consistent with the Town's Plan of Conservation and Development.
 2. Promote cohesiveness, compatibility not uniformity.
 3. Need to promote a place where people want to go.
- UConn is completing (October) a Storrs Campus Landscape Plan which will include some new design standard components (lighting, landscaping, etc.)

Noteworthy 4 Corners Characteristics

- Wide Roads, heavy vehicular traffic, not pedestrian friendly
- Numerous property owners, many small lots
- No outstanding historic, cultural or scenic features to build upon
- No outstanding architectural character to build upon
- No outstanding developments to model after
- Little new investment, many poorly maintained sites, many vacancies
- With sewer and water- many tear down opportunities
- One of few areas identified in local, regional and state land use plans for higher density development
- Important gateway to UConn

Preliminary Recommendations/Findings

- Due to the number of property owners, variation in size of properties, etc., a comprehensive Special Design District similar to Storrs Center is not likely. Expect some variation of Mansfield's existing site-by-site special permit approval process.
- Auto oriented/national chain businesses need to be accommodated (specialty stores will compete with Downtown)
- Residential and commercial uses need to be planned for in the Four Corners area. This is one of a limited number of Mansfield locations where higher density residential could be accommodated.

- A mix of comprehensive/specific and generic design standards should be considered. Important elements should include:
 - Provisions to minimize curb cuts and promote interior connections between properties.
 - A strong pedestrian/landscaped streetscape along Routes 44, 195 and North Hillside Road (pedestrian benches, street trees, bus stops, pedestrian gathering spaces, bicycle racks)
 - A strong building orientation to the Route 44, 195, North Hillside Road streetscape (build to lines not setbacks); (parking to rear/side)
 - Gateway features (particularly on 195 north of 4 Corners, Route 44 west of 4 Corners) North Hillside Road, 195 south of Four Corners
 - Emphasis on common building elements (such as size of windows, building materials, roof pitches etc to promote compatibility) (Don't try to replicate "New England Village")
 - Special attention to building height provisions (to accommodate increase density taller buildings will be necessary but these taller buildings need to be sited in a manner that is in scale with a lower profile streetscape.
 - Other design elements to be added.

MEMORANDUM

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



To: Committee on Community Quality of Life
CC: Michael Nintenu, Director of Building and Housing Inspection; Gregory Padick, Director of Planning
From: Matt Hart, Town Manager *MGH*
Date: September 3, 2009
Re: Inventory of Various Measures to Address Off-campus Housing and Quality of Life Issues

Over the past several months the committee has been looking at various measures to address issues related to off-campus housing and community quality of life. In an effort to produce a consolidated inventory of the approaches that we have discussed, I have asked staff to prepare the attached spreadsheet. We have compiled the inventory from several sources, including committee discussion, the Mansfield 2020 strategic plan and neighborhood resources.

Our recommendation is that the committee utilize the inventory as a starting point to prepare an action plan listing various short-term and longer term objectives to address off-campus housing and related quality of life issues. Please review the spreadsheet and let us know what additions or revisions might be appropriate. We can treat the inventory as a somewhat dynamic document, which we can adjust and modify as we move forward.

We trust this document will prove useful to the committee.

Town of Mansfield
 Committee on Community Quality of Life
 Inventory of Various Measures to Address Off-campus Housing and Quality of Life Issues
 September 3, 2009

Number	Action Step	Proactive	Reactive	Positives	Negatives	Market	Behavior	Cost to Town
1	Rental Parking Area Designation		X	Reduce Blight/ Enhance Property Values	Cost of Implementation/Enforcement		X	Low/medium
2	Rental Parking Registry	X		Track Occupancy / Reduce Blight	Cost of Tracking/Enforcement		X	High
3	Establish student rental land use category/limit occupancy to 2 or 3 students	X		Reduce financial incentives to convert to student occupancy	Legality/Litigation/Enforcement/May only apply to new rentals	X		Medium/High
4	Reduce Number of Unrelated Occupants (4 to 2 or 3)	X		Reduce financial incentives to convert to student occupancy	Legality/Litigation/Enforcement/May only apply to new rentals	X		Medium/High
5	Tenant Registry	X		Track Occupancy/Enhance Enforcement	Legality/Litigation/Implementation/Enforcement	X		High
6	Restrict Student Occupancy to specific Zones	X		Restrict extent of conversions	Legality/Litigation/Implementation(Defining student zones)/Enforcement	X		Medium/High
7	Owner Occupant Loop Holes in Housing Code		X	Reduce Abuse of System caused by partial ownership rights	Legality / Implementation		X	low
8	Noise Enforcement		X	Reduce Neighborhood Disturbance	Costs of training/equipment/Enforcement		X	Medium
9	Police Response Time		X	Reduce Neighborhood Disturbance	Cost for additional officers/extra hours		X	Medium/High
10	Implement Special Public Safety Services Ordinance		X	Reduce Repeat Offenses	Legal Ramifications / Litigation		X	Low
11	Promote Neighborhood Watch Groups	X		Neighbor Empowerment	Possible Low Participation		X	Low
12	Promote Student Involvement/Pride in Neighborhoods	X		Cooperation with Permanent Occupants	Possible Low Participation		X	Low
13	Increase Police Presence / Community Patrols	X		Quick Response / Deterrent ? Defuse Situations Early	Cost		X	Medium/High
14	Promote Increase of Student Housing on or Near Campus (Higher Density)	X		Potential to Reduce Demand on SFD Conversions	Cost to Developer	X		Low
15	Model Lease	X		Promote Positive Tenant Behavior	Town Liability / Possible Low Participation		X	Low
16	Assembly Permits (Large Gatherings)	X		Crowd Control Measure / Reduce Neighborhood Disturbance	Legality / Enforcement		X	Medium
17	Model Security Plan	X		Reduce Neighborhood Disturbance	Participation / Compliance Cost to Landlords		X	Low

STORRS NEIGHBORHOOD ORGANIZATION
STRATEGIES FOR ADDRESSING
NEIGHBORHOOD STUDENT RENTAL

	<u>University</u>	<u>Town</u>	<u>Neighborhood</u>
<u>PREVENTATIVE</u>	<ul style="list-style-type: none"> ▶ Offering incentives to faculty/staff to purchase homes in designated neighborhoods. ▶ Work with town/developer /neighbors to designate/ develop planned higher-density high-quality, off-campus student housing ▶ More?... 	<ul style="list-style-type: none"> ▶ Taxing rental properties as business entities. ▶ Lower un-related occupancy limit to 3/2? ▶ Include unrelated terms as part of ('rental') housing code (v. zoning) ▶ Change one-time rental reg. fee to annual ▶ Increase rental reg. fee. ▶ Working to establish funds/org. to purchase 'at-risk' properties ▶ Assigning property value based on use. ▶ Work with Univ./developer /neighbors to designate/ develop planned higher-density high-quality, off-campus student housing 	<ul style="list-style-type: none"> ▶ Neighborhood association formation. ▶ Establish neighborhood(s) covenants ▶ Identify/Use 'friendly' realtors ▶ Work with town/developer /neighbors to designate/ develop planned higher-density high-quality, off-campus student housing ▶ More?...
<u>REACTIVE</u>	<ul style="list-style-type: none"> ▶ Require landlords listing properties with University to include certain language in lease. ▶ Meeting with tenant immediately. ▶ Requiring tenant training of Students ▶ Strong(er)/swifter disciplinary steps for violators ▶ Creating/sharing tenant dbase ▶ Regular meetings with neighborhood representatives ▶ More...? 	<ul style="list-style-type: none"> ▶ Taxing rental properties as business entities. ▶ Lower un-related occupancy ▶ Require parking passes/limit? ▶ Require annual house inspections. ▶ Creation of tenant/rental housing codes ▶ Zoning enforcement by police (not just zoning agent) ▶ More?... 	<ul style="list-style-type: none"> ▶ Regular communication with town/university officials ▶ Establish efficient communication channels (internal/external) re: student rental problems (e.g. police, Univ./Town Officials ▶ More?...

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Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on September 9, 2009 at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Road, to hear comments on the following application:

7:00 P.M. – Dan Britton, Sunlight Solar Energy, for a Variance of Art VIII A to erect an 11' x 55' solar panel array requiring a 47' rear yard and 32' side yard variance at 920 Storrs Rd.

At this public hearing, interested parties may appear and written communications may be received. No information shall be received after the close of the public hearing. Additional information is available in the Mansfield Town Clerk's Office. Dated August 20, 2009.

Carol Pellegrine

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Designed to express Commercial Trust's strength, stability, and good taste, the building employed expensive materials such as limestone, marble and bronze, along with careful attention to well-coordinated details, such as classical moldings and repeated use of the company's logo, a blacksmith's anvil, all employing a mix of stylistic influences that includes neo-classical, Venetian Gothic, and Italian Renaissance Revival. The banking hall was described as "early Florentine Classic." The seven-story building is the tallest in its streetscape, providing in addition to the banking facilities, rental offices on the upper floors.

Less than two years after the new building opened, the stock market crash decimated financial markets as panicked depositors rushed to withdraw their money. Commercial Trust closed its doors on December 13, 1930. In 1938 the property was acquired by New Britain National Bank, and it continued to serve as a bank until 1996.

The building sat vacant for over ten years, until Aron Eisenberg, a developer from New York, secured equity and debt financing to convert it to 28 apartments for senior citizens, along with ground-floor retail in the banking hall, which still contains the original sconces and chandeliers, and marble walls, as well as much of its brass trim at the doors, bank vault and elevator. A seven-story elevator tower at the back of the building will allow it to meet modern code requirements.

More than one-third of the project's cost will come from Federal and State Historic Rehabilitation Tax Credits, which has meant that the work must meet the Secretary of the Interior's Standards for Rehabilitation. The balance of the financing is coming from Bank of America debt financing, Housing Credits, Connecticut Housing Finance Authority, owner equity and the City of New Britain. Residential occupancy is scheduled for April 2010.



The Mansfield Hollow Dam, in Mansfield, was the first flood control project constructed by the U. S. Army Corps of Engineers in Connecticut. After severe floods paralyzed New England in 1936, Congress passed the Flood Control Act of 1936, which gave the Corps the responsibility for carrying out a national policy on flood control. Additional flooding caused by the hurricane of 1938 led to the creation of a flood control plan for the Thames River basin, to protect communities and industrial facilities, which had suffered extensive damage. The plan called for seven reservoirs, four located in the upper Quinebaug basin in Massachusetts, and three in the upper Shetucket basin in Connecticut.

The Mansfield Hollow Dam was authorized in 1941, but civil works projects not directly related to World War II ceased in 1943 and did not resume until 1947. Construction at Mansfield did not start until 1949, after the Corps modified its plan to reduce the amount of property taken and the number of houses to be relocated or demolished and eliminated the relocation of two cemeteries—all in response to vocal community opposition in Mansfield. Further delays resulted when bids came in substantially above government estimates.

The dam was completed in 1952 and showed its worth in 1955, when torrential rains from Hurricane Diane fell across southern New England. While flooding still was extensive, the Mansfield Hollow reservoir filled to 67 percent of its capacity and was estimated to have reduced damage by more than \$3 million.

The dam is located on the Natchaug River about five miles above its confluence with the Shetucket River at Willimantic. It consists of a rolled-filled earth dam approximately 14,000 feet long and 15 feet wide, a spillway with a concrete ogee weir, and mechanical works to control outflow. Six earth-fill dikes extend the dam, and provide storage capacity for recreation and flood control. Other related structures consist of a control house, and administration building/garage, and an early 20th-century house used as dam operator's quarters until 2002.

The dam actually was listed on the National Register in 2003, but due to the Army's signoff procedures the listing was not publicly announced June of this year. ✨

U.S. Army Corps of Engineers



Mansfield Hollow Dam, Mansfield

For additional information by contacting Ms. Mary E. Baker, Transportation Engineer, at ConnDOT's Bureau of Engineering and Construction, Division of Consultant Design, during office hours, Monday through Friday, 8:30 a.m. to 4:00 p.m., excluding holidays, at (860) 594-3402. This offer will terminate 2 weeks from the date of this publication.

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**CONNECTICUT FEDERATION OF
PLANNING AND ZONING AGENCIES
QUARTERLY NEWSLETTER**

Summer 2009

Volume XIII, Issue 3

WETLANDS COMMISSIONS CAN
REGULATE EXEMPT USES

Two recent decisions by Connecticut courts have stated something that is well accepted by municipal conservation and inland wetlands commissions but appears to come as a surprise to property owners. This is that while a particular use, most often farming, is listed as being an exempt use by the inland wetland and watercourses act, this does not mean that a person using her property as a farm does not have to bother herself with the local inland wetlands commission.

In one case, a purchaser of what had become an overgrown and neglected piece of property set about removing weeds, shrubs and trees. Excavation of a pond and removal of derelict buildings followed with the ultimate goal being the establishment of a blueberry farm. During this transformative process, the local inland wetlands officer visited the property and noticed several wetland and watercourse areas on the parcel.

Letters were sent to the property owner instructing him to appear before the inland wetlands commission to inform the commission of his plans for the property so that a determination could be made whether permits were needed. This was never fully complied with, thus requiring an enforcement action in court.

In reviewing the case, the court disagreed with the property owner's defense that because his use of the land was for a farm, he was exempt, under General Statute Sec. 22a-40, from regulation by the inland wetlands commission. Instead, the court found that an inland wetlands commission can require that before any activity takes place within a regulated area, an application be filed and the commission giving it the opportunity to determine whether these activities constitute farming. Since this was not done here, the court granted the requested injunction until the owner complied with its decision. *See Canterbury v. Deojay, 114 Conn. App. 695 (2009).*

In another case, the concept of what is an exempt activity was further explored. Just because a property owner and a commission agree that an activity is farming does not end the inquiry. General Statute Sec. 22a-40 provides that exemptions come with limitations. For example, with a farm, the planned activity must be directly related to farming. In addition, if the activity would involve the filing of a watercourse or wetland with continual flow, then a commission could regulate and even prohibit the activity. Such was the case in *Taylor v. Fairfield Conservation & Inland Wetlands Commission, 47 Conn. L. Rptr 237 (2009)* where a commission's decision to deny a request

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**CONNECTICUT FEDERATION OF
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QUARTERLY NEWSLETTER**

Summer 2009

Volume XIII, Issue 3

to construct a road on a farm was upheld because said construction required the filing of a wetland area.

**BENEFIT TO NEIGHBORHOOD
DOES NOT JUSTIFY VARIANCE**

A property owner, characterized by the zoning board of appeals as a good corporate citizen for his efforts to make his planned business expansion more compatible with an adjoining residential neighborhood, received a variance so that a sideyard requirement could be reduced. The zoning regulations stated that a 100' sideyard was needed for an industrial use which abutted a residentially zoned area. Such was the case here. The variance, which requested that this sideyard be reduced to 55', was sought in order to lessen the impact of the use on the residential neighborhood.

The variance would allow for a reconfiguration of traffic patterns and lighting, which the applicant said would make his use fit in better and also benefit the neighboring residences.

On appeal, the court found this to be an inadequate reason for granting a variance. Proof of hardship is needed. The applicant's admission that he could accomplish his expansion without the variance doomed his appeal. See *Swiconek v. Glastonbury ZBA, 47 Conn. L. Rptr. 492 (2009)*.

**A ZEO OPINION LETTER IS NOT
ALWAYS AN APPEALABLE
DECISION**

Quite often, a developer or property owner asks for an opinion from a land use officer whether a proposed use for a parcel of property is permitted by the zoning regulations. Naively, the officer often complies and is rewarded by having his opinion appealed to the ZBA with a lawsuit often following.

In *Holt v. ZBA, 114 Conn. App. 13 (2009)*, the Appellate Court of this state has provided some protection to these underpaid and underappreciated public servants. Basically, the rule announced by the court is that if the opinion requested would not be a final decision regarding the use of land, then it is not appealable to a ZBA.

For example, in the situation cited here, even if a ZEO wrote a letter stating that a use of land was a permitted use, this is not a final decision. A property owner so informed would still need to apply for a zoning permit, and later, a certificate of compliance. Thus, in the *Holt* case, no appeal could be taken to a ZBA where a property owner was so informed by letter that he could build a house on an undersized lot. Only when a zoning permit request was granted or denied could an appeal follow.

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SPECULATION IS NOT THE SAME
AS SUBSTANTIAL EVIDENCE

In order for a land use agency to pass judicial review, its decision must be based upon substantial evidence in the administrative record. Where the only evidence in the record in support of the agency's reasons for decision is conjecture and speculation, the decision does not have the support it needs.

Such was the case where a property owner appealed a condition attached to the approval of his special permit by a zoning commission. The special permit would have allowed the property owner to use the material that was currently used as a berm for the construction of a new driveway. The condition required that the berm be left in place.

Neighbors had objected to this special permit because they believed the berm provided noise protection from a distant quarry. In addition, the neighbors believed that the berm would provide a base for vegetative cover which would also support noise and visual protection from the offending nearby quarry use. No other evidence regarding the berm's effectiveness as a noise barrier was presented.

On appeal, the court found this evidence to be mere speculation, stating that "a mere worry is not substantial evidence." Thus, the condition was

invalid as it was not supported by substantial evidence. *See Martland v. Zoning Commission, 114 Conn. App. 655 (2009).*

ANNOUNCEMENTS

Membership Dues

Notices for this year's annual membership dues will be mailed June 1, 2009. The Federation is a nonprofit organization which operates solely on the funds provided by its members. So that we can continue to offer the services you enjoy, please pay promptly.

Workshops

If your land use agency recently had an influx of new members or could use a refresher course in land use law, contact us to arrange for a workshop. At the price of \$175.00 per session for the whole commission, it is an affordable way for your commission or board to keep informed. Valuable materials are included with each workshop.

ABOUT THE EDITOR

Steven Byrne is an attorney with an office in Farmington, Connecticut. A principle in the firm of Byrne & Byrne, he maintains a strong focus in the area of land use law and is available for consultation and representation in all land use matters both at the administrative and court levels.

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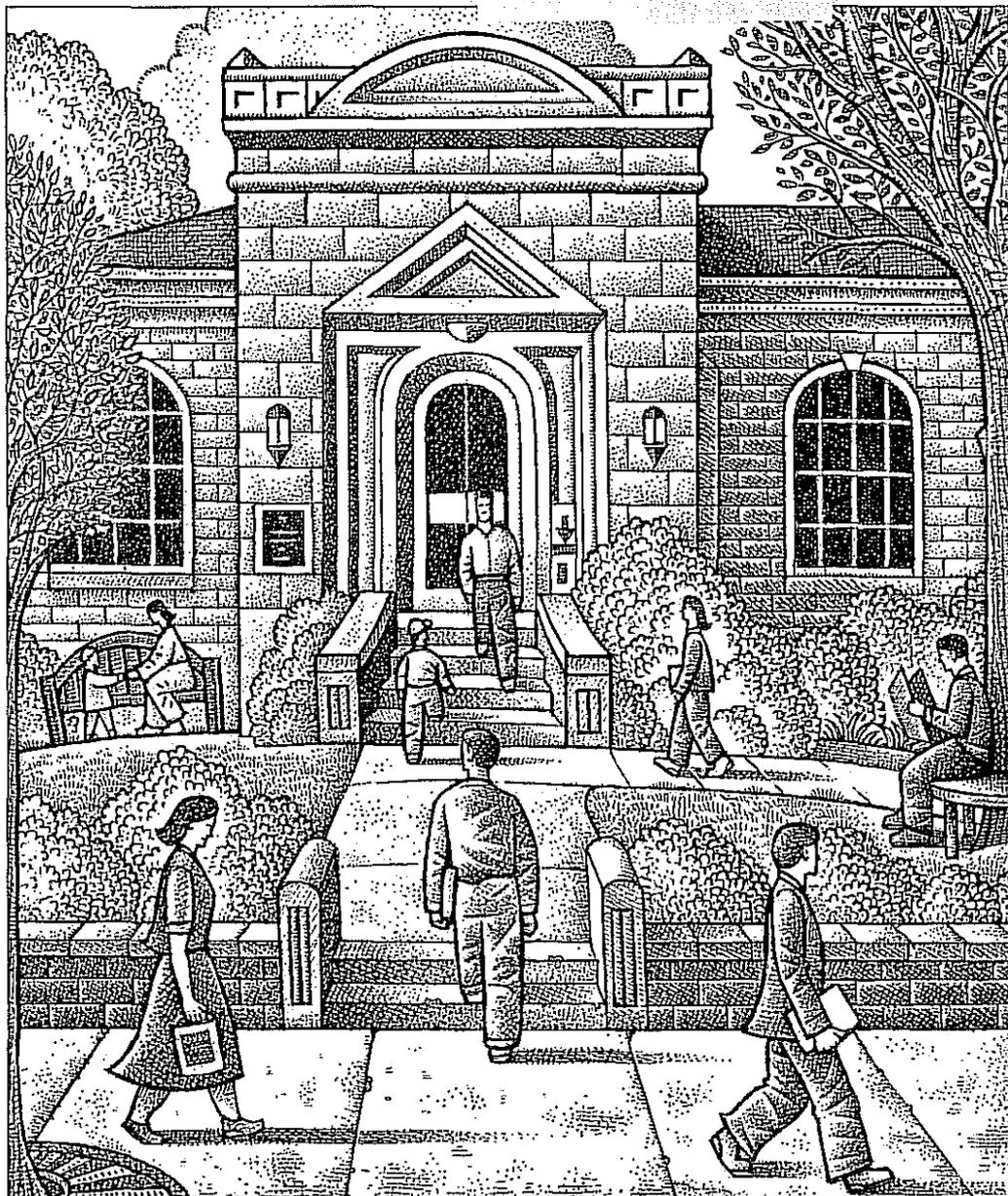
PLANNING
COMMISSIONERS

Journal

NEWS & INFORMATION FOR CITIZEN PLANNERS

Libraries

AT THE HEART OF
OUR COMMUNITIES



Learn to Speak So People Will Listen

Some tips on becoming
a more effective public
speaker.

Are We There Yet?

Where benchmarks
and indicators show
their value.

Circle the USA

Reports on: adaptive
reuse; downtown
parking; and
connections between
college and
community.

Planetizen Update

Six books of special
interest to citizen
planners.

Libraries at the Heart of Our Communities

Why libraries can be
one of the best
"economic engines"
for downtowns.

The Nine Circles of Planning Commission Hell

But are there are ways
to escape?

circleTheUSA.com

Follow PCJ Editor Wayne
Senvilles reports on planning
and land use issues.

Libraries Bring Value to Our Communities

Sometimes the key to a vibrant, healthy community can lie right under our nose, hidden in plain sight, so to speak.

That's the sense I got after researching and writing the article about public libraries that starts on page 12. For too long, libraries have been under-appreciated, often drawing less interest and attention than a new sports arena, shopping complex, office tower, or theater. But the good news is that this has begun to change, as more communities are recognizing the value that having a strong library brings.

Not only do libraries provide valuable services for residents of all ages, incomes, and ethnic backgrounds, but they can also inject a healthy dose of vitality into downtowns, main streets, and neighborhood centers.

In times of economic stress like we're currently experiencing, libraries provide especially important services to those trying to find a job, or residents just looking for a place to read a book, listen to a CD, or go online, without racking up a bill.

But the most interesting thing I discovered is that libraries in cities big and small are becoming dynamic places, actively seeking to engage the community. Instead of simply providing a place to read or take out a book (as important as these services are), libraries are expanding their mission.

There's one troublesome cloud over this bright picture. In almost every state (the most notable exception being Ohio), libraries receive close to no state financial assistance. Yet our states lavish support on many "economic development" projects, of sometimes questionable value.

Visit your public library, and help it become the hub of your community.

Please feel free to share a copy of our article with your local librarian.



Wayne M. Senville
Wayne M. Senville,
Editor

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by Elaine Cogan

Planning commissioners can be of great service in speaking to community groups and organizations. Some tips to help you become a more effective speaker.

4 Are We There Yet?

by Jim Segedy and Lisa Hollingsworth-Segedy

Taking on the tasks identified in your community's plan may be a little like riding in the back seat of a car for a road trip where you don't know the landmarks. That's where benchmarks and indicators show their value.

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PCJ Editor Wayne Senville is hitting the road to report on local planning and land use issues. Three reports from the first leg of his travels:

- how the adaptive reuse of an old factory is key to a Vermont town's future.
- why a city in upstate New York has eliminated downtown parking requirements.
- a look at the connections between college and community in a small western Pennsylvania city.

10 Planetizen Update

The Editors of Planetizen highlight six books of special interest to citizen planners.

12 Libraries at the Heart of Our Communities

by Wayne Senville

There's been a dramatic change in the mission of a growing number of libraries across the country. No longer just static repositories of books and reference materials, libraries are increasingly at the heart of our communities, providing a broad range of services and activities. They are also becoming important "economic engines" of downtowns and neighborhood districts.

19 The Nine Circles of Planning Commission Hell

by Ric Stephens

Planning commission hearings can sometimes bear an uncomfortable resemblance to the descriptions in Dante's epic poem. But there are ways to escape, explains PCJ columnist Ric Stephens.

Journal

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Learn to Speak So People Will Listen

by Elaine Cogan

Have you spoken to a community group or organization lately? There are many benefits when you seek and welcome opportunities to give speeches and presentations. First, you are honing a skill that will hold you in good stead in many other business and professional endeavors. Second, you will get away from the confining environment of the board room and out to where the people meet and congregate. Third, you can make friends for community planning that may carry over into public acceptance of specific policies or projects.

Ask your staff to get out the word that planning commissioners are available and you will find local service, professional, and citizen organizations are hungry for speakers. With the right approach, you can make planning an appealing subject.

Generally, it is best not to focus presentations on burning issues on which people already are taking sides. You need to be especially careful if the issues relate to projects or applications before your commission. A well prepared talk on the value of planning for your community, with specific examples of its efficacy, can be enlightening and interesting. Staff can help you with details, but the style and content should be yours.

The following tips can help assuage anxiety and give you the tools you need to be an effective speaker.

Know your audience. Parents of school-age children at a PTA meeting have different concerns about planning issues than businesspeople at a Chamber of Commerce luncheon; likewise seniors' interests may differ from those of environmentalists. For each presentation, ask your host beforehand what aspects of planning are most likely to interest that specific group and tailor your remarks appropriately.

Choose and use visual aids carefully. Among planners, alas, Powerpoint presentations are ubiquitous and often misused. They can be helpful at commission meetings when staff are explaining a report or recommendation, but inappropriate and boring when the focal point of a speech to a group of citizens. If you do use them, make sure to eliminate or explain all the planning jargon. When referring to boards or charts, never turn your back on the audience.

WITH THE RIGHT
APPROACH, YOU CAN MAKE
PLANNING AN APPEALING
SUBJECT.

Tell stories and anecdotes. Build bridges to your audience by being a friendly and open citizen planner. Share personal experiences. Avoid the temptation to tell jokes that obviously came from a standup comic you heard on TV the night before.

Never read from a prepared script. Outline your presentation with bullet points or short sentences, but do not bury your nose in a many-paged document that is written by you or someone else. While it is important to be organized, it is just as important to be somewhat informal and flexible. Be careful about expressing an opinion on any issue on which the Commission is likely to hold a public hearing and/or vote in the near future.

Understand the importance of nonverbal communication. The audience will size you up as soon as they see you and before you say anything. Before the event, ask yourself how they expect a planning commissioner to look, and dress appropriately. Likewise, be aware of facial expressions, how you use your

hands, and other ways that communicate nonverbally to your audience.

Deal with stage fright. A modicum of nervousness before your speech is to be expected, and even welcome, but do not let it disable you. Be prepared by having an outlined text, rehearsing beforehand, knowing your audience, and arriving early to meet and greet your hosts and others. Take a deep breath, count to ten, sip a glass of cold water, and you will do fine. If they like you, the audience will never know if you inadvertently skip a point or two and will forgive minor glitches.

Follow the schedule. Ask beforehand if you are the main speaker or one of several. Do not exceed the allotted time. Always try to set aside a few minutes for questions.

Answer questions honestly and frankly. Some people may take this opportunity to air their pet peeve about local government that has nothing to do with your subject. Hear them out politely, but do not be shy about saying that is not why you are here today. Never be embarrassed to say, "I don't know," but follow up with "See me afterwards and I'll tell you where to find the information." If a disgruntled questioner persists, say "We will have to agree to disagree on this," and move on.

Always remember that people are convinced by people, not by information. If you have taken all this seriously and are a credible carrier of information, you will be welcomed, listened to, and even invited back! ♦

Elaine Cogan, partner in the Portland, Oregon, planning and communications firm of Cogan Owens Cogan LLC, has worked for more than thirty years with communities undertaking strategic planning and visioning processes.



Are We There Yet?

by Jim Segedy, FAICP and Lisa Hollingsworth-Segedy, AICP

Remember family vacations? If yours were like ours, you and your siblings sat in the back seat of the car and periodically whined the universal utterance heard on family vacations certain to set the parents' teeth on edge: "Are we there yet?"

Traveling to a new place was always exciting yet frustrating to Lisa as a child. There were new sights to see, but no familiar landmarks. Finally, after hearing the vexing whine for the umpteenth time, Lisa's father handed her a map and said, "I don't know. Why don't you tell me?"

Taking on the tasks identified in your community's plan may be a little like riding in the back seat of a car for a road trip where you don't know the landmarks.¹ So how do you know if you're "there" yet?

Some plan implementation tasks are easy: planting trees along your boulevard or installing a "Welcome to Our Town" sign are the kinds of tasks that have a definite start and finish. When they're done, you can check them off of the to-do list. But other plan implementation projects are not so clear-cut, and it may be difficult to tell if you've achieved them.

We intend this column to help you find the right road map so you can tell not only when your community is "there," but more importantly, that you're making progress. The techniques we find helpful are benchmarking,

indicators, regular reviews, and plan accountability, and we believe that some combination of all of these will help keep the implementation of your community's plan on track.

INDICATORS HELP MAKE SURE THAT YOUR PLANS ARE SPECIFIC, RATHER THAN JUST A COLLECTION OF BROAD GOALS. THEY BREAK EACH GOAL DOWN INTO SPECIFIC STEPS

I. Benchmarks and Indicators

Developing a community plan is an exercise in forward-thinking. As a community, you've decided who you are, where you are going to go, and how you are going to get there. Your plan sets the course, and it contains tasks your city or town has probably undertaken before, as well as new activities to address new circumstances.

In looking at the community's agenda in the plan, you may feel like Captain Kirk, "boldly going where no one has gone before." This is where benchmarks and indicators come in handy.

A benchmark is a reference point, a landmark that your community establishes for itself along the way to a completed task. It will help you know when you're making progress, like looking for the big tree on the way to Grandma's house or seeing that familiar exit sign on the highway.

An indicator is what you're measuring. Indicators can be specific and measurable. They can take the form of something as simple as a checklist of tasks accomplished. Indicators help make sure that your plans are specific, rather than just a collection of broad

goals. They break each goal down into specific steps assigned to responsible parties; when each step is complete, there's a box that can be checked off or a result measured.

Identifying multiple, small steps along the way is much more effective than waiting for a long time to see if a policy or program is working.

A good indicator system also helps overcome the discouragement that may arise in the community when a large project is underway and it seems like nothing is happening. As a planning commission, you can call attention to all the checked boxes to show that there are successes – even if the task is long and the way difficult.

There are several important points to remember about using benchmarks and indicators. First, there are no universally correct answers. Benchmarks and indicators come out of your community's understanding of "Where are we now and where are we going?" Second, it is tempting to turn an indicator into a goal – don't. Indicators are measurements of progress towards a goal, they are not themselves goals.

Take a look at one example of the use of benchmarks and indicators. As the Lincoln and Lancaster County, Nebraska, Benchmark Indicators Report notes:

This Report is designed to evaluate and monitor changes in the community, and assess whether the assumptions in the [Lincoln-Lancaster County 2030] Comprehensive Plan are valid and its goals are being achieved ... Community indicators are bits of information that, when combined, generate a picture of what is happening in a local system. They provide insight into the overall direction of a community: whether it is improving, declining, or staying the same, or is some mix of all three.

A combination of indicators can

¹ In this column we use the term "community plan" to encompass the kind of local comprehensive plan common in many parts of the country. We recognize that the local planning process, and what plans cover, varies from state to state. In some states, review of plan implementation is highly structured. For example, in Florida, as we learned from PCJ Assistant Editor Larry Pflueger, community-wide "comprehensive plans" are reviewed every 7 years by the state Department of Community Affairs, which then issues an "evaluation and appraisal report." The main point, however, is universal: the importance of measuring progress towards implementation of plans.

therefore provide a measuring system to provide information about past trends, current realities, and future direction in order to aid decision making... If updated on an annual basis, community indicators can show progress, or the lack of progress, in accomplishing community priorities.

2. Regular Reviews

We were driving through the Laurel Highlands a couple of weekends ago, and the landscape was alive with the colors, textures, and aromas of spring. It was a delightful journey, but after an hour of being on the road, we realized that there was so much to look at along the way we'd forgotten where we were going. We weren't even certain we were going in the right direction.

A community's plan can end up this way too, particularly when economic conditions and opportunities change. If your community loses its major employer, then the basic assumptions on which your plan was built may no longer be valid. If the state highway department builds a new road, your community may experience growth pressure that tempts you to redirect your infrastructure service area.

A regular review of your plan will help your community determine if any mid-course corrections are needed to make sure that your plan continues to answer the questions, "Who are we?," "Where are we going?," and "How will we get there?"

As the planning commission, you are in an ideal position to facilitate this review, and to make sure that any additions to or deletions from the plan find their way into the plan amendment process. Plan progress should be identified regularly and often and presented to the elected body on a periodic basis. It's all part of the planning process.

3. Plan Accountability

That "A" word, Accountability, has been highly visible the past few years.

2009

Lincoln/ Lancaster County

Community Indicators Report

Environment Indicators

Benchmark: Preserve Riparian, Floodplain and Stream Corridors
Indicator 19: Lincoln, Permits Issued in the 100 Year Floodplain, 1995-2008

Benchmark: Clean Air is a Valuable Community Asset
Indicator 20: Air Quality, 1998-2008

Benchmark: Maintain the Quality of the County's Urban and Rural Environments
Indicator 21: Lancaster County, Agriculture and Farming, 1987-2007

Benchmark: Efficient and Environmentally Safe Recycling
Indicator 22: Lancaster County Annual Voluntary Recycling Per Capita (Pounds), 1991-2008

Benchmark: Trees on City Property will be Systematically and Pro-actively Maintained
Indicator 23: Care and Maintenance of the City's Urban Forest, 1998-2008

Housing Indicators

Benchmark: Add Approximately 53,000 Dwelling Units in Lincoln by 2030
Indicator 24: Lincoln, Residential Building Permits, 1980-2008

Benchmark: Accommodate 6% of Non-Farm & 1% Farm Population in the Unincorporated Parts of County
Indicator 25: Rural Residential Home Activity, 1980-2008

Benchmark: Maintain Affordable Housing in Both New and Existing Neighborhoods
Indicator 26: Lincoln's Single-Family Detached Home Median Price, 2000-2008

Benchmark: Greater Choice and Efficiency of Home Types in New and Existing Developments
Indicator 27: Housing Choices in Lincoln, 1995-2008

Just some of the benchmarks and indicators that are more fully described in the Lincoln-Lancaster County Community Indicators Report; available at: www.lincoln.ne.gov/City/plan/cpanrev/benchrpt/bench09.pdf

Though some people would argue that a plan is simply a set of goals that may or may not be reached by a community, we believe that an accountable plan is the best way to build a strong community. When citizens invest their time, knowledge, and effort in participating in the development of a plan, they want the satisfaction of seeing it put into action.

Not carrying out the actions called for in your plan is the same as a broken promise, and you may be sending the message that the citizens aren't important. As a planning commissioner, one of the most empowering things you can do is make certain the community keeps the promises it makes to itself as reflected in the plan.

Doing "what we said we were going to do" is different than "getting what we thought we'd get." It's not a negative reflection on you or the plan if things don't turn out the way you had hoped they would. But it is a problem if you do nothing about it. That's accountability.

As a planning commission you also need to provide oversight when plan

elements, such as landscaping in downtown, are portioned out to groups (for example, the local garden club). Delegation of plan implementation tasks to citizen groups – something we discussed in our previous column – is important because it fosters plan ownership and community involvement. However, just because a group outside of government is taking responsibility for a project doesn't mean you can forget about accountability.

Because of the planning commission's unique status as a reviewing and recommending body, you are in a position to help make things happen. For policy changes that may not result in physical community alterations, or for longer-term projects that don't create immediately visible results, the planning commission can be invaluable for checking those benchmarks and validating

to citizens that indeed the community is making progress.

Just as Lisa's dad handed her the map and introduced her to navigation, you as a planning commissioner can facilitate the community's recognition and celebration of progress.

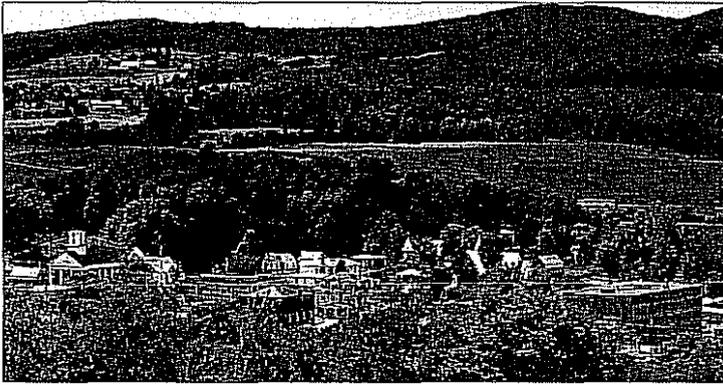
In our next column, we'll look at ways that a planning commission can keep the community focused on the plan when the going gets tough. ♦



Jim Segedy is Director of Community Planning for Pennsylvania Environmental Council and Chair of the Environment, Natural Resources, and Energy Division of the American Planning Association. Lisa Hollingsworth-Segedy is Associate Director of River Restoration for American Rivers' Pittsburgh Field Office.

Circle the USA → Vermont → New York → Pennsylvania

Note from PCJ Editor Wayne Senville. On the next four pages you'll find three of the more than one dozen reports I posted during the first leg of my "Circle the USA" travel. To access all of the trip reports, and to follow future legs, go to: www.CircleTheUSA.com



View of Richford. The Main Street Mill is visible on the far right.

Main Street Mill: "The Perfect Trifecta"

Al Perry grew up in Richford, next to the Town Hall. Perhaps that explains why after many years away – including service as a U.S. Navy submarine commander – he returned to Richford to a life of community involvement. Besides serving as the area's representative in the Vermont Legislature, Perry has helped shepherd through a complex redevelopment project in the heart of town.

Richford is a mill town (pop. 2,321) along Vermont's northern border with Quebec. More accu-



Richford's Al Perry

rately, it is a former mill town that has been struggling economically over the past twenty years. And that's where the redevelopment project comes in. It has involved "recycling" a former mill building along the Missisquoi River, right in the middle of Richford's small, struggling downtown.

What makes the Main Street Mill project especially interest-

ing is both the mix of uses that now occupy the mill, and the creative way in which the redevelopment came together – involving the combined efforts of the town, a statewide housing non-profit organization, and a private developer.

For many years, what is now the Main Street Mill (built in 1929 and containing some 47,000 square feet of space) had been part of a complex of buildings owned by the Sweat-Comings Company. For much of the twentieth century the company – which manufactured hardwood furniture – had been the town's largest employer, paying the wages of hundreds of local mill workers. But the picture started to change in the 1960s as area mills began to close. When Sweat-Comings finally ceased all operations in 1996, a major gap was left in the local economy.

As Perry describes it, the town badly wanted to replace those lost jobs. The initial focus was on trying to re-establish the local wood products industry – not surprising given the heavily forested part of Vermont that Richford is located in. But after business recruitment efforts

went nowhere, efforts shifted to a strategy to boost local tourism (primarily to draw in Canadian visitors) and provide needed local services. The mill building would become a core element of both efforts.

One of the initial challenges, as Perry explains, was the existing condition of the mill buildings, making redevelopment a daunting prospect. With \$1 million in Community Development Block Grant funds, the Richford Main Street Mill Development Corporation spent the good part of four years (2000-2004) working through building stabilization, demolition of unsafe structures on the site, and substantial environmental clean-up, including the removal of asbestos.

But it was essential that tenants be found for the \$7.4 million dollar project to move forward. What emerged was part good planning and part serendipity. The results: three very different, but equally important, uses for the building. As Kenn Sassarossi of Housing Vermont (one of the partners in the redevelopment) put it, Richford "hit the perfect trifecta."

Through its partnership with Housing Vermont, the third floor of the Mill has been converted into twelve affordable apartments. This has already enabled some local residents to stay in town.

On the ground floor, Mac's Market a regional grocer based in Rutland, Vermont,



The Main Street Mill is located on the Missisquoi River in Richford, Vermont. Photos show front and rear of the Mill.

ALL PHOTOS BY WAYNE SENVILLE

has opened a 10,000 square foot market – the only grocery in town. Part of this involved serendipity, as Al Perry recalls a trip to Stowe with his wife a few years ago where they happened on the Mac's Market there. Perry immediately thought Mac's might be a good fit for the Richford project. But making this happen required considerable follow-up, and the market's own retail analysis, before the store became a reality last year.

The third major tenant also provides an essential service – in this case, health care. The Richford Health Center moved out of its existing overcrowded quarters down the street into the Main Street Mill. This move also enabled it to expand its operations.

The result is 40 employees now working in the Mill (the Health Center also operates health care clinics in four other communities, and has consolidated its administrative functions in the Mill). The Health Center is already considering expanding to the top floor of the Mill, and adding a dentist to its practice.

Counter clockwise from top left: Pam Parsons and Rosaire Bisson of the Richford Health Center, and Kenn Sassarossi of Housing Vermont.



Pulling all the pieces of the project together required the assistance of financial and development experts from the Hartland Group based in Burlington. This helped lead to the first use of federal "new market" tax credits in Vermont, an essential component of the financing package for the project.

As Kenn Sassarossi told me, what really made the Richford project work out was the collaboration between local officials and citizens "who know what's needed in their town," and outside experts who "can help shape what's actually possible."

Why did Housing Vermont, a statewide provider of affordable housing, take a key part in the Main Street Mill project? Sassarossi explains that his organization increasingly sees the value of mixed-use, downtown projects. Having the development downtown makes the housing more attractive, as tenants also have essential services nearby, and there's no need for them to have to own a car.

There are also some practical benefits to mixed-use. One example Sassarossi pointed to was the fact that the cost of putting in the needed elevator was shared by the key participants, and not solely borne by Housing Vermont.

The Mill provides vivid evidence that Richford is coming back. As planning commissioner Eric Collins noted, "the project is the stepping off point for other economic development efforts." To that, Al Perry added the reminder that "it took the determination of the community for the Mill project to get done, and some outside help," also reflecting that "the limiting factor in small town redevelopment is not financial capital, but human capital."

While Richford still has a ways to go to return to its heyday as an economically thriving

town, the Main Street Mill development is surely a very important step in that direction.

Related Links:

- Housing Vermont: www.hvt.org
contact: Kenn Sassarossi,
Kenn@hvt.org

- The Hartland Group: www.hartlandgroup.biz
- Richford Health Center: www.richfordhealth.com
- New Market Tax Credits: www.cdfifund.gov/

Downtown Housing - Minus Parking + Plus Commercial

The residents and business owners of Saratoga Springs, New York, treasure their downtown. With its wide sidewalks, Broadway is lined with stores, restaurants, banks, historic hotels, and a wonderful park.

During meetings with Saratoga Community Development Director Brad Birge and staff planners, one common refrain I heard was that downtown was the city's "economic engine" and the top priority for local planning and development efforts.

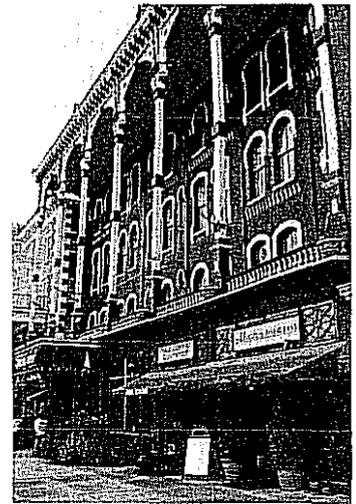
One of the focal points is to increase the amount of housing downtown. Interestingly, according to Planning Commission Chair Clifford Van Wagner, as much as half of the new downtown housing is for second homes (not altogether surprising given Saratoga's long history as a destination for horse racing



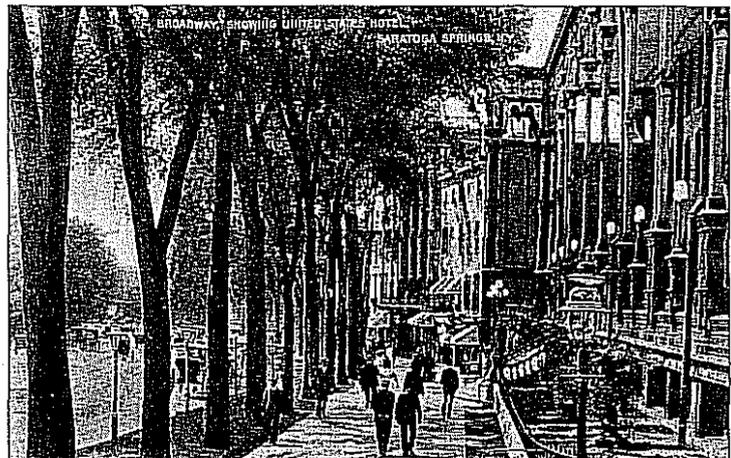
Brad Birge

enthusiasts, and its many other attractions). Van Wagner views this as a positive, noting that the City benefits from tax revenues

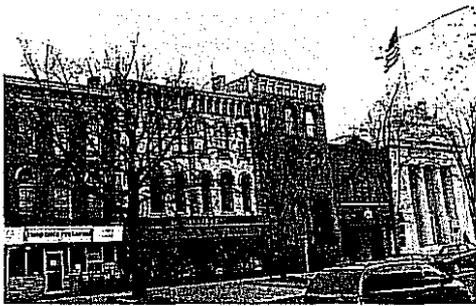
continued on page 8



Along Broadway.



Broadway still looks much as it did early in the 20th century.



Broadway serves as Saratoga Springs' retail hub.

and spending from part-time residents, without much in the way of additional demands on schools and other municipal services.

Much of the new housing is being built just a block off Broadway, Saratoga's historic main downtown thoroughfare.

In some ways, what is happening in Saratoga reminded me of the Country Club Plaza district in Kansas City, where famous developer J.C. Nichols built a substantial amount of housing close by the central retail.

Saratoga Springs has taken a different-than-usual approach to downtown development in at least two interesting ways.

1. Downtown Parking. As part of its new "form-based" zoning, the City has eliminated parking requirements for downtown development. That's right, developers don't need to put in any parking.

The aim is to make investing in development downtown more attractive by reducing the cost of building on-site parking, while also making for a more walkable environment (downtown is very compact). Van Wagner indicated

that the business community has supported this zoning change. He added that business owners are a strong constituency, with the Chamber of Commerce having some 3,000 members, a remarkably large

number for a city of just 30,000.

While the parking requirement has been eliminated from the zoning ordinance, Birge noted that developers of new housing are still building parking. It's just that the amount is based on what they feel they need to market the project, not on a city requirement.

2. Ground Floor Commercial. While the City has taken a market-oriented approach to downtown parking, it's gone the other way in requiring that the first floor of new downtown developments be set aside for commercial use (much of it retail). As Birge explained, the impetus for this also lies in the desire to create a walkable, pedestrian-oriented environment. Having commercial uses, especially retail, on the street level of all new downtown buildings is one important way of achieving this.

Not everything is rosy downtown. While some affordable housing has been built downtown, efforts have encountered difficulties, and there are no inclusionary zoning requirements. As Planning Commission Chair Van Wagner also noted,

the "high cost of land in Saratoga takes affordability out of the question." This is compounded by the fact that a lot of housing is leased out during "the season," as it generates very high rents.

As with any city, there are areas of local controversy in Saratoga when it comes to land use and development issues (for example, a storm is brewing over the design of a major planned addition to the down-

town convention and conference center). But despite this, there's a strong consensus that downtown must continue as the economic engine that drives the city.

Related Links:

- City of Saratoga Springs: www.saratoga-springs.org contact: Brad Birge, bbirge@saratoga-springs.org



Allegheny College's Brooks Hall.

College & Community

Too often these days, you hear about frictions between colleges and the communities they're located in. But my visit to Allegheny College in the northwestern Pennsylvania city of Meadville (population 13,253) proved this doesn't have to be the case. Indeed, the relationship between Meadville,

respected liberal arts school, with an enrollment of 2,100. Meadville is a city with a strong industrial heritage. County Commissioner Morris Waid described to me how the area was stunned back in the mid-1980's when two of its largest manufacturers closed down, putting over 2,000 people out of work.

Over the past decade, the paths taken by the city and county in their efforts at economic recovery and by the college in its focus on student "service learning," have become increasingly intertwined.

Amara Geffen is an artist and professor of art at Allegheny College. Twelve years ago she became involved in the creation of an interdisciplinary environmental studies program. And,

Crawford County, and Allegheny College is best viewed as a partnership that brings benefits to all.

Let me back up first. Allegheny College is a small, well-



Much of the new housing in downtown Saratoga Springs is being built a block behind Broadway.



before you ask the question, the answer is "yes, there's a link between art and the environment." Many of the faculty participating in the environmental studies program were interested in applied learning opportunities. This led, in turn, to the creation of the Center for Environmental and Economic Development, or "CEED" as it's called, which Geffen now directs.

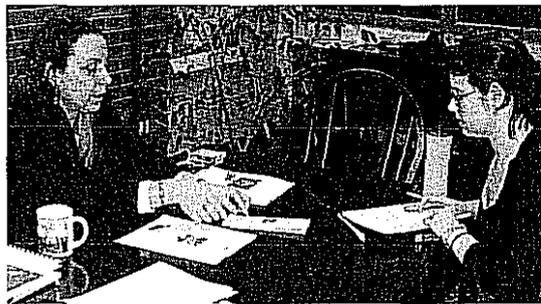
As Geffen explained, the CEED program is aimed at linking students with the Meadville community, with a focus on projects involving "sustainability." "CEED has provided a mechanism for place-based education tied to the educational curriculum," she told me. When Geffen saw my puzzled look, she added, "think of it as an applied liberal arts education where students learn by being engaged with the community while working on different projects."

Elise Swanekamp is an Allegheny College freshman, already active in CEED. She's from West Seneca, New York, and was drawn to Allegheny in large part by the school's reputation for service learning and its

political participation programs. She's particularly interested in working with area farmers and finding ways of helping them out.

Right now, she's involved in assisting the downtown farmers' market. In fact, Geffen took a ten minute time-out from her meeting with me to go over the design and contents of a brochure Swanekamp has been working on for the downtown Meadville Market House – the oldest continuously operating market house in Pennsylvania (since 1870).

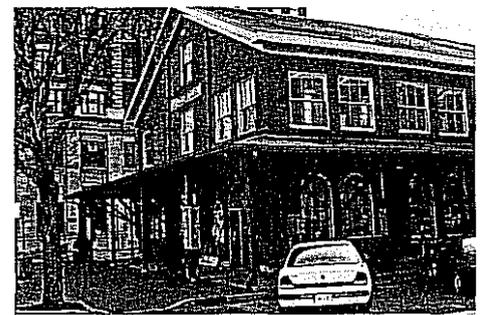
As Swanekamp told me, working on projects like this will help her gain valuable experience. "Volunteering at a soup kitchen is great, but I wanted to extend my effectiveness into the community."



Amara Geffen and Elise Swanekamp



According to Alice Sjolander, the Market House Master, 60 vendors sell products there, primarily locally grown food. The Market House Authority rents the building for \$1/year from the City. It's open 6 days/week, year-round. Last year, it generated \$188,000 in sales, and is on pace to reach \$200,000 this year.



Allegheny students last year put in a remarkable 25,000 hours of time on service learning projects. Some 60 percent of students participate in community service and/or community-centered learning activities.

But at Allegheny College it's not just students who are actively

involved with the community, it's also faculty. Twenty-four faculty members have participated in the College's "Community Based Research"

program. One of several examples that Geffen related to me involved a faculty member who recently worked with the City to write up a grant proposal for a greenhouse gas inventory of the city. Another faculty member has worked with the Crawford County Head Start program on developing and conducting a community survey.

Another key element in cementing the working partnership between city (and county) and college has been through Pennsylvania's Keystone Innovation Zone ("KIZ") program. As County Commissioner Morris Waid explained, the goal of the KIZ is for "faculty to have a way to bring their research into the marketplace."

Eligible businesses in designated KIZs can gain valuable tax credits and small grants. They also gain access to paid interns, such as students at Allegheny and other area colleges.

One point that nearly everyone I met with in Meadville made is that the community has a strong "sense of place." Indeed, the CEED program and Allegheny College's commitment to the city and county is evidence of the value it puts on this place. As Crawford County Planning Director Jack Lynch added, "this is also a pretty proactive place, with strong collaboration between government, business, and the academic community."

Related Links:

- Allegheny College CEED program: contact Amara Geffen, ageffen@allegheny.edu
- American Viscose plant rehab: www.economicprogressalliance.com/CCIR.pdf
- Pennsylvania KIZ program: www.newpa.com (search KIZ)

Follow PCJ Editor Wayne Senville's travels, and view all his trip reports at:



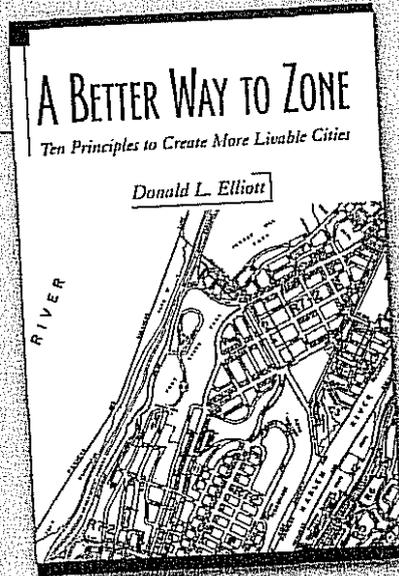
The huge (1.4 million square foot) American Viscose plant in Meadville was Pennsylvania's first brownfields restoration project. It now houses over 20 businesses employing 900 in 900,000 square feet of space.



Allegheny students prepared the mural in the entry lobby to the plant. It recounts the plant's history.

Noteworthy Books for Citizen Planners

Every year, the editors of Planetizen review the latest books covering issues in urban planning and development. After looking at the newest books covering the major issues in the field, Planetizen annually puts together a list of the best books of the year. We've chosen six books from the latest list that we think are especially relevant to PCJ readers.



A BETTER WAY TO ZONE: TEN PRINCIPLES TO CREATE MORE LIVABLE CITIES

by Donald L. Elliott (Island Press, 256 pages)

Donald Elliott argues what many of us already know: that by moving away from traditional, "Euclidean" zoning practices, planners have the opportunity to be more flexible with what

goes where. But Elliott backs up his argument with eight lessons learned from the past, turning them into strategies for the future.

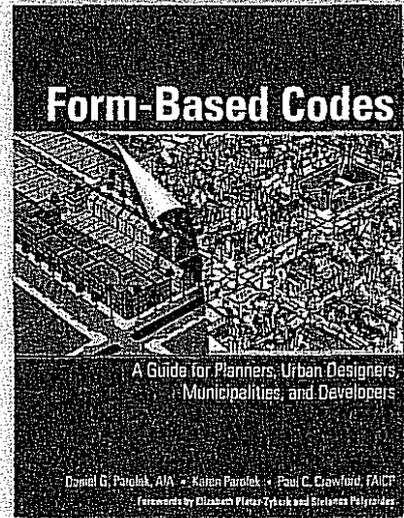
A Better Way to Zone offers a primer on how zoning can make places more lively and successful. Although

zoning may not seem like an inherently thrilling topic (which the author himself notes), Elliott shows how "post-traditional" zoning techniques are capable of reinvigorating even large, mature cities. Planning commissioners of all experience levels should be able to take a lot away from this book.

FORM-BASED CODES: A GUIDE FOR PLANNERS, URBAN DESIGNERS, MUNICIPALITIES, AND DEVELOPERS

by Daniel G. Parolek, Karen Parolek, and Paul C. Crawford, FAICP (Wiley, 332 pages)

Form-Based Codes also offers a look at zoning, though mainly from the perspective that it's a broken system. The alternative presented here is the form-based code, a way to achieve a better designed neighborhood or city by controlling how it gets developed rather than what type of uses it will have.



The emphasis with form-based codes is on the physical layout, rather than the organizational hierarchy of land uses, making form-based codes a more intuitive way of defining a city.

Measured and thoughtful, this book is an intelligent how-to guide. Like a good textbook, the principles set out in this book build upon each other so that you receive a thorough introduction to how form-based codes

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Instructor:

Ric Stephens is a Principal with the Portland, Oregon firm of Alpha Community Development where he is responsible for community design services. He is also a columnist for the *Planning Commissioners Journal*, and serves on the Beaverton, Oregon, City Planning Commission.

With 28 years experience as a planning consultant, educator and commissioner, Ric Stephens offers a wealth of knowledge on planning concepts and day-to-day issues facing planning commissions.

Registration Information:

Registration starts at only \$129 for six months. PCJ subscribers receive a 10% discount on registration. Group registration discounts are also available. Just use discount code PCJ10Q3 when you register online.

function. Pictures and charts are plentiful, and along with the case studies, demonstrate that form-based codes aren't some wacky new theory, but the continuing expression of solid principles of urban design.

HUNGRY CITY

by Carolyn Steel (Chatto & Windus, 383 Pages)

With fewer people farming, the food we eat often comes from far away, and this is especially true in urban areas. The connection between food production, urban development, and land use is unavoidable.

Hungry City closely examines this connection and lays out exactly how our food gets from where it's grown (or made or engineered) to where we eat it. The book emphasizes why this division between us and our food is a problem. Steel cogently argues that if we want to create sustainable cities for the future, we'll need to think harder about meeting our food needs closer to home.

Urban agriculture and backyard gardening have taken off in recent years. Though not as ubiquitous as the green lawns of the suburbs, food plants like tomatoes and lettuce are popping up in yards across the country. *Hungry City* provides the argument that this trend

needs to continue, and that local officials should lay down a policy framework to enable and even encourage it.

GROWING GREENER CITIES: URBAN SUSTAINABILITY IN THE TWENTY-FIRST CENTURY

by Eugenie L. Birch and Susan M. Wachter (University of Pennsylvania Press, 416 pages)

Turning "green" is on the agenda of nearly every city. How cities get there is largely up in

the air, but they all know they want to.

Growing Greener Cities offers case studies and commentaries on how some cities have done it. Co-editors Birch and Wachter are also co-directors of the Penn

Institute for Urban Research, and their expertise can be found within the pages of this essay compilation.

Some essays suggest methods that revolve around seemingly simple ideas that are actually really hard to achieve, like mimicking New York City's public transportation system or implementing regional scale changes.

Other essays focus on smaller-scale green measures like community-based urban farms or green roofs that can be encouraged through minor policy amendments.

Together, the essays included in *Growing Greener Cities* offer long-term strategies, ideas, and best of all, hope, to ensure that fully sustainable cities will soon be more than just hypothetical.

RETOOLING FOR GROWTH: BUILDING A 21ST CENTURY ECONOMY IN AMERICA'S OLDER INDUSTRIAL AREAS

by Richard M. MacGahey and Jennifer S. Vey (Brookings Institution Press, 437 pages)

This book deserves to be recognized mainly for the influence that the policies it outlines are having on the Obama administration. The concept of "innovation clusters" is a major part of

the Obama team's urban policy agenda, and is a central thread of *Retooling for Growth*.

As the country struggles through the economic recession, nearly every city could use some help jump-starting its economy.

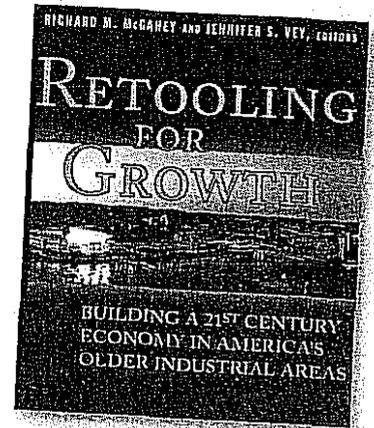
The essays in *Retooling for Growth* present a number of solid ideas for revitalizing cities, especially older places like Pittsburgh, Detroit, and Cleveland.

Though there are no magic buttons to easily revive a dying city, this book offers citizen planners hope that the downturn is not the end. What the essays in this book may lack in "excitement," they more than make up for in substance. ♦

VISIONING AND VISUALIZATION: PEOPLE, PIXELS, AND PLANS

by Michael Kwartler and Gianni Longo (Lincoln Institute of Land Policy, 94 pages)

Communication is one of the most important

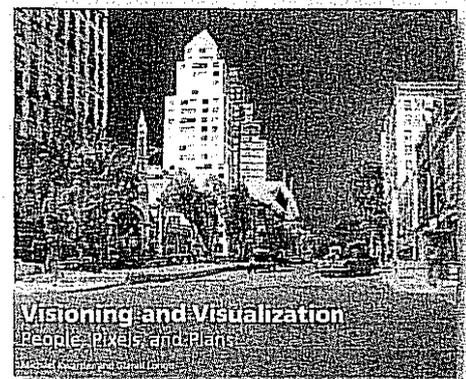
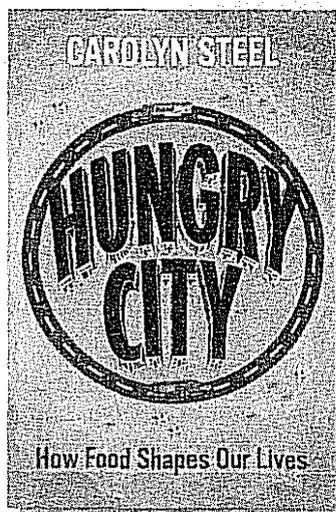
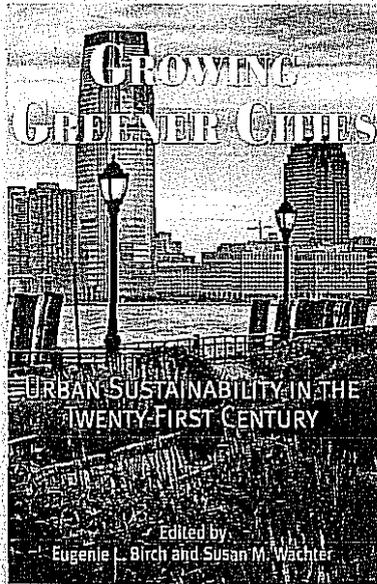


parts of the planning process, but it's often hard to do well. However, the increasing availability of technologies is making it easier for planners to bring their ideas to the public in ways that are clear and interesting.

Visioning and Visualization provides suggestions about how digital visualization tools can be used to augment the public participation process. The book is aptly rife with large color images that help convey the authors' main idea: visuals are essential to planning with the community. When aided by the effective use of visualization tools, public participants are also more effectively responsive. *Visioning and Visualization* is an excellent guide on how better planning can be achieved with these tools. ♦

In Our Fall Issue:

Planetizen's editors will reprint portions of some of the best planning essays to run on their web pages during the past year.



Libraries at the Heart of Our Communities

by Wayne Senville

Is there a place in your community:

- where residents of all ages and incomes visit and enjoy spending their time?
- where people go to hear interesting speakers discuss new ideas, books, travel, and a broad range of topics?
- where comprehensive databases are available free of charge?
- where you can get help when applying for a job?
- where you can stop by and take home a book, CD, or DVD at virtually no cost?

That's also a place:

- that's "owned" by everyone in the community?
- and can be counted on, day after day, to draw people downtown or to main street?

In a growing number of cities and towns, there's one answer to all these questions: the public library.

ANCHORS FOR OUR CITIES & TOWNS

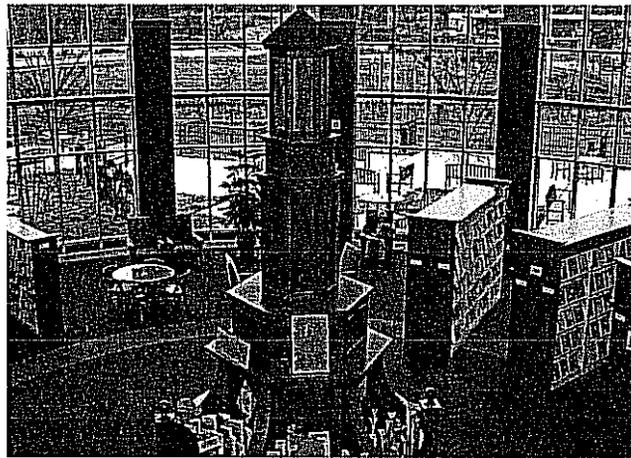
Dramatic new or renovated libraries have become cornerstones of downtown in dozens of cities, including Denver, San Antonio, Des Moines, Indianapolis, and Salt Lake City, to name a few.

Noted architect and writer Witold Rybczynski offers an online slide show titled, "How do you build a public library in the age of Google?"¹ His main point: libraries are far from dead in today's Internet age – in fact, they're making a comeback as key anchors in our downtowns. Indeed, they're bringing us full circle to the "end of the 19th century and the beginning of

the 20th, when cities such as Boston, New York, Philadelphia, Detroit, and Chicago built ambitious public libraries."

It's important to recognize, however, that it's not just big cities that benefit from libraries. In fact, smaller cities and towns may have even more to gain from having a thriving library as they don't have the range of community gathering places that larger cities often have.

Reporter Annie Stamper writes that: "No more just a place to find books, today's library is a place that extends far beyond its physical walls with the addition of digital information and access. Particularly in small towns, the library is



The central rotunda inside the Hudson, Ohio library.

often the hub of the community, providing a place for residents to meet, as well as to learn."²

Libraries, like city halls and post offices, are key to strong communities. Ed McMahon, a senior fellow at the Urban Land Institute, has pointed out that "public buildings and spaces create identity and a sense of place. They give communities something to remember and admire. The challenge facing public architecture is to provide every generation with structures that link them with

"THERE IS NOT SUCH A CRADLE OF DEMOCRACY UPON THE EARTH AS THE FREE PUBLIC LIBRARY, THIS REPUBLIC OF LETTERS, WHERE NEITHER RANK, OFFICE, NOR WEALTH RECEIVES THE SLIGHTEST CONSIDERATION."



— Andrew Carnegie

their past, fill them with pride, and reinforce their sense of belonging."³

Keeping libraries in the center of town, and having them reflect high standards of design, is a challenge a growing number of communities are successfully meeting.

Hudson's Star Attraction

I stopped in Hudson, Ohio, this April as part of my "Circle The USA" trip to learn about their library. Hudson is a small city (population 22,439), midway between Cleveland and Akron. It has elements of both a suburb and a small town. In the center of Hudson is its historic Main Street business district, home to the city's library.

Opened in 2005, the library is housed in a stately brick building, with functional but very attractively-designed interior spaces. The focal point of the library is its rotunda, proof that the design of libraries today can match that of the classic Carnegie library buildings of a century ago.

New libraries tend to need considerably more space than their earlier counterparts. That's the case in Hudson, where the new library building (at 50,000 square feet) is much bigger than

1 Available online at: www.slate.com/id/2184927/

2 In an article in the June 2006 *Champlain Business Journal*, "Libraries Anchor Small Communities."

3 From "Public Buildings Should Set the Standard" (PCJ #41, Winter 2001); available to order & download at: www.plannersweb.com/wfiles/w206.html

the old building (at 17,000 square feet).

At first blush, this seems counter-intuitive. Why in today's Internet and digital age would libraries need to be larger? More importantly, why do they seem in even greater demand?

I asked Assistant Director Margie Smith what draws people to the Hudson library. "It's become the cultural, entertainment, and social hub of Hudson," she replied. "The library programs a lot of readings, there are musical performances every week, and we also have meeting rooms."

The library also provides over 50 public computer terminals, access to state and local databases, and a collection of more than 7,000 DVDs. There's also a coffee shop to hang out in, and an outdoor patio. You can even borrow laptops from the library, and use them anywhere in the building or on the patio. What's more, the Hudson library doesn't close till 9 pm, Monday through Thursday, and is open a total of 69 hours each week, making it even more accessible.



Mark Richardson in front of the Hudson library.

The library is funded primarily through a property tax levy (raising \$1.4 million), with just over \$1 million more from the State of Ohio. The library also makes extensive use of volunteers, including "tech wizards" who help out in the computer center.

The residents of Hudson have decided that the library is a key service they want for their community. The numbers attest to this, as there are more than 23,000 registered library users, who checked out 736,000 items last year. The library counted more than 700,000 visits, an average of well over 2,000 every day it was open.

For planners, however, I want to touch on what may be the most interesting aspect of the Hudson library: its location. It is part of an expansion of Hudson's Main Street district.

Indeed, you could say the library is Main Street's star attraction. As Hudson City Planner Mark Richardson told me, "you can't just rely on retail in downtown expansion, you need an activity center like a library." "The library," Richardson continued, "fulfills its role as the anchor by creating opportunities for multi-stop trips downtown."

The Main Street extension (called First & Main) consists of a mix of retail, office, and housing. The City has architectural design standards for the area. As Richardson notes, "the idea was for it to be a natural extension, not a replication, of Main Street." The streets are laid out in a grid, connecting with the old village.

From Richardson's perspective as a planner, having the library downtown is also cost-effective. As he explains, "the library's location downtown has helped facilitate numerous partnerships and collaborations with the merchants; the public, private, and parochial schools; and the City of Hudson because they are all located in close proximity ... these collaborations have allowed the library to stretch its tax dollars and, at the same time, more effectively serve the needs of Hudson."

The Economic Benefits of Libraries

As is the case in Hudson, libraries can bring substantial benefits to downtowns and main street districts. Planning consultant Robert Gibbs has observed that "a typical public library draws 500 to 1,500 people a day, that's close to the draw of a small department store." Public buildings like libraries, he notes, "add to the authenticity of a town ... they make

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Carnegie's Legacy to America's Cities & Towns

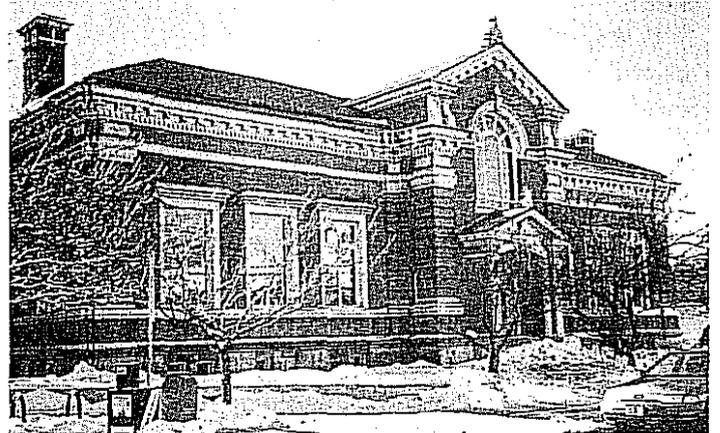
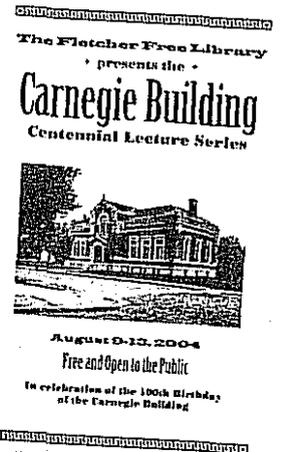


Many cities and towns across America are still blessed by what was perhaps the greatest philanthropic legacy this country ever received: Andrew Carnegie's grants program to help fund the construction of libraries in communities large and small.

From 1896 to 1925 Carnegie provided grants for the construction of 1,681 libraries in 49 states (plus 156 in Canada) – only Rhode Island was somehow left out! About 70 percent of the Carnegie libraries were built in small towns with fewer than 10,000 people – with the first of the typical Carnegie-funded libraries being constructed in Fairfield, Iowa.

Invariably, a Carnegie library was a well-designed building, often a local landmark in the center of town. Fortunately, most of the Carnegie libraries are still standing, many remaining in active use as local libraries, treasured by generations of residents.

In my hometown of Burlington, Vermont, that's certainly the case – the Fletcher Free Library was built with a \$50,000 gift from Andrew Carnegie in 1904.



The Fletcher Free Library in Burlington, Vermont.





Left, view of Hudson's Main Street. Right, commercial development is adjacent to the library in the Main Street extension.

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it less of a shopping center and more of a town center.”⁴

Seattle is another city that has gained substantial economic benefits from its new downtown library, opened in 2004. An economic assessment prepared for the City found that “the Library is associated with \$16 million in net new spending in Seattle in its first year of operations – equal to \$80 million for 5 years,” and that “nearby businesses report increases in spending associated with Library visitors.” As a result, “the increased number of Library visitors contributes to Downtown vitality and vibrancy, making Downtown a more attractive residential and commercial market.”⁵

As Brian Murphy of the Seattle-based Berk & Associates, which prepared the economic assessment, told me, “the library has become an important part of a network of attractions in Seattle.” In part, this is because of the library’s dramatic design. Its location close to downtown residential neighborhoods and the city’s retail core is also a big plus, he added.

Perhaps more surprising is another major draw that Murphy pointed to, the Seattle library’s extensive genealogical resources, which attract visitors from a wide area. Indeed, the library has more than 40,000 items in its collection, and three full-time genealogy reference librarians to provide assistance.

“A Harbor You Can Sail Into”

Those are the words that Stephen Coronella used to describe the role of the Putney, Vermont, public library. For Coronella, who’s the librarian in this

small Vermont town (population 2,600), a good library works a lot like a harbor. It provides a place where people can dock themselves for a while, socialize with others, and feel some comfort and security.

When I met with Coronella, he explained that over the years libraries have become more multi-faceted. They’re no longer just places to read and take out books (though that’s still a key function). Increasingly, libraries are providing a broader range of services, from access to research databases, to loaning videos and CDs, to providing Internet access, to offering space for lectures and public meetings.

The Putney library attracts one hundred or more people on a daily basis, and forty or fifty more often show up for evening programs. You’ll find people of all ages, incomes, and backgrounds using the Putney library. Its seven public access computers are very popular, and offer a

valuable service in this rural community where residential broadband service is limited.  *Internet Access*, p. 16.

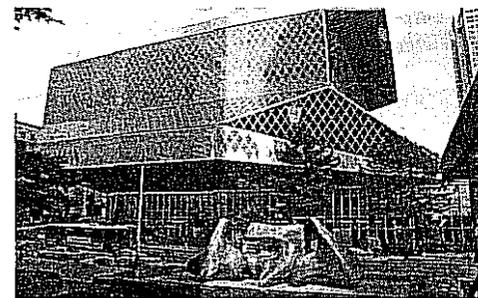
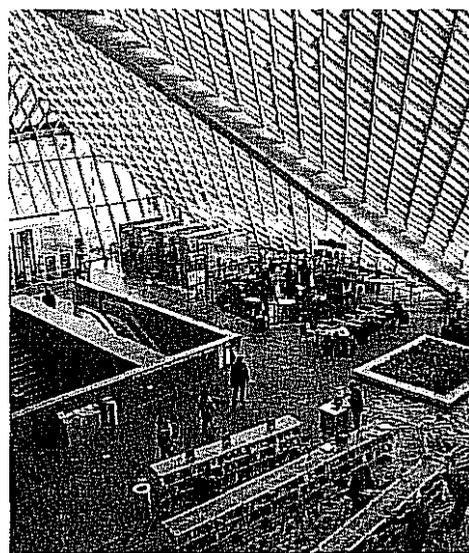
The library’s beautiful new building is located within walking distance of the town center (less than half-a-mile away) and next to a co-op market and senior housing. The new building was made possible in part from a generous donor, but also through extensive fund-raising in the Putney community.

The importance of libraries like Putney’s to village and town centers was underscored in a public forum sponsored by the Windham Regional Commission (the WRC’s service area includes Putney, Brattleboro, and 25 other small towns in southeastern Vermont). As Kendall Gifford, a planner with the WRC, told me, it “opened up perceptions of what libraries have to offer.”

One by-product of the forum was the formation of a task force to develop recommendations for strengthening local libraries within the region. The task force’s report, *The New Heart of the Old Village Center: The Role of the Library in Community Development*, includes a series of recommendations centered on three goals: to achieve universal access to library services; to assure adequate funding for libraries; and to use libraries to strengthen village centers.

Susan McMahon, another planner with the WRC, has been struck by how often people have mentioned the value of their libraries “as community places, where you can see your neighbors,” and by the importance that seniors, in particular, place on having a library nearby.

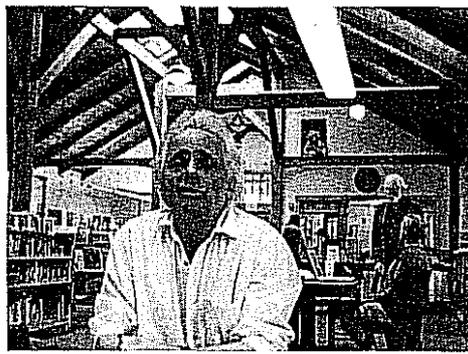
One problem facing local libraries in Vermont – and many other states – is the



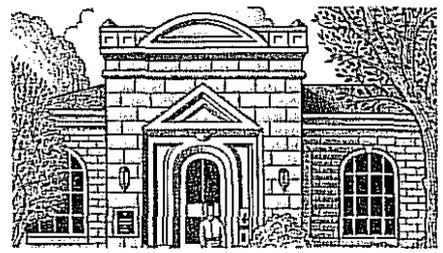
Views of the Seattle Public Library. Left: “Living Room” by Padriac, www.flickr.com/photos/padraits_travels/2179049925. Right: “Seattle Public Library” by Rodefelf, www.flickr.com/photos/rodefelf/1622522316. Images licensed, Creative Commons.



ALL PHOTOS BY SEVILLIE



Putney library and librarian Stephen Coronella, below nearby food co-op.



What's the State of Your Library?



Due to the recession and hard economic times, many libraries have been cutting their hours, and some have even been forced to close down. In researching this article, I came across countless news reports from across the country with examples of this.

Ironically, it's during an economic downturn that libraries are in even more demand, both as a resource for job seekers, and as a place where people can borrow a book, video, or CD, or spend some time using the computer. Moreover, as you'll read elsewhere in this article, libraries are too often under-valued for the economic benefits they also bring to downtowns, main streets, and neighborhood commercial districts.

How much support do libraries receive from state government? Data from the U.S. Department of Education's National Center for Educational Statistics (*Public Libraries in the United States: Fiscal Year 2004*) shows there's an extremely wide variation in state fiscal support for public libraries. On a per capita basis, it ranges from \$40.06 in Ohio and \$19.51 in Hawaii (the two highest) to virtually zero in South Dakota and just over 1 cent per person in Vermont (the two lowest). The national average is only \$3.21 per person, a very low figure.*

Once the economy is back to full strength, consider ways in which your state can better support local libraries. It can be done. Ohio, for one, provides substantial financial support to its libraries, with a dedicated 2.22% of all tax revenue from the state's General Revenue Fund going to public libraries. Perhaps this explains why Ohio has more public libraries – and higher levels of library use – per capita than any other state.

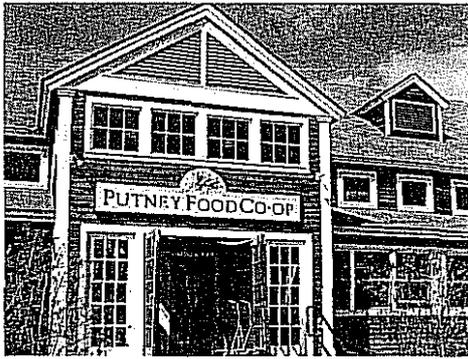
* This data is available online at: http://nces.ed.gov/pubs2006/2006349_1.pdf (Table 16).

lack of state financial support. This puts the burden on cities and towns to provide funding from their municipal budget. Not surprisingly, this can be a major hurdle, especially in communities with limited resources.  What's the State of Your Library?

While private organizations like the Freeman Foundation (in Vermont) and the Gates Foundation (nationwide) have stepped up to provide financial support, this is not a long-term solution. Recognizing this, the Windham Regional Commission task force report points out the importance of educating legislators, community leaders, and residents about libraries' funding needs "in the context of all the positive community and economic benefits" they bring.

From a national perspective, why shouldn't libraries be more highly valued? In 2006, the most recent year for which data is available, there were some 1.4 billion visits to the nation's 9,208 public libraries.⁴

To put library visits in perspective, consider that in 2007 the attendance at



major league baseball games was 81 million and NFL football, 22 million – add in NCAA men's and women's basketball (43 million) and football (49 million) and the total is less than 15 percent the number of visits to public libraries.⁷

Yet libraries may well be the single most important civic institution in America today. As scholar Vartan Gregorian has noted, "Across America we are coming to realize the library's unsurpassed importance as a civic institution ... In our democratic society, the library stands for hope, for learning, for progress, for literacy, for self-improvement and for civic engagement. The library is a symbol of opportunity, citizenship, equality, freedom of speech and freedom of thought, and hence, is a symbol for democracy itself. It is a critical component in the free exchange of information, which is at the heart of our democracy."⁸

The Hub of Moab

Twenty-two hundred miles west of Putney, Vermont, is the small city of Moab, Utah. Their new library, opened in 2006, is just two blocks off Main Street in the heart of the city's compact downtown.

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⁴ Quoted by journalist Phil Langdon in "Public Buildings Keep Town Centers Alive" (*PCJ* #49, Winter 2003); available to order & download at: www.plannersweb.com/wfiles/w144.html.

⁵ *The Seattle Public Library Central Library: Economic Benefits Assessment* (prepared for the City of Seattle Office of Economic Development and The Seattle Public Library Foundation by Berk & Associates, July 2005); available at: www.spl.org/pdfs/SPLCentral_Library_Economic_Impacts.pdf.

⁶ *Public Libraries Survey, Fiscal Year 2006* (Institute of Museum & Library Services, Dec. 2008), pp. 4-6.

⁷ Sports attendance data from *The 2009 Statistical Abstract* (U.S. Bureau of the Census), Tables 1204/1205. Unfortunately, the *Statistical Abstract* does not include attendance for all sports, but you get the picture.



Internet Access

One of the essentials of being informed today is having Internet access. That's still a problem in many rural areas, and for low-income households. Public libraries are a critically important resource in terms of broadening the availability of this access.

A nationwide survey conducted last year by the Florida State University's Information Institute focused on the Internet and libraries. Two of the most striking findings: 72.5 percent of libraries reported that they are the only provider of free public computer and Internet access in their community, while 98.9 percent of public libraries indicated that they offer Internet access.* Moreover, according to the Institute of Museum & Library Service, in 2006 a total of 196,000 Internet computers were available in America's public libraries (3.4 per 5,000 people).**

Another sign of the times: the rapid increase in the number of libraries offering wireless access – an increase from 54 to 66 percent of libraries in just the past year.*** Wireless access is of value not just to residents, but to tourists and business travelers when they visit a community.

* *Public Libraries and the Internet 2008: Study Results and Findings.*

** *Public Libraries Survey Fiscal Year 2006* (Institute for Museum & Library Services, Dec. 2008), p. 5.

*** *Id. Public Libraries and the Internet ...*

Libraries

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Moab is located in a remote, but spectacularly beautiful, corner of Utah, and is home to Arches National Park, a thriving recreational industry, and residents who love the outdoors.⁹ But it is also home to a fine new county library, at 15,000 square feet, triple the size of its former location.

The library itself is a delightful place. When I stepped inside, it was a beehive of activity, with people of all ages engrossed in reading and, yes, in using the Internet.

In fact, Internet use has been booming. When I followed up with Library Director Carrie Valdes this May, she told me that the number of online sessions last year exceeded 93,000, up from 75,000 in 2007. The library building is also wireless. In part, the growth in Internet use owes to the fact that anything faster than dial-up service is very costly in Moab. Valdes also believes that the economic downturn has led to increased use, especially as more people are looking to access online job search services.

The Grand County library is part of a small complex of public buildings, making it even more convenient for area residents. Right next door are the municipal offices, in a recently rehabbed former elementary school building.

The Library Board saw the need to purchase the property the library is now

since there are few large parcels available close to downtown). Valdes believes that keeping the library downtown was critically important. As she put it, "everything that happens in Moab, happens downtown."

Owing to its welcoming environment, expanded size (allowing for the addition of a dedicated children's room), and the state of the economy, library use has surged – from an annual average of about 90,000 visits before the new building opened to 150,000 last year. It has become, says Valdes, "a true community center."

LIBRARIES MIX IT UP

"Among private sector developers of malls, commercial corridors, mixed-use developments and joint-use facilities, libraries are gaining recognition for other qualities – their ability to attract tremendous foot traffic, provide long-term tenancy, and complement neighboring retail and cultural destinations." That's from a recent report, *Making Cities Stronger: Public Library Contributions to Local Economic Development*, prepared by the Urban Library Council.¹⁰

As the report continues, "Library buildings are versatile. They fit in a wide mix of public and private sector developments. Library leaders and private developers across the country are beginning to notice distinct advantages to incorporating public libraries into mixed use, retail and residential areas."

You can now find libraries not just in malls, but as part of residential developments, and other mixed-use projects.

In the Chicago suburb of Des Plaines, the new library – which opened in August 2000 – is located next to a stop on one of the METRA commuter rail lines. It is the central element of

8 Vartan Gregorian, "Libraries as Acts of Civic Renewal" (speech given in Kansas City, Missouri, July 4, 2002; available online at: www.carnegie.org/sub/pubs/gregorianspeech.html).

9 See also my report from Moab (part of my Crossing America on Route 50 trip) at: www.rte50.com/2007/07/two-moabs.html.

10 Prepared by the Urban Library Council (Jan. 2007); currently available at: www.urban.org/publications/1001075.html



located on several years ago. It wanted to "lock in" a downtown site for use when the time came for expansion (important

Views of the Grand County library in Moab, Utah.



W. SEWILLE



The Des Plaines library seen on right of above photo; adjacent housing on the left. Center photo shows library's interior.

a 6.2-acre redevelopment that also includes 30,000 square feet of retail, a 180-unit condominium, and a parking garage. This mix of complementary uses has created a hub of activity in the heart of this suburban city of 58,000.¹¹

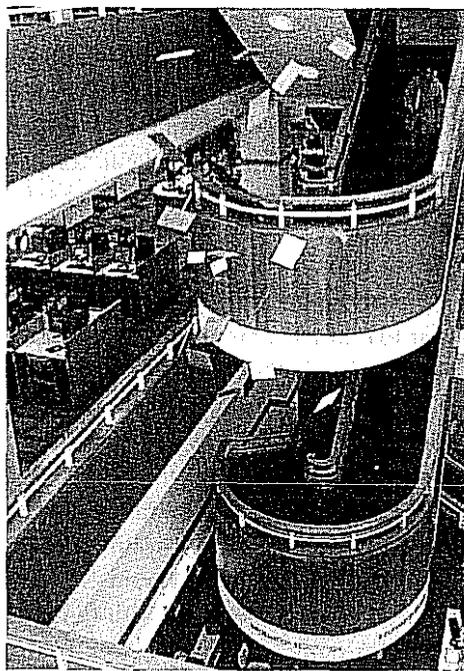
In putting together the project, the library served as the traffic anchor, "much like a large retailer would" explained Stephen Friedman of S.B. Friedman & Co. His firm, which specializes in advising communities on public/private partnerships, worked with the City of Des Plaines on the redevelopment. Having a high quality library, Friedman adds, is also an important part of being a "full service" community, something that suburbs are increasingly focusing on as they seek to create a high quality of life for residents.

Another interesting point that Friedman makes is the importance of libraries in middle-income communities like Des Plaines. "People can't always afford Barnes & Noble or Borders," he notes, but many middle-income individuals are highly educated, "so the library becomes a critical public service for them."

In St. Paul, Minnesota, the 31,000-square foot Rondo Community Outreach library is on the ground floor of a new building that includes three floors of mixed-income housing, plus a floor of parking immediately above the library (serving the apartments) and under-

¹¹ The City of Des Plaines even offers a video tour of the library, accessible from their home page: www.desplaines.org/.

¹² For more on the Rondo library: www.stpaul.lib.mn.us/locations/rondo_about.html.



ground parking below (for library patrons).

The project grew out of a desire by the City and neighborhood to redevelop what had been the site of an adult entertainment theater – a focal point of community anger – demolished after the City acquired the property. The idea of a mixed-use building emerged from a conjunction of interests: the City's goal of providing more affordable housing and the fact that the existing neighborhood public library had outgrown its building.¹²

According to Alice Neve, Supervisor of the Rondo Area Libraries, having the library in the same building as the housing provided some significant economies of scale, allowing for more space than if the library had been built as a stand-alone building. Families living in the apartments above, Neve notes, are also (not surprisingly) frequent visitors to the library.

A HOME FOR ALL OF THE COMMUNITY

Libraries provide something increasingly scarce in our cities and towns, what Brattleboro, Vermont, library director Jerry Carbone described to me as "neutral public space."

Carbone explained that Brattleboro's Brooks Memorial Library, in the heart of

SPECIAL FAMILIES NEED SPECIAL LIBRARIES

Family Times

Presented by Rainbow Animal Assisted Therapy
Saturdays
11 a.m. - noon
February 21 March 21
April 10 May 16

Family Times provides parents an opportunity to leave their child with a loving Room C Care Staff, where the parent will be able to attend to their business. During that time, the child will be participating in a program or activity with library staff.

Sponsored by the Friends of the Library

ADULT PROGRAM - HOBBIES

Digital Camera Party

Presented by Jerry Hugg
Saturday, March 7 10 a.m. - 4 p.m.

Photo Editing, Free Coffee
There are two sessions, at 10 a.m. - 11 a.m. and 1 p.m. - 2 p.m. Participants will get to take an early look at their photos with Adobe Photoshop Elements, a free and easy program. Space is limited. Register at the Registration Desk, 847.212.2297 or online at www.desplaines.org.

Showing Live Models and Still Life Art
Drop-in Session from 11 a.m. - 2 p.m.

MOVIES!

Friday Night Films

"The best in international, independent and documentary film"

Films begin at 6:30 p.m.

February 20 **Wax Dancer** - 102 minutes. Rated PG-13. The story of a young girl who escapes a life of poverty and oppression in a village in India to become a famous dancer.

March 20 **Young@Heart** - 107 minutes. Rated PG. The story of a group of young people who form a band and perform at a neighborhood concert. They also receive a surprise visit from their parents.

April 17 **Rachel Getting Married** - 111 minutes. Rated R. A young woman who is engaged to be married but is having a hard time deciding whether she wants to get married.

Reservations to be made in advance. For more information, contact the Friends of the Library at 847.212.2297.

Des Plaines Public Library 847.212.2297

downtown, makes its community room available at no charge to local organizations three evenings every week. The fact that it is public space, Carbone notes, makes it a more comfortable meeting place for some than a church basement or a business office meeting room – even though these private spaces are typically made available for community meetings in a spirit of good will.

This message was reinforced in a conversation I had with David Lankes, Director of the Information Institute at Syracuse University. As Lankes observed, libraries are in a pivotal role because "there are very few civic organizations left today" that can provide a space accessible to everyone in the community.

But for Lankes, the role of today's library goes beyond providing community space. Libraries, he argues, should also be actively seeking ways of "enriching and enhancing" issues people are most interested in.

To cite one example, Lankes told me how in several cities, librarians have developed training sessions – open to all – covering the basics of setting up a new business, and putting together a business plan. Along the same lines, some libraries are teaming up with local community development agencies to provide job counseling centers. This level of

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engagement goes well beyond the "traditional" role of just providing books about how to set up a business or find a job.¹³

Another valuable role that libraries play is in integrating immigrants and other newcomers into our communities. As national columnist Neil Peirce reports: "In immigrant-heavy suburbs of Washington, D.C., many public libraries have recast themselves as welcome centers. Some checkout desks have signs in Korean, Chinese, Spanish and Vietnamese. A recent immigrant from the Dominican Republic said: 'I come to the library almost every day. And two days a week I follow the conversation classes. We have the opportunity not only to improve our English but to get new friends from all over the world.'"¹⁴

At the other end of the country, Seattle's Kent Kammerer points out that "Seniors now flood the libraries for many

reasons including taking computer classes and attending special programs. Young people find willing, friendly help at the library ... and yes, though, the library wasn't designed to be a hygiene center or daytime shelter, some homeless people find the library the most welcoming place to spend their days."¹⁵

There's been a "sea change" in the past five to ten years in the role libraries are playing in communities, says Sari Feldman, Director of the Cuyahoga County, Ohio, Library, which operates 28 branches in Cleveland's suburbs. Feldman, who is also President-elect of the Public Library Association, told me that "libraries have become vibrant centers of community interaction," with librarians working more closely with community groups and businesses. In Cuyahoga County, notes Feldman, "the library does extensive focus groups, polling, and market research" to better learn what the community wants.

Libraries have been especially proving their worth during the current recession. As Feldman explains, "we're clearly the place where people are coming for job information, for preparing online job applications, and for basic financial literacy ... and we provide them support in doing this."

SUMMING UP:

The 21st century library has arrived. Its mission goes far beyond loaning out books and providing reference materials. In fact, in a growing number of cities and towns, the library has become the hub of the community, drawing large numbers of new users. This is happening because libraries are providing programs, meeting space, computer access, and resources that are responding to a broader array of community needs.

Moreover, when libraries are located in downtown, village, or neighborhood centers, there's also a special synergy at work. Libraries generate increased business for local merchants, while those shopping or working downtown visit the library as part of their day.

Libraries and community. They're really inseparable. ♦

Wayne Senville is Editor of the *Planning Commissioners Journal*. His previous articles and reports for the *PCJ* include "Downtown Futures" (*PCJ* #69, Winter 2008); "Crossing America" (*PCJ* #68, Fall 2007); "Bright Ideas" (*PCJ* #61, Winter 2006); and "Preservation Takes Center Stage" (*PCJ* #52, Fall 2003).



In the Neighborhood

While this article has focused on the positive impact that libraries can have on downtowns, let's not forget the powerful benefits that libraries can bring to neighborhoods. Take a look at an excellent short report prepared by the Urban Library Council, *The Engaged Library: Chicago Stories of Community Building*.^{*} It tells of the importance Chicago has placed on strengthening neighborhood libraries:

"Libraries are uniquely positioned to contribute to the local economy. They are local employers. More often than not, libraries bring foot traffic to the neighborhood commercial district. ... The Chicago Public Library has built 40 new branch buildings in the last 11 years. Many of these buildings have gone into areas previously avoided ... Often, CPL has used its capital investments to buy sites that have been neighborhood eyesores. Liquor stores or abandoned buildings are torn down to be replaced with public libraries, changing the streetscape completely. For this strategy to be successful, library administration and planners have to tap into community knowledge and listen to community requests."



Chicago's Northtown Library is at the heart of a ethnically diverse neighborhood, and is located just a block from the neighborhood's retail district.



* *The Engaged Library* is available through the ULC web site: www.urbanlibraries.org.

¹³ To learn about other creative ways in which libraries can engage with their community, see the Project for Public Spaces' "Libraries That Matter," at: www.pps.org/info/newsletter/april2007/libraries_that_matter; and *Making Cities Stronger: Public Library Contributions to Local Economic Development* (cited in footnote 10).

¹⁴ "Libraries and New Americans: The Indispensable Link" (April 13, 2008, for The Washington Post Writers Group); available at: www.postwritersgroup.com/archives/peir080413.htm.

¹⁵ Kent Kammerer, "A new librarian faces tough economic times," on *Crosscut.com* (May 19, 2009); <http://crosscut.com/2009/05/19/seattle-city-hall/19003/>



The Nine Circles of Planning Commission Hell

[WITH APOLOGIES TO DANTE]

by Ric Stephens

Many of our public hearings are ... *challenging*. These "challenging" hearings – or Hearings from Hell – have many origins and there are also as many ways to improve them. The following is a brief guide to the Nine Circles of Planning Commission Hell and suggestions for salvation (with profuse apologies to Dante).

Limbo

These are the hearings which go round and round without ever leading to a decision. Typical causes are insufficient information and/or continuous application changes resulting in a series of continuances. There are often valid reasons to continue a hearing, but in general, it is the responsibility of the commission to provide leadership in making recommendations, not deferring the issue. For extremely complex or controversial applications, work sessions prior to the hearing are advisable.

The Lustful

Some (well, most) Hearings from Hell revolve around public versus private interests. Community resources of all types must be wisely administered. The planning commission's recommendations may have immediate and/or long-term effects on water or air quality, natural open space, aesthetics, and other resources. The planning commission must retain this long-term community vision while simultaneously respecting individual rights.

The Gluttonous

These hearings are characterized by excessive demands from one or more parties. The most common type is a contest between extremes of growth and no-growth. It is NOT the commission's responsibility to find a "happy median" or other compromise, but to serve the city by interpreting and applying the comprehensive plan and codes.

The Hoarders & Spendthrifts

One of the most common origins of a Hearing from Hell is concern for personal economic impacts of a commission recommendation. The chair must always remind both the public and the commission that such economic considerations are (with rare exceptions) NOT part of the decision-making process.

The Wrathful

Many hearing outcomes pose threats to individuals' lifestyles, real property, or beliefs. It is understandable that emotions will be tested, but the commission cannot allow for disruptive behaviors to interfere with the hearing process. At the beginning of a potentially volatile hearing state a "no tolerance" policy regarding disruptive behavior. Follow this with the next three steps: politely request the behavior stop; confront the individual or individuals; and, if all else fails, have the individual or individuals removed. [See also The Violent]

The Heretics

Rare is the community that does not have one or more individuals who are opposed to ALL commission hearing processes and decisions. These persons use the public testimony process as a personal forum for a variety of issues, many of which do not apply to the case at hand. The chair should always request that testimony be relevant to the application under discussion and state time lim-

its at the beginning of the hearing.

The Violent

Some hearings are so contentious that there is a serious threat of physical harm to attendees, staff, and commissioners. Extremely confrontational hearings

should have police or sheriffs in attendance. Their presence is the best deterrent.

The Flatterers & Falsifiers

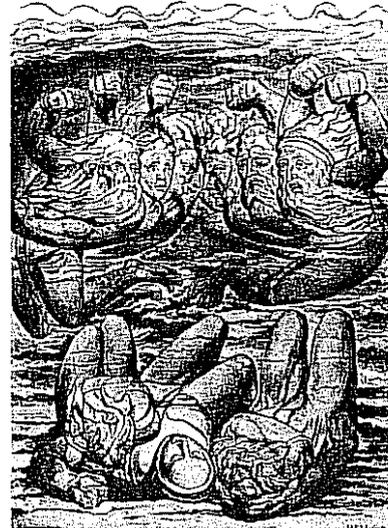
For very large applications, the proponents and opponents may have assembled an army of consultants, advisors, and stakeholders all prepared to deliver extensive, often conflicting, public testimony. You'll need to carefully sift through the evidence you hear,

and make sure that what you rely on is accurate – especially if it is critical to your decision. Be sure, also, not to be swayed by any who might flatter you.

The Treacherous

This category is reserved for the lowest circle of Hearings from Hell. This includes those who deliberately deceive and betray the public trust in the hearing process. It is important that the commission, staff, and legal counsel have processes in place to remediate these situations. ♦

Ric Stephens is Principal for Stephens Planning and Design in Beaverton, Oregon. Over the years Ric has occasionally spent what seemed like an eternity in several Circles of Hearing Hell.



The Stygian Lake, with the Ireful Sinners Fighting, by William Blake (1824-27). Illustrating Dante's fifth circle of Hell.

Journal



The Summer PCJ includes articles on libraries at the heart of our communities; using benchmarks & indicators to measure plan implementation; public speaking tips for commissioners -- and much more.

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RECEIVE EMAIL UPDATES

Receive one to two emails a month with helpful information about our monthly specials; updates on our blog reports; and summaries of the content of new issues of the Planning Commissioners Journal.

KEEP POSTED:



Stormwater Management Resources



In the Winter '09 Planning Comm's Journal: [Managing Stormwater Runoff: A Green Infrastructure Approach](#), by Lynn Richards

The U.S. EPA has excellent information about stormwater, with contact information at the local, regional, and national level. They also have a fact sheet on [Street Designs and Patterns](#), extensive information about green infrastructure, and stormwater stickers for kids to collect.

The EPA's Office of Policy, Economics, and Innovation Smart Growth Programs has additional resources on stormwater and development. The Vermont Stream Geomorphic Assessment from the state's Agency of Natural Resources provides a [comprehensive glossary of terms](#) for those new to the vocabulary of stormwater.

Projects highlighted in Lynn Richards' article include:

The [Rain to Recreation Program](#), a regional watershed approach to address stormwater quantity and quality in Lenexa, Kansas. Goals of the program are to reduce flooding, protect water quality and natural habitat, and to provide recreational and educational opportunities. See also PCJ Editor Wayne Senville's [report on this program](#) during his visit to Lenexa in June 2007.



Read more about this innovative residential project in PCJ Editor Wayne Senville's report from Lenexa.

The High Point Redevelopment in Seattle, Washington received a National Award for Smart Growth Achievement in 2007. For more information on the [stormwater management aspects of the project](#). There's also an excellent article, [High Point: A Blueprint for Greening Affordable Housing in Seattle](#) that's posted on the [Terrain.org](#) website.



Interior of High Point project. Photo copyright Bill Holmstrom, AICP.

The City of Burnsville, Minnesota, installed an experimental rain garden system and conducted a study comparing two residential areas, one with rain gardens and one without. The watershed retrofitted with rain gardens saw a 90% reduction in runoff volumes. [For more information on this project \(pdf\)](#). The [Belle Hall charrette \(pdf\)](#), organized by the South Carolina Coastal Conservation League and the City of Mount Pleasant, South Carolina, included town and county officials and planners, private sector engineers, and researchers.

The City of Portland, Oregon, is a national leader in green development practices and stormwater management. Their [Grey to Green website](#) includes information about green streets, swales, ecoroofs, and more. Read Tom DiPietro's informative short article, [posted elsewhere on our PlannersWeb site](#), about the new South Burlington, Vermont stormwater utility. The use of stormwater utilities as an approach to managing stormwater is being adopted by a growing number of communities.



Also in the Winter '09 Planning Comm's Journal: [Taking Low Impact Development from Research to Regulations](#), by John Rozum, AICP, and David W. Dickson

Resources related to Rozum & Dickson's article:

The [Connecticut NEMO program's website](#) has an inventory of LID installations, a database of LID-friendly regulations, and more information of LID practices and research.

From there you can also link to the [National NEMO Network website](#) and find out if your state has its very own NEMO program. Hopefully those resources will help you on your way to "wicked cool" subdivisions in your community.

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Planning, Acquisition, and Management Guidelines, Mansfield Open Space, Park, Recreation, Agricultural Properties and Conservation Easements

(Approved by Mansfield Town Council Nov. 13, 1995, revisions approved Aug. 25, 1997 and August 24, 2009)

Background

This document serves to guide the Town of Mansfield as it plans, acquires and manages the following:

- Open space, park, and recreation areas
- Agricultural properties
- Open space acquired as a result of subdivision, as appropriate
- Conservation easements

I Planning

- A. The Planning and Zoning Commission (PZC) has a statutory responsibility to periodically review and update the Town's Plan of Conservation and Development (POCD), including open space, recreation and agricultural elements. Appendix J of the 2006 POCD contains a listing of Significant Conservation and Wildlife Resources. Appendix K contains the Open Space Acquisition Priority Criteria. These pertinent sections of the POCD are contained in **Attachment A**.
- B. The Town Council, Conservation Commission, Agriculture Committee, Open Space Preservation Committee, Parks Advisory Committee, Recreation Advisory Committee, Historical Society, various staff members and the public shall directly assist the PZC with its review and updating of the POCD. Interim studies and reports shall be encouraged on specific areas of Town and on various aspects of local goals to promote recreational opportunities and to protect and enhance valuable natural, agricultural or historic resources.
- C. The PZC and Inland Wetland Agency periodically shall review and update land use regulations to help implement community goals and objectives regarding the protection and enhancement of natural, agricultural, historic and recreational resources.
- D. The Town Council shall consider on an annual basis the allocation of funds and taxation policies to help implement community goals regarding the protection and enhancement of natural, agricultural, historic and recreational resources.

II Acquisition

A. Planning and Zoning Commission/Inland Wetlands Agency (IWA) Application/Approval Process

The Town Manager is authorized to receive for the Town any open space/conservation easement acquisition approved by the PZC/IWA application process. However, in the event that the Town Council disagrees with PZC/IWA recommendation for the proposed acquisition, the Town Manager is not authorized to accept the acquisition without specific Town Council authorization.

Before acting however, the Town Council will provide PZC/IWA the opportunity to justify their recommendation.

1. The procedure for reviewing open space/conservation easement acquisitions associated with the PZC application/approval process is detailed below.
2. Proposed open space/conservation easements associated with the PZC application/approval process shall be referred for comment to the Open Space Preservation Committee, the Town Council, the Conservation Commission, and as appropriate, the Parks Advisory Committee, the Recreation Advisory Committee, and the Agriculture Committee.
3. Proposed open space/conservation easements associated with the PZC application/approval process shall be evaluated by taking into account site and neighborhood characteristics, the proposed development layout, natural, historic, cultural and scenic resource information, and priority criteria contained in Mansfield's POCD and regulatory provisions.
4. Comments from committees shall be forwarded to the PZC/IWA and the Town Council. As deemed necessary, the PZC/IWA and/or the Town Council may obtain expert advice to address management concerns and potential liabilities.
5. Any Town Council comments or recommendations, including any obtained expert advice, shall be forwarded to PZC/IWA in association with the application review process.
6. If a public hearing is held as part of the PZC/IWA application process, committee and Town Council comments shall be submitted prior to the close of the public hearing.

B .Other potential open space acquisitions

1. Step I-Committee Reviews

In response to a Town Council or staff referral or a committee initiative, the Open Space Preservation Committee shall conduct preliminary reviews of potential acquisitions and/or conservation easements. Potential acquisitions shall be evaluated based on resource information and priority criteria contained in Mansfield's POCD. As deemed appropriate, property owners shall be contacted, sites shall be visited and the Town's other land use commissions and committees shall be consulted. Available properties worthy of further consideration shall be referred to the Town Council with a background report. Said report shall identify important site characteristics and potential benefits. In addition, potential liabilities and management concerns, including anticipated maintenance and improvement costs, shall be noted.

2 Step II-Town Council Review

The Town Council shall review the Open Space Preservation Committee report, In instances where deemed necessary to maintain the confidentiality of the transaction, the Open Space Preservation Committee report shall be discussed in executive session. As deemed appropriate, the Town Council shall take a field trip to the site. Where multiple properties are being reviewed, the Town Council may schedule a meeting (in executive session when necessary) with the Open Space Preservation Committee to consider priorities.

3.. Step III-Negotiations, Grant Applications

After evaluation of site characteristics, potential benefits and management needs, the Town Council shall authorize the Town Manager to begin preliminary negotiations with property owners of land deemed suitable for further consideration. If appropriate, and if grant funds are available, the Town Manager shall direct staff to complete a grant application to subsidize the purchase of the identified property.

4. Step IV-Appraisals, Consultants

Depending on preliminary negotiations, the Town Council may authorize the Town Manager to hire a real estate appraiser to prepare an opinion of value or appraisal report for potential properties or portions of said property. In addition, the Town Council may authorize the Town Manager to retain other expert advice to inform the Council on other management concerns and/or potential liabilities.

5 Step V-Purchase Agreements

Subject to Town Council authorization, the Town Manager may negotiate and execute purchase agreements for potential acquisitions. Said purchase agreements shall be conditional upon final approval by the Town Council, following a Public Hearing. As appropriate, the Town Manager may utilize specialists, such as the Trust for Public Land, to negotiate and facilitate agreements.

6. Step VI-Public Hearing

The Town Council shall hold a Public Hearing to receive public comment regarding a proposed purchase. Prior to the Public Hearing, neighboring property owners shall be notified by staff and, in situations where a referral has not yet taken place, the proposed purchase shall be referred to the PZC pursuant to Section 8-24 C.G.S.

7.. Step VII-Town Council Vote

Following the Public Hearing, the Town Council shall vote on whether to acquire the subject property.

8 Step VIII-Property Preparation

After the Town Council votes to acquire the property, and before a management plan is approved, Town Staff, relevant committee members and other volunteers shall take appropriate

steps to prepare the property for Town ownership. These steps may include, but are not limited to:

- Gathering information from abutters regarding management issues/concerns
- Creating safe access
- Surveying land and marking boundaries, if appropriate
- Developing a map including boundary information, existing notable features such as trails, waterways, buildings and vistas

C. Sale of Town-owned Properties

In general, it is the Town's policy not to sell land or conservation restrictions acquired by the Town through purchase, donation or as a result of a PZC/IWA subdivision application process. In some instances, a deed restriction may prevent the Town from selling Town-owned land. In the unusual instances where Town lands and easements may be transferred to private ownership, clear benefit to the Town must be demonstrated. In these instances, the Town Council shall refer the property to PZC pursuant to Section 8-24 of the Connecticut General Statutes, and hold a Public Hearing to receive public comment regarding the proposed sale. In addition, staff shall notify neighboring property owners of the proposed sale.

D. Leasing of Town-owned Properties

1. **Agricultural Land**

The policy goals of the Town 2006 POCD encourage sustainable agricultural land use, and the conservation and preservation of Mansfield's agricultural resources (p.4). For this reason, when the Town acquires farmland or land with prime agriculture soils, it is Town policy that this land be actively farmed. When the Town initiates an agricultural lease of Town property, there shall be a formal "Request for Agricultural Services." The Town shall publish a legal notice requesting sealed proposals no less than 10 days prior to the date the proposals are due. The Town Manager, with advice from the Agriculture Committee, shall be responsible for selecting the services rendered and for monitoring the leases. A sample lease for Town-owned agricultural land is contained as **Attachment B**.

2. **Other Land**

In instances where an individual requests to lease Town-owned property, this request shall be referred to the Open Space Preservation Committee and any other relevant committee to review. In general, it is the Town's policy to lease only Town-owned agricultural lands. In the rare instance when the Town agrees to lease other Town-owned land to a private party, clear benefit to the Town must be demonstrated. In these instances, the Town Council shall refer the property to PZC pursuant to Section 8-24 of the Connecticut General Statutes, and hold a Public Hearing to receive public comment regarding the proposed lease. In addition, staff shall notify neighboring property owners of the proposed lease.

III Managing Town Parks, Preserves, Open Space and Agricultural Land

A. Step I-Management Plan Assignments

The Town Manager, with the advice of committees and Town staff, shall assign the support role of a draft management plan to the appropriate Town staff, with input from appropriate committees.

As a general rule, the preparation of a draft management plan shall be a coordinated effort involving the Conservation Commission, Agriculture Committee, Parks Advisory Committee, Recreation Advisory Committee, Open Space Preservation Committee, Town staff, and, as appropriate, the PZC, Inland Wetland Agency and Beautification Committee. Responsibility for preparing a written draft management plan will be as follows:

- 1) The Conservation Commission shall provide input for draft management plans for undeveloped open space areas;
- 2) The Agriculture Committee shall provide input for draft management plans for properties with existing or proposed agricultural or horticultural uses;
- 3) The Parks Advisory Committee shall provide input for draft management plans for existing or proposed park areas with trails, community gardens or other recreational facilities;
- 4) The Recreation Advisory Committee shall provide input for draft management plans for properties with existing or proposed playgrounds or athletic fields.
- 5) The Open Space Preservation Committee shall provide input for draft management plans for properties with special characteristics reviewed during the acquisition process.

B. Step II-Drafting the Management Plan

1) Format

Management plans shall be prepared utilizing the general format contained in **Attachment C**. Each plan shall summarize the information gathered and presented during the acquisition process. In addition, the management plan shall document important site characteristics, concerns, and goals for the use of the property as well as recommended management and monitoring actions.

2) Invasive Species

Pursuant to Mansfield's Non-Native Invasive Species Policy (included as **Attachment D**) adopted on the staff level after briefing the Town Council at their 11/22/04 meeting, management plans shall include the development and implementation of an invasives control plan and prohibit the use of species banned by Public Act 04-203 of the State of Connecticut, with any subsequent revisions.

3) Fiscal Notes and Budget Considerations

Fiscal notes estimating the costs associated with managing the property shall be included as an attachment to the management plan. These fiscal notes shall serve to guide the Town Council and committee members as to *estimated* projected costs associated with implementing the management plan. More precise cost estimates shall be prepared annually for budget consideration by the Town Manager and Town Council as part of the annual Capitol Improvement Budget. When available, sources of grant assistance shall be investigated and

grant applications shall be prepared by staff to implement goals and objectives stated in the management plan.

4) Naming the Property

The proposed name of the property shall be included in the draft management plan. In general, the Town of Mansfield shall name properties after a significant natural or historic feature. In some instances, it shall be deemed appropriate by the advisory committees, the Town Council, the PZC or staff to name a property in a different manner. Naming of properties after a person shall be limited to those properties that have been donated to the Town or made a specific condition of acquisition. In all cases, the Town Council, with advice from advisory committees and the PZC, shall make the final decision regarding the name of the property.

C. Step III-Staff and Committee Review

Staff shall provide comment and circulate the draft management plan to appropriate committees for final review before an abutters' review and public comment.

D. Step IV-Abutters' Review

After the preparation of a draft management plan or significant changes in a plan, the responsible staff member or committee member shall notify abutting property owners and schedule an abutters' meeting to provide opportunity for neighborhood comment.

E. Step V-Town Council Review

The Town Council shall review draft management plans or significant changes in a plan and, as deemed appropriate obtain additional information from the Town's various land use commissions/committees and staff. The Town Council may choose to hold a Public Hearing to receive public input to the plan.

F. Step VI-Town Council Approval

The Town Council shall approve a new management plan or significant changes to an existing plan for Town-owned properties.

G. Step VII-Implementation

Implementing management plans shall be a coordinated effort among Town staff, advisory committee members, and volunteer stewards. Implementation shall be coordinated through the Parks and Recreation Department but may include staff from various other Town departments including the Department of Public Works, Planning Department, etc.

Plan implementation may include but will not be limited to:

- Structural improvements for public access and safety (such as establishing a parking area, constructing trails, improving wheelchair accessibility)

- Ecological management (such as inventorying natural resources, managing and controlling invasive species, encouraging native habitats, improving wildlife habitat)
- Maintenance of parking areas, signage, and boundary markers
- Monitoring of plan goals and objectives to ensure effective implementation
- Public outreach including public information and interpretive guides and maps, and use for education and research

H. Step VIII-Monitoring

Site conditions, including any new improvements, shall be monitored in accordance with the schedule established in the approved management plan by staff or appropriate volunteers. Any problems or issues uncovered shall be reviewed by staff and the commission /committee members that assisted in the preparation of the management plan. As appropriate, problems or issues shall be referred to the Town Council.

I. Step IX-Management Plan Update

The management plan(s) shall be updated as per the approved schedule or as often as deemed necessary by the Town Council or by the commissions/committees.

IV Management of Conservation or Agricultural Easements

A specific management plan is not needed for conservation or agricultural easements unless public access, trails or other municipal interests not adequately addressed in the easement are involved. If a management plan is appropriate, a draft shall be prepared, using the steps detailed in Section III of these guidelines. The Conservation Commission, with staff assistance, shall be responsible for periodically monitoring Mansfield's existing Conservation Easements. **Attachment E** contains a Conservation Easement Abstract and Monitoring/Inspection Form. The Agriculture Committee, with staff assistance, shall be responsible for periodically monitoring any agricultural easements.

Problems or issues uncovered shall be reviewed with staff. As appropriate, problems or issues shall be referred to the Town Council, PZC, or Inland Wetland Agency, depending on the specific easement document.

PAGE
BREAK



University of Connecticut
*Office of the Vice President and
Chief Operating Officer*

Office of Environmental Policy

Richard A. Miller, Esq.
Director

July 31, 2009

Raymond L. Frigon, Jr.
State of Connecticut, Department of Environmental Protection
Bureau of Water Protection and Land Reuse
79 Elm Street
Hartford, CT 06106-5127

RE: CONSENT ORDER #SRD 101
STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION (CTDEP)
QUARTERLY PROGRESS REPORT – APRIL, MAY, JUNE 2009
REMEDIAL WORK PLAN IMPLEMENTATION - UCONN PROJECT BI-900748
UNIVERSITY OF CONNECTICUT LANDFILL, STORRS, CT

Dear Mr. Frigon:

The University of Connecticut (UConn) issues this Quarterly Progress Report to the Connecticut Department of Environmental Protection (CTDEP).

In accordance with paragraph B.8. of Consent Order SRD-101, progress reports must continue “until all actions required by this consent order have been completed as approved and to the satisfaction of the Commissioner, Respondent shall submit a progress report to the Commissioner describing the actions which Respondent has taken to comply with this consent order to date.”

SPECIAL NOTE: If any of those individuals copied on this Progress Report no longer wish to receive these updates, they are welcome to contact Stephanie Marks, UConn Office of Environmental Policy at Stephanie.marks@uconn.edu.

Progress reported during April, May and June is discussed below under the following sections:

- Construction and Closeout Activities
- Permitting and Monitoring Activities - Post Construction Remediation System Inspections
- Photographs
- Long-Term Monitoring Plan (LTMP)
- Contact and project document information
- Project Website
- Certification

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Facsimile: (860) 486-5477
e-mail: rich.miller@uconn.edu

Construction and Close-out Activities

Construction or Consultant Task	Estimated Start Date	Estimated Completion Date
Submit as-built plans to Commissioner within ninety (90) days of completion of the landfill closure – Construction Closure Report (CCR) as per CTDEP Approval dated November 22, 2004	August 26, 2008	Due by November 24, 2008* Pending
Operations and Maintenance Manual (OMM) – Haley & Aldrich (H&A) deliverable	September 2008	Pending
Environmental Land Use Restriction (ELUR)	Underway	Following completion of CCR and OMM, est. August 2009
Bus Shelter construction – Partial, Foundation	July 25, 2008	TBD
Deck, Overlook construction – Partial	July 7, 2008	Construction underway (Photo 2)

* H&A contacted CTDEP on November 6, 2008 requesting to extend the deadline to submit the final reports due to the contractor's delay in providing acceptable as-built drawings. We estimate that these drawings will be available shortly.

Permitting and Monitoring Activities including Post Construction Remediation System Inspections

April 2009

- Mason & Associates, Inc. (Mason) conducted various wetlands inspections in April including:
 - Vernal Pool B & reference pools - April 3, 10, 14 and 24, 2009 – observed two spotted salamander egg masses and hatching wood frog eggs
 - Wetland hydrology monitoring at most stations - April 14, 2009
 - Soil moisture readings at the eight wetland soil moisture arrays April 14, 2009 - soil moisture readings exceeded 90% in all locations except the upland array in Area C West and the northernmost upland array in Area C3
- Proposal received from Mason for wetland remedial measures (as itemized in the 2008 Annual Report)
- Haley & Aldrich conducted the monthly Remediation System Inspection on April 16, 2009
 - Average rate in North Trench = 56, 802 gpd and average rate in South Trench = 4,658 gpd

May 2009

- Mason conducted various wetlands inspections in May including:
 - Complete vernal pool survey – May 8 and 22, 2009 - all contained adult frogs, amphibian eggs and/or tadpoles
 - Wetland hydrology monitoring at most stations – May 12, 2009
 - Sundew plants (Photo 3) an uncommon native carnivorous plant not previously seen in project area observed in Wetland Creation area C3
- UConn approved and funded recommended wetland corrective action work as outlined in the 2008 Annual Report
- Haley & Aldrich conducted the monthly Remediation System Inspection on May 14, 2009
 - Average rate in North Trench = 38,571 gpd and average rate in South Trench = 5,353 gpd

June 2009

- Mason conducted various wetlands inspections in June including:
 - Vernal Pool B & reference pools – June 12 and 23, 2009 – macroinvertebrates, amphibians & green frogs observed
 - Wetland hydrology monitoring at most stations – June 12, 2009– precipitation much higher than historic average
 - Overall species diversity appears to meet required success standards as set forth in the permit and Plan
- Invasive species control plan under development with professionally licensed/certified pesticide applicator
- Haley & Aldrich conducted the monthly Remediation System Inspection on June 26, 2009
 - Average rate in North Trench = 52,242 gpd and average rate in South Trench = 1,270 gpd

Photographs



Photo 1 - April 2009 - View of Wetland C outlet

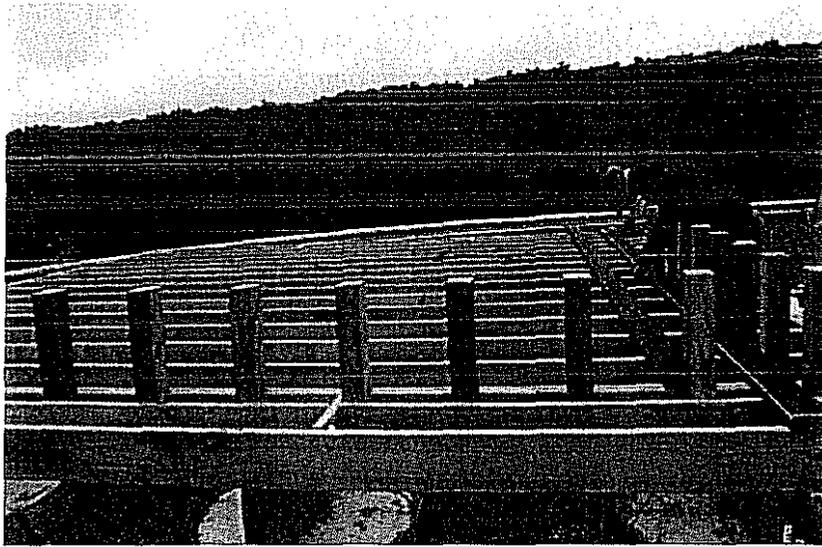


Photo 2 - June 2009 – Construction of HEEP overlook deck

Photographs (continued)



Photo 3

May 2009 – Sundew (*Drosera rotundifolia*), Northern Pool in Wetland Creation Area C3

Long-Term Monitoring Plan (LTMP)

UConn and Haley & Aldrich submitted LTMP Report for Round #9 (January/February sampling) on March 9, 2009. Samples for Round #10 were collected in April and May 2009. In general, results of the analysis have been consistent with previous rounds of sampling. We anticipate proposing a change in sampling frequency in the near future.

Listing of Project Contacts and Project Documents

No change to previous reports.

UConn Project Web Site

The site's Internet address is <http://landfillproject.uconn.edu/>

Certification:

As part of this submission, I am providing the following certification:

"I have personally examined and am familiar with the information submitted in this document and all attachments and certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief, and I understand that any false statement made in this document or its attachments may be punishable as a criminal offense."

For questions, please contact James M. Pietrzak, P.E. at (860) 486-5836 or Stephanie Marks at (860) 486-1031.

Sincerely,

Richard A. Miller

Director, Office of Environmental Policy