

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, Monday October 5, 2009, 7:30 p.m.
Or upon completion of Inland Wetlands Agency Meeting
Council Chambers, Audrey P. Beck Municipal Building

Minutes

9/21/09

Scheduled Business

8:00 Public Hearing

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

Reports from Director of Planning, Assistant Town Engineer

8:15 p.m. Zoning Agent's Report

- A. Monthly Activity Report
- B. Enforcement Update
- C. Current Projects Update
- D. Hall Property Old Mansfield Hollow Rd; DeBoer Property, Storrs Rd
- E. Review of Proposed Signage for 454 Storrs Rd, File #1279
- F. Other

Old Business

- 1. **Site Modification Request: Proposed Weddings/Temporary outing liquor permits at The Gardens At Bassetts Bridge Farm, 552 Bassetts Bridge Rd. PZC File #1217**
- 2. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Rd and Mansfield Ave.**
(To be tabled-awaiting draft from staff)
- 3. **Special Permit Application, Proposed Retail Package Store, 153 N. Eagleville Rd, Pesaro's LLC, o/a. File #585-3**
(to be tabled-10/19/09 Public Hearing)
- 4. **Other**

New Business

- 1. **Request to Waive Underground Utilities across Forest Rd. Nelson Brook Estate Subdivision, File #1239** Report from Director of Planning
- 2. **Request for Filing Extension, Hallock Subdivision, Wormwood Hill Rd, File #1285**
Report from Director of Planning
- 3. **Request for Filing Extension, Clark Subdivision, Hanks Hill & Farrell Rds, File #1280**
Report from Director of Planning
- 4. **Town Council Referral, Proposed Sewer Service Area Mapping**
Report from Director of Planning
- 5. **Site Modification Request, Chucks Margarita Grill, Proposed Deck, 1498 Stafford Rd, File #303** (to be referred to staff for review and comment)
- 6. **Other**

Reports from Officers and Committees

- 1. Chairman's Report
- 2. Regional Planning Commission

Communications and Bills

- 1. 10/14/09 ZBA Public Hearing Notice
- 2. Fall 2009 Willimantic River Review
- 3. Other

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DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, September 21, 2009
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:02 p.m. All alternates were appointed to act in members' absence.

Minutes:

9/8/09-Beal MOVED, Lewis seconded, to approve the 9/8/09 minutes as written. MOTION PASSED with all in favor except Gardner and Hall who disqualified themselves. Plante noted that he listened to the tapes.

9/15/09 Field Trip- Gardner MOVED, Ryan seconded, to approve the 9/15/09 minutes as written. MOTION PASSED with Ryan, Gardner, Beal and Favretti in favor and all others disqualified.

Zoning Agent's Report:

Noted.

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,

2. PZC File #1283

Kochenburger MOVED, Plante seconded, to approve, the application of Whispering Glen LLC, (File #1283) to rezone 10.12 acres of land, owned by Lakeway Farms L.P. from R-20 to DMR, as shown on plans dated 10/15/08 as revised to 6/30/09 and located at 73 Meadowbrook Lane, and as heard at Public Hearings on 5/4/09, 6/1/09, 7/6/09, and 8/3/09.

This zone change shall become effective on the date an associated Whispering Glen Special Permit application is filed on the Land Records. Approval is granted for the following reasons:

1. The subject re-zoning is consistent with mapping and text specified goals, objectives, and recommendations contained in Mansfield's 2006 Plan of Conservation and Development. The subject site and abutting properties to the east, north and west are classified as medium to high density residential in Mansfield's Plan. The proposed re-zoning also is considered consistent with mapping and text recommendations contained in the 2002 Windham Region Land use Plan and the 2005-2010 Conservation and Development Policies Plan for Connecticut.
2. The subject site is proximate to existing multi-family housing and commercial uses and will be served by public sewer and water systems. Adjacent land is already zoned DMR and this re-zoning essentially extends the existing zone.
3. The site is physically capable of supporting multi-family residential development. An associated special permit application suitably addresses potential environmental, traffic and neighborhood impacts associated with a specific development plan.
4. The proposed re-zoning is considered to be consistent with approval considerations contained in Articles I and XIII of Mansfield's Zoning Regulations and Section 8-2 of the State Statutes.

MOTION PASSED UNANIMOUSLY.

PZC File #1284

Kochenburger MOVED, Plante seconded, to approve with conditions, the Special Permit application of Whispering Glen LLC, (File #1284) for a multi-family housing development on property located at 73 Meadowbrook Lane, in a new DMR zone, as submitted to the Commission and as shown on plans dated 10/15/08 as revised to 6/30/09 and as described in other application submission and as presented at Public Hearings on 5/4/09, 6/1/09, 7/6/09, and 8/3/09.

This approval is granted because the application as hereby approved is considered to be in compliance with Article V, Section B, Article X, Section A.6, and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval is specifically tied to the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. Any questions regarding authorized uses, required site improvements, and conditions cited in this approval, shall be reviewed with the Zoning Agent and Director of Planning and, as appropriate, the PZC.
2. No Zoning Permits shall be issued and no construction shall commence, until final plans have been approved by the Windham Water Works (water supply), Windham Engineering Department (sewer), Mansfield Public Works Department (encroachment, driveway, drainage permits) and all permits required by the Connecticut Department of Environmental Protection.
3. Based on application submissions, this approved multi-family housing development will have a unit ownership format and accordingly, all construction, conveyance and ownership of dwelling units and associated site improvements shall be in conformance with the provisions of Chapters 825 and 826 of the State Statutes and the Common Interest Ownership Act for Connecticut, as amended through Public Act 09-225. Unless an alternative approval and filing schedule is approved by the Commission, this Special Permit approval shall not be filed on the Land Records and no construction shall commence, until appropriate legal documents are submitted to and approved by the Town Attorney, Director of Planning and PZC Chairman. Required documents shall address the following requirements:
 - That all unit owners are required to be members of a homeowners association and share in the cost of meeting all association obligations.
 - That all roadways, walkways, drainage systems, sanitary sewer and water systems, utilities, landscaping and any other infrastructure and common area elements shall be constructed and maintained under established best management practices by the developer and/or homeowners association. Particular attention needs to be given to short term and long term maintenance requirements for the drainage system, including the detention basin and other drainage structures and the rain garden.
 - That appropriate provisions have been made for association governance.
 - That appropriate provisions have been made to ensure adequate funding of all association obligations.
4. Based on the provisions of Article X, Section A.4.d and Article X, Section R and other provisions of Mansfield's Zoning Regulations, this approval accepts the applicants building layout with respect to setbacks from front and side property lines. The proposed setbacks with associated landscaping enhance the overall design of the project and do not detrimentally affect abutting properties.
5. Based on the provisions of Article X, Section A.6.f, this approval accepts the applicant's proposed minimum separation between buildings of twenty (20) feet for all proposed buildings except for the building containing units 21 and 22. Building 22/23, which encroaches into the proposed

recreation/community area and the private patio areas of units 19 & 21, detracts from the overall project design and accordingly, a required separation variation is not authorized. The currently configured building 22/23 shall be eliminated. One or both of these units may be added to other buildings as long as a twenty (20) foot separation distance is met and other site improvements are not significantly altered. Any such revision shall be reviewed and approved by the PZC Chairman, with staff assistance.

6. This approval is conditioned upon compliance with the affordable housing provisions of Article X, Section A.6.k. Prior to the issuance of any Zoning Permits for buildings containing an affordable unit, more specific provisions that implement the applicant's July 2009 draft "Affordable Housing Strategy" shall be submitted to and approved by the PZC Chairman, with staff assistance.
7. Prior to the issuance of any Zoning Permit, a cash site development bond in the amount of \$5,000, and with associated bond agreement, shall be submitted to and approved by the PZC Chairman with staff assistance. This bond will help address any drainage and erosion and sedimentation problems that are not appropriately addressed by the developer.
8. This approval authorizes work to proceed in three (3) phases. Within each phase all site improvements for the subject phase shall be completed and/or bonded, in accordance with zoning provisions, before any Certificate of Compliance is issued.
9. Prior to the issuance of any Certificate of Compliance, a stormwater and landscape best management program shall be submitted by the developer to address the use of fertilizers, pesticides and other chemicals that may be associated with the maintenance of landscape areas and the use of sand, salts and chemicals that may be associated with the maintenance of roadways and walkways. The program shall also incorporate the Best Management Practices identified in the notes on Sheet 4 of the approved plans. The management program shall be approved by the PZC Chairman, with staff assistance.
10. Prior to the issuance of any Certificate of Compliance, a right of way dedication along Meadowbrook Lane and a conservation easement shall be submitted by the developer, approved by the PZC Chairman with staff assistance and filed on the Land Records. The easement shall utilize the Town's model format with exceptions for trail/recreational improvements and sewer lines that pass through the easement area.
11. All excess material removed from the site shall be deposited in appropriate locations that comply with municipal zoning and inland wetland requirements.
12. A soil scientist or other professional deemed qualified by the PZC Chairman with staff assistance, shall oversee the wet basin and rain garden plantings.
13. During periods of construction, the applicant shall submit to the Zoning Agent bi-weekly erosion and sediment control monitoring reports until disturbed areas are stabilized.
14. Finals plans shall incorporate the following additional revisions:
 - A. Two sewer line revisions cited in the 7/28/09 report from the Assistant Town Engineer.
 - B. Incorporation of map notes on the landscaping plan that clearly indicates:
 1. That no plantings shall be placed within 5 feet of fire hydrants (see 7/29/09 report from Deputy Chief/Fire Marshal)
 2. That no plants on the State's Invasive Species list shall be used.
 - C. Relocation/Re-design of handicap parking paces and signage (see 7/30/09 report from Director of Planning)
 - D. Correction of Sheet 9 detail for 4 foot wide walkway, Sheet 1 Chart of Zoning Requirements and update of cut/fill chart on Sheet 4 (see 7/30/09 report from Director of Planning)
 - E. Grading, drainage and unit floor elevation revisions to address issues raised in a 7/30/09 report from Director of Planning and an undated report from J. Lenard of the Design Review Panel.

- F. Information presented in narrative form regarding the color and nature of building materials shall be added to the architectural elevation plans.
- G. Building location revisions to establish a minimum separation distance of 20 feet between all buildings (see 7/30/09 report from Director of Planning).
- H. Revision to landscape plan to eliminate species that have been identified as inappropriate for this site (see species list emailed to project engineer), and to eliminate on sheet 3 reference to a "mini-sledding area".
- I. Addition of approval blocks to the Landscape and Architectural plans with appropriate reference to Mansfield Inland Wetlands Agency on all sheets involving work in the IWA's jurisdiction.
- J. Incorporation of minor revisions and more details to address sanitary laterals, utility installation, particularly in areas with numerous underground utilities, and drainage systems.

15. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records.

MOTION PASSED UNANIMOUSLY.

3. Site Modification Request: Proposed Weddings/Temporary outing liquor permits at The Gardens At Bassetts Bridge Farm, 552 Bassetts Bridge Rd. PZC File #1217

Mr. and Mrs. Bell gave a summary of their proposal. Members asked specific questions regarding how many events they propose to accommodate, how close their nearest neighbor is, will there be a limit on the number of guests, live music, security, length of events, advertising and additional signage. Mrs. Bell responded that they would not have more than 1 wedding per weekend during the months of May to October; their nearest neighbor is approximately 1,800 feet away; there will be no more than 100 guests; there would be live music; the events would be a maximum of 5 hours in length not to exceed 11 pm; and there would be no additional signage but they would advertise. Some members suggested that if a special permit or special event permit were necessary that it be a "seasonal" permit instead of renewal for every event and it could be revisited if any problems were brought to the attention of staff. Beal noted that he felt the road is wide enough and has good sight lines to accommodate the once a week traffic that this application could generate. Item was tabled until the next meeting.

4. Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Rd and Mansfield Ave.

Item tabled-awaiting draft from staff.

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

Item tabled-Public Hearing continued until 10/5/09.

New Business

1. New Special Permit Application, Proposed Retail Package Store, 153 N. Eagleville Rd, Pesaro's LLC, o/a. File #585-3

Kochenburger MOVED, Lombard seconded, to receive the Special Permit application, (File #585-3) submitted by Pesaro's LLC, for a retail package store, on property located at 153 North Eagleville Road, owned by the applicant, as shown on plans dated 9-16-09, and as described in other application submissions, and to refer said application to the staff, for review and comments, and to set a public hearing for October 19, 2009. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees: No items reported.

Communications and Bills: Noted.

Adjournment: Favretti declared the meeting adjourned at 7:39 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary

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

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission
From: Gregory J. Padick, Director of Planning
Date: 10/1/09
Re: Special permit application, Ghiaei conversion to a 2-family dwelling, 1620 Storrs Road,
File #1276-2



The following comments are based on a review of submitted information (undated Statement of Purpose and undated floor plan prepared by the applicant, and other application submissions), and a review of pertinent zoning regulations, particularly Article X, Section J and Article V, Section B. It is noted that this application was submitted prior to the effective date of the deletion of Article X, Section J.

General

The subject application seeks special permit approval for converting from 1-family to 2-family an existing dwelling on property located at 1620 Storrs Road (east side, about 500 feet north of Middle Turnpike). The proposed conversion has been submitted pursuant to the now deleted provisions of Article X, Section J. This regulation authorizes conversions of 20 year old dwellings into 2 or 3 dwelling units subject to a number of specific requirements and the granting of a special permit. In the subject application a second separate unit already exists and the applicant is now seeking approval. No site alterations have been proposed.

The pending application is similar to the one submitted and reviewed in 2009. This previous application was denied by the Commission on 11/17/08. Five reasons for denial were cited by the Commission (see attached motion). Since this denial the property owner has obtained a building permit for renovations and improvements to address fire damage. This work is nearing completion. If the subject conversion is authorized by the Commission, additional work will be necessary to comply with the Building Code.

The subject site is 2.1 acres in size and is located in an RAR-90 zone. The existing house is not within designated flood hazard or stratified drift aquifer areas, or within regulated wetland areas. It is within the Willimantic Reservoir drainage basin. The subject neighborhood is residential in character but is situated along a busy section of Storrs Road and proximate to the Four Corners commercial area. More information about the proposal is contained in the applicant's Statement of Purpose and the submitted plans.

Sanitary

- See 9/25/08 report from the Eastern Highlands Health District. I have confirmed that this report remains applicable.
- The submitted plans depict a 4-bedroom primary residence (unit A) and 1-bedroom secondary unit (unit B). These units are 1768 and 958 square feet in size.
- It is recommended that any approval motion contain a condition that "this approval has been granted for a primary dwelling unit having 4 bedrooms and a secondary unit having 1 bedroom. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from the Eastern Highlands Health District and the Planning and Zoning Commission."

Road/Drainage/Parking/Environmental Issues

- See 9/30/09 report from Assistant Town Engineer.
- No drainage problems are evident or anticipated.
- Storrs Road is a very busy arterial road and all vehicles exiting this site should be pulling out and not backing up. It is therefore essential that all approved parking spaces be located in a manner that provides for vehicular turnaround areas. On 9/29/09, the applicant provided a revised parking plan which includes 4 spaces in a gravel area east of proposed unit B, a 5th space in a gravel area southeast of unit A and a garage space.

Applicable Zoning Regulations require adequate parking for all residents and guests. The adequacy of the applicants parking plan, necessitates a PZC judgment.

- The subject site contains adequate room to add conforming parking areas if additional parking becomes necessary. If the proposed parking plan is considered acceptable with respect to the number of spaces provided, any approval motion should include a condition that authorizes the PZC to require more parking if the existing parking is documented to be inadequate for all visitors. With this condition, the number of proposed spaces is considered acceptable by this reviewer.
- The applicants 8/27/09 letter notes that existing parking area along the south side of the house will be blocked. This should be addressed in any approval motion.
- The parking spaces in gravel areas will not be utilized as depicted unless wheel stops or other measures are provided to identify individual spaces. This should be addressed in any approval motion.
- It is essential that existing vegetation along the site frontage be trimmed to ensure safe sightlines. This should be a condition of any approval.
- No environmental impacts are anticipated.

Other

- The applicant has not submitted return receipts to verify that notice has been sent to neighboring property-owners. The applicant has related that the mailing did not take place at least ten days prior to the 10/5/09 Public Hearing, therefore, the public hearing should be continued.
- Article X, Section J.7 requires, unless waived, the subject dwelling and all parking areas to be 115 feet from the centerline of Storrs Road and 50 feet from side property lines. The existing dwelling meets the sideline requirements but is about 80 feet from the Storrs Road centerline. With the possible exception of depicted parking space #5, the proposed parking meets all setback provisions. The granting of the necessary waivers, is primarily a neighborhood impact issue and therefore, a PZC judgment is required.
- The subject dwelling is not readily visible from abutting properties and approval of the requested conversion is not expected to detract from the house's overall appearance as a single-family home.
- This reviewer is not aware that the existing unauthorized conversion has resulted in detrimental neighborhood impacts. Public Hearing testimony may provide more information regarding this issue. The PZC must determine that the neighborhood impact approval criteria of Art. V, Secs. A.5.i and B.5.c and d have been addressed.
- Due to owner-occupancy requirements, it is recommended that any approval incorporate a condition specifying that "This approval is conditioned upon continued compliance with Mansfield's zoning regulations for conversions, which include owner-occupancy requirements."
- Any approval should specify that the property owner must ensure compliance with occupancy provisions of Mansfield's Zoning Regulations including limits on the number of unrelated individuals who may reside in a dwelling unit.
- The applicant has verbally related to staff that he intends to reside in unit B and unit A will be occupied by his son and his family. Any voluntary commitment to reduce the number of occupants in the subject dwellings can be incorporated into an approval motion based on the provisions of Article V, Section B.6. As deemed appropriate, this issue should be reviewed with the applicant prior to inclusion in any approval motion.
- The applicant has requested a number of site plan submission waivers including an A2 survey. A number of potential site plan details are considered by the applicant to be not applicable. As long as an accurate parking plan is provided, this reviewer has no objection to granting the requested waivers. This should be addressed in any approval motion.
- Any approval should reference the need to comply with all applicable building permit requirements.

Summary/Recommendation

Approval of the subject conversion request requires PZC judgments regarding parking and traffic safety, neighborhood impact, setback waivers and site plan submissions waivers. Public hearing testimony may also raise important issues. Due to neighborhood notification requirement provisions, the Public Hearing should be continued until October 19th.

Memorandum:

September 30, 2009

To: Planning & Zoning Commission
From: Grant Meitzler, Assistant Town Engineer
Re: Ghiaei - 1620 Storrs Rd

plan reference: undated "Exhibit A"

There appear to be spillover areas next to the drive at the rear that would hold 3 or 4 more cars. Given the large size of the site, a few more cars might be parked on or partially on lawn areas.

In addition to the numbered spaces P1 through P5, there is a garage under the main house, and room to park behind it on the side of the paved rear drive area.

I do suggest minor trimming for sight distance on the side of the driveway towards the University.

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Eastern Highlands Health District

4 South Eagleville Road • Mansfield CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3321

Memo

To: Mansfield Planning and Zoning Commission
From: Jeffrey Catlett, Sanitarian I *Jeffrey Catlett*
Date: September 25, 2008

Re: PZC File #1276: Conversion of an existing dwelling from a one family to a two family.

Property Location: 1620 Storrs Road
Applicant: Yadollah Ghiaei

We have reviewed the above referenced project for compliance with the requirements of the Connecticut Public Health Code section 19-13-B100a and find that the site is suitable for the proposed use being served by an on-site sewage disposal system. The proposed use, as described in the application, is the conversion of an existing dwelling from a one family house to a two family house.

Note: I have confirmed with EHD that this letter remains applicable to the pending 2009 conversion application.

JCP 9/30/09

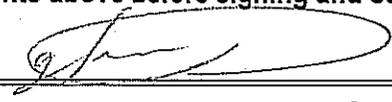
EASTERN HIGHLANDS HEALTH DISTRICT RECEIVED

B100A APPLICATION

AUG 20 2008

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

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

APPLICANT / OWNER SECTION	1620 STORRS RD Address of proposed activity	Street Number	1 MANSFIELD Town
	YADOLLAH CHIAE Owner Name	1 PO-BOX 505 STORRS, CT 06268 Mailing Address (street address, city, zip)	1 860 429 0038 Telephone
	Applicant Name (if different than owner)	Mailing Address (street address, city, zip)	Telephone
PROPOSED ACTIVITY	Describe the proposed structure or activity with dimensions (e.g. = "addition with bedroom, bathroom and family room" or "in ground/above ground pool" or "deck" or "winterizing existing porch") Conversions of existing dwelling from one to two family		
EXISTING PROPERTY USE	Residential _____ Number of existing bedrooms <u>5</u> Non-residential _____ Please describe _____ Property served by septic system? <input checked="" type="radio"/> Y <input type="radio"/> N Age of System <u>8 years</u> Property served by on-site well? <input checked="" type="radio"/> Y <input type="radio"/> N Other _____		
PLAN NEEDS	Plot plan - attach a scaled drawing showing property lines and dimensions, location and size of existing and proposed structures, and site features, such as driveways, wells and septic systems, drains and watercourses. Building plan - attach a sketch/floor plan of the proposed structure, addition or renovation showing existing and proposed rooms with door and window locations.		
SOIL DATA REQUIRED	NOTE: Soil test data (deep test pits and percolation test) are required for the review of this application. If soil test data is NOT available in your property file, you will need to schedule an appointment with the health district sanitarian in your town for soil testing (additional application and fees are required). Please schedule soil testing as soon as reasonably possible to avoid delays in processing your application. If you have any questions regarding the soil testing, please contact the Eastern Highlands Health District sanitarian in your town.		
	As property owner or duly authorized representative of the property owner of the above referenced property, I agree to permit EHHD staff to enter the above referenced property as part of this B100a application review process. I further agree that this authorization to enter the subject property may extend through a period of time ending with the final B100a application approval and affirm such with my signature below.		
	Please read the requirements above before signing and submitting this application.		
	Applicant Signature 		Date <u>8/20/08</u>
OFFICE USE ONLY	Application approved <input checked="" type="checkbox"/> Not approved _____ By <u>Jeffrey Catlett</u> Date <u>8/25/08</u> Comments/Conditions _____		

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

August 27, 2009

Curt Hirsch
Zoning Agent
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

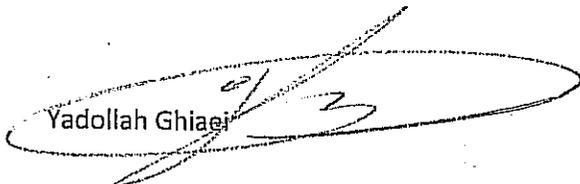
Dear Mr. Hirsch,

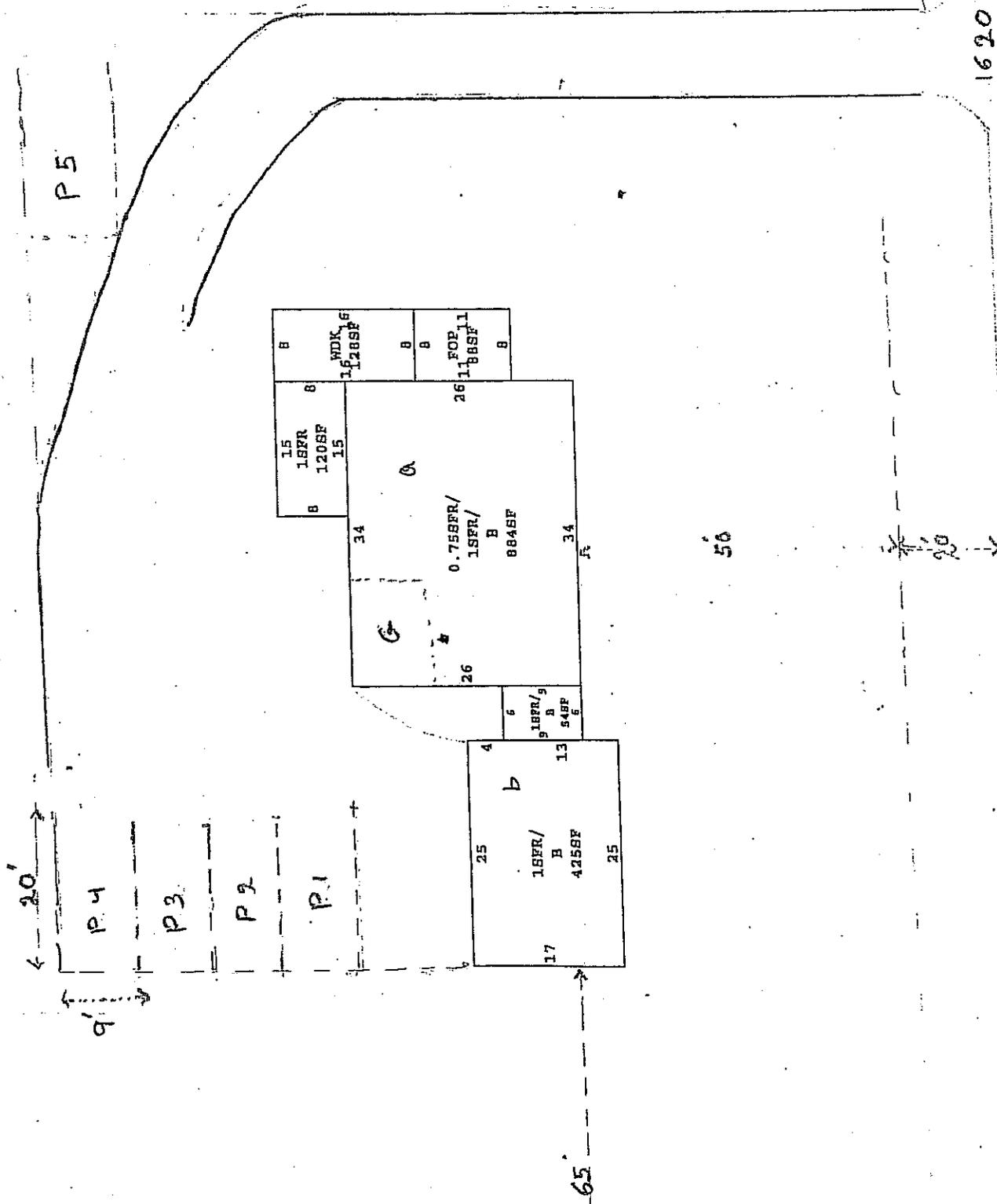
In response to your letter dated July 16 regarding the special permit application for property at 1620, I wanted to bring your attention to the fact that the house is being rebuilt due to fire in 2008. We're expecting a completion date of early October of this year and the main house (Unit A) will be occupied by me. This should address issues number 4 and 5.

With regards to issue # 3, parking, I do not understand why there are 6 parking spots needed especially since the back apartment has only 1 bedroom. Attached is a diagram of space for 4 parking spots plus 1 spot in the garage, a total of 5 parking spaces (Exhibit A). These spots have more than 50' clearance from the adjacent property line (Exhibit H). Once the construction/remodeling of the main house is complete we'll be blocking the "gravel" area on the south side of the house to prevent parking in this area.

Please let me know if you require any additional information.

Sincerely,


Yadollah Ghiaei



Submitted to Planning Office
 9/29/09
[Signature]

**TOWN OF MANSFIELD
PLANNING AND ZONING COMMISSION**

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

FILE

Thursday, November 20, 2008

Yadollah Ghiaei
P.O. Box 505
Storrs, CT 06268

Dear Mr. Ghiaei:

At a meeting held on 11/17/08, the Mansfield Planning and Zoning Commission approved the following motion:

"to deny the special permit application (file #1276) of Y. Ghiaei for converting a single-family home to a 2-family dwelling at 1620 Storrs Road, in a RAR-90 zone, as shown on submitted plans and described in other application submissions and as presented at Public Hearings on 10/6/08, 10/20/08 and 11/3/08. This denial action is taken for the following reasons:

1. Conversions to 2-family dwellings are not permitted by right and require Special Permit approval (see Article VII, Section G.17 and Article X, Section J). Accordingly, to approve this application, the Commission must determine that all applicable regulations have been met for this intended occupancy.

After considering all applicant submissions and testimony, staff reports and Public Hearing testimony, the Commission has determined that many provisions of Mansfield's Zoning Regulations have not been met and that the proposal would result in health, safety, and welfare problems. The proposal does not comply with many provisions of Article X, Section J, the special permit approval criteria of Article V. Sections A.5 and B.5 and many provisions of Article I.

2. Article X, Sections J.7 and J.9 establish, as prerequisites for potential conversions, specific setbacks from front and side property lines. These setbacks were designed to protect the public's health, welfare and safety. Although the regulations authorize the PZC to reduce these setbacks, due to the significant degree of waiver required (see reports from Director of Planning) and the lack of an adequate year round buffer, the PZC does not authorize the necessary waiver of these important prerequisite setbacks.
3. Zoning Regulations necessitate that an applicant make adequate provisions for parking in order to address vehicular and pedestrian safety and neighborhood impact approval criteria. Acceptable parking spaces must be adequately sized and appropriately located. In the subject situation, the Commission has determined that the proposed seven spaces (including one garage space) are not adequate to address approval requirements. No specific provisions have been proposed to delineate

individual spaces and it is anticipated that spaces will not be used as depicted and that individuals will park in unauthorized areas resulting in unsafe backing up movements. Furthermore, based on existing and anticipated student occupancy, the number of spaces is considered inadequate for all residents and guests. The proposal is not considered to be in compliance with Article I, Section B.5, Article V, Section A.5.b, e and f, or Article X, Section J.6 and other sections of the Zoning Regulations related to parking and vehicular and pedestrian safety.

4. The subject site is located along a very busy segment of Storrs Road and is in close proximity to a number of single family homes. The proposed use is expected to result in inappropriate noise, nuisance, lighting and traffic-safety problems for neighboring single family residences. The proposal is not considered to be in compliance with Article V, Sections B.5.b, c or d, or with Article V, Sections A.5.e, f, g or k.
5. Article X, Section J.4 requires owner occupancy of one of the units in a conversion situation. In the submitted Statement of Use, it was represented that "The owner is living at the second unit." However, in the Fire Marshal's 11/3/08 report to the PZC, it is recorded that the applicant gave 286 Hanks Hill Road as his place of residence. Furthermore, during the application review process, the applicant represented that four students were residing in the larger unit. Yet, the Fire Marshal's report noted that eight individuals resided on the site at the time of a 10/30/08 fire event. Based on conflicting information received, the PZC cannot make the judgment that the provisions of Article X, Section J.4 have or will be met or that zoning occupancy requirements have or will be met. It also is noted that the subject dwelling units already exist in violation of zoning requirements which also indicates a credibility issue."

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

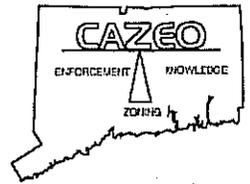
Very truly yours,



Katherine K. Holt, Secretary
Mansfield Planning & Zoning Commission



Town of Mansfield



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: October 1, 2009

MONTHLY ACTIVITY for September - 2009

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Hodrinsky	421 Warrenville Rd.	stand-by generator
Lin	17/77 Separatist Rd.	lot split
Carberry	27 Beech Mountain Rd.	10 x 25 deck
Horsley	46 Hillyndale Rd.	6 x 8 shed
Knowlton	523 Woodland Rd.	replace mobile home
Beaudoin	2, 3 Liberty Dr.	2 multi-fm dw
Beaudoin	4, 5, 6 Liberty Dr	3 multi-fm dw
Kielbania	619 Mansfield City Rd.	agricultural stand
Sawtelle	74 Browns Rd.	8 x 12 shed
Turgeon	32 Jude La.	7 x 10 addition
Kueffner	Forest Rd.	1 fm dw
Coleman	Centre St.	1 fm dw

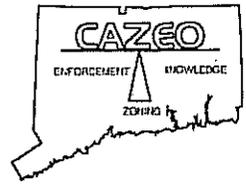
CERTIFICATES OF COMPLIANCE

Mazzarella	120 Meadowbrook La.	pool & deck
Horsley	46 Hillyndale Rd.	shed
Beaudoin Brothers	26, 27, 28 Liberty D.	multi-fam units
Leonard	126 Meadowbrook La.	deck addition
Glode	777 Stafford Rd.	garage
Taintor	27 Quail Run Rd.	deck
Beyor	1594 Storrs Rd.	1 fm dw

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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: September 22, 2009

Re: Current Projects Update

Baxter Road Estates: All 11 lots are developed. One house is student occupied and has caused some concern with other owner-occupied residences.

Windwood Acres, Storrs Rd: The common driveway construction is complete except for final stabilization. The first of six lots is under development.

Beacon Hill Estates: 9 homes have received CO's. None are under construction. 14 lots remain vacant.

Fellows Estates, Monticello Rd.: 5 of the 8 lots are completed and occupied. One house is under construction.

Pine Grove Estates, Adeline Pl.: 10 homes are occupied, 1 house is under construction, 1 lot remains.

Mulwood East, Wormwood hill Rd.: 3 of the 5 lots are built and occupied.

Freedom Green: Zoning Permits have been issued for 28 of the proposed 36 units in Phase 4-C. Eleven of these units are now occupied. This is the final phase of a project approved by the PZC in 1980.

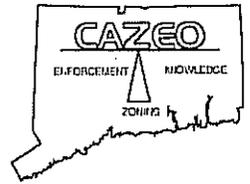
Paideia: There is still a partial Stop Work Order in place from the Building and Zoning Offices. Limited work was authorized and the PZC and Building Office have authorized completion of the stage.

Gibbs Oil, Stafford Rd.: Zoning & Building Permits have been issued but no work has started. The developer has received an extension of time for Building and Zoning permits that expires within the next 60 days.

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Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

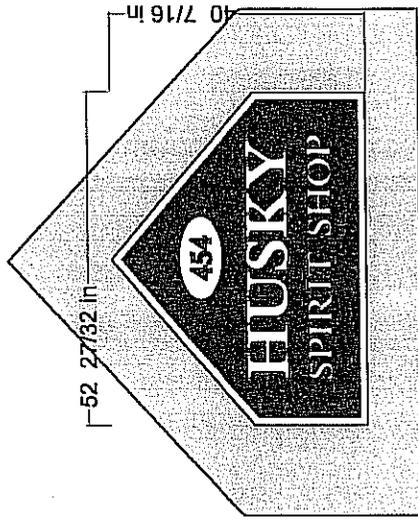
AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

Memo to: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: October 1, 2009
Re: Proposed Signage – 454 Storrs Road
PZC file #1279

CBA

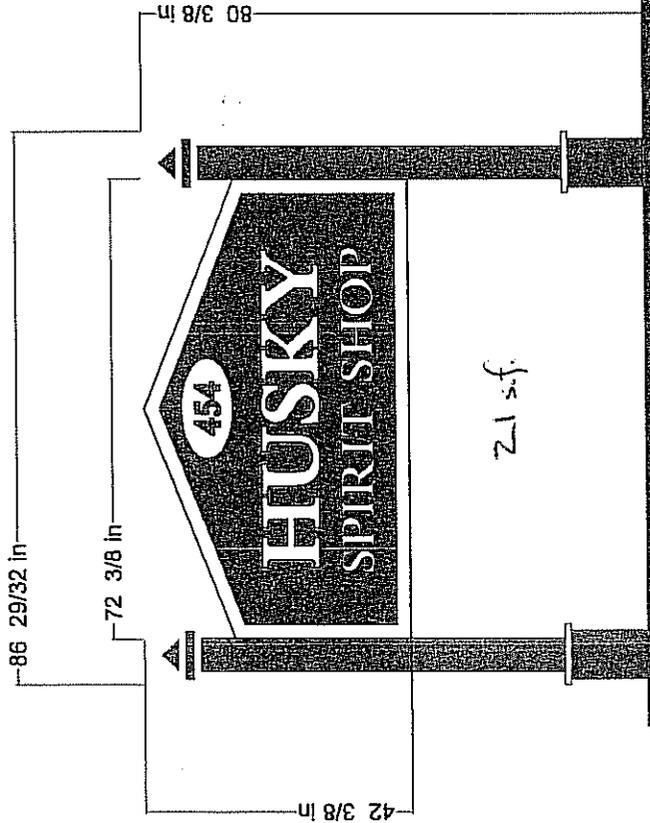
The Planning & Zoning Commission's 1/20/09 conditional approval of the reconstruction of the commercial building at 454 Storrs Road required subsequent Commission approval of the signage and landscaping for the site. A contractor has submitted an application to me for building and free-standing identity signage. The proposed signs comply with the dimensional and locational requirements of Article X, Section C.5. The signs will be internally illuminated but only the lettering, not the adjacent background.

There was no information submitted about any proposed landscaping associated with the free-standing sign. I will attempt to contact the property owner right away to get information on his proposed landscaping plans. If something arrives before the meeting I will distribute it then. The site is limited on space in which landscaping may be installed and the area of the lot along Storrs Road, where the sign is proposed, would likely be a focus for any proposed landscaping.



BUILDING PEAK SIGN

< 15 s.f.



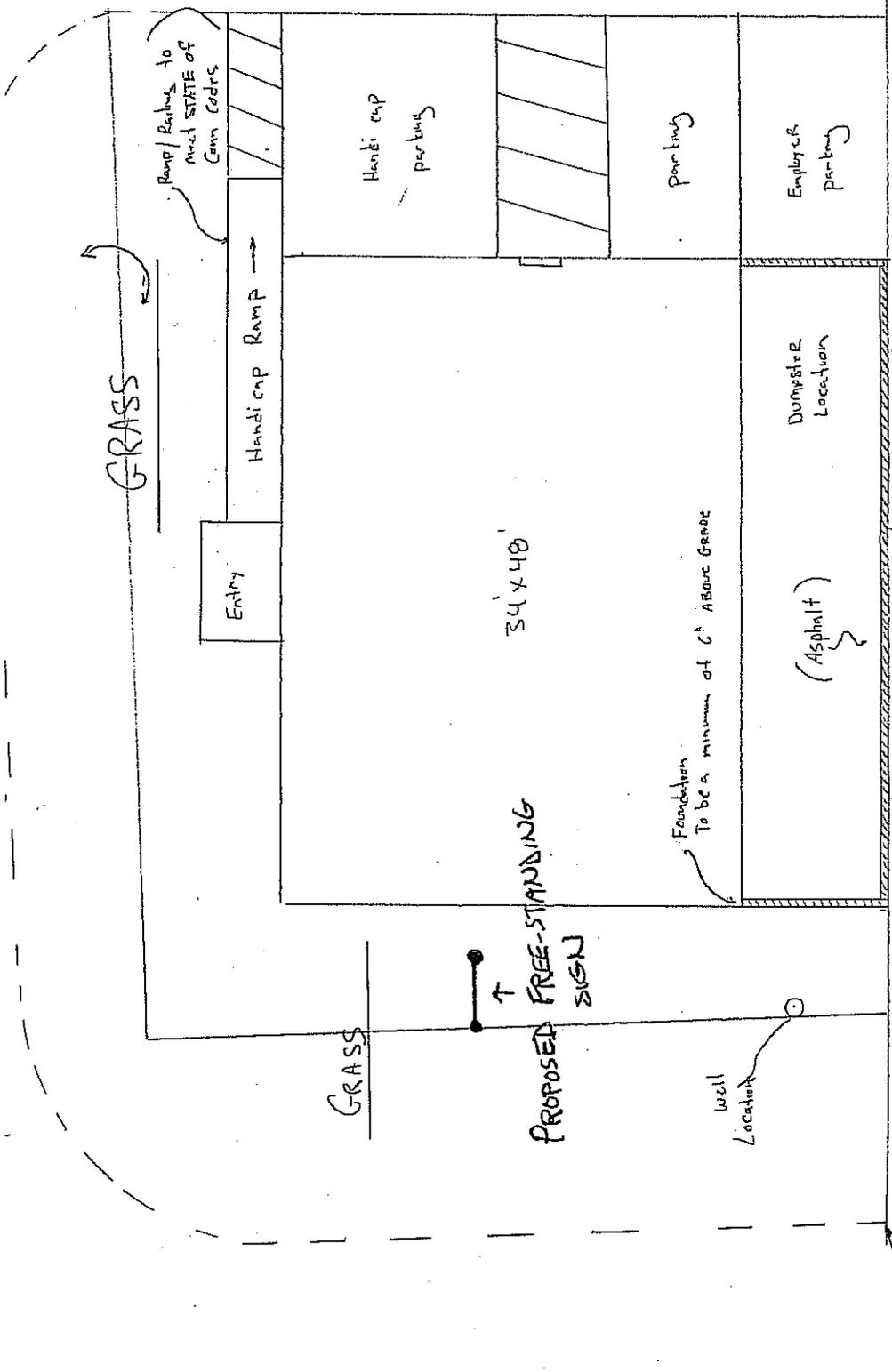
21 s.f.

SIGN RENDERINGS	
HUSKY SPIRIT SHOP	
454 STORES ROAD	
MANSFIELD CT 06250	
DRAWN BY	DATE
IJD	9/11/09
SCALE	NON

COPYRIGHT 2009 ALL RIGHTS RESERVED

Internal illumination
of letters + Address Only.

RT
195



SCALE:	1/8"
DATE:	

APPROVED
TOWN OF BRANFORD
PLANNING AND ZONING COMMISSION
BY [Signature]
DATE 11/1/09

Fencing with Gate
Storage to match Existing

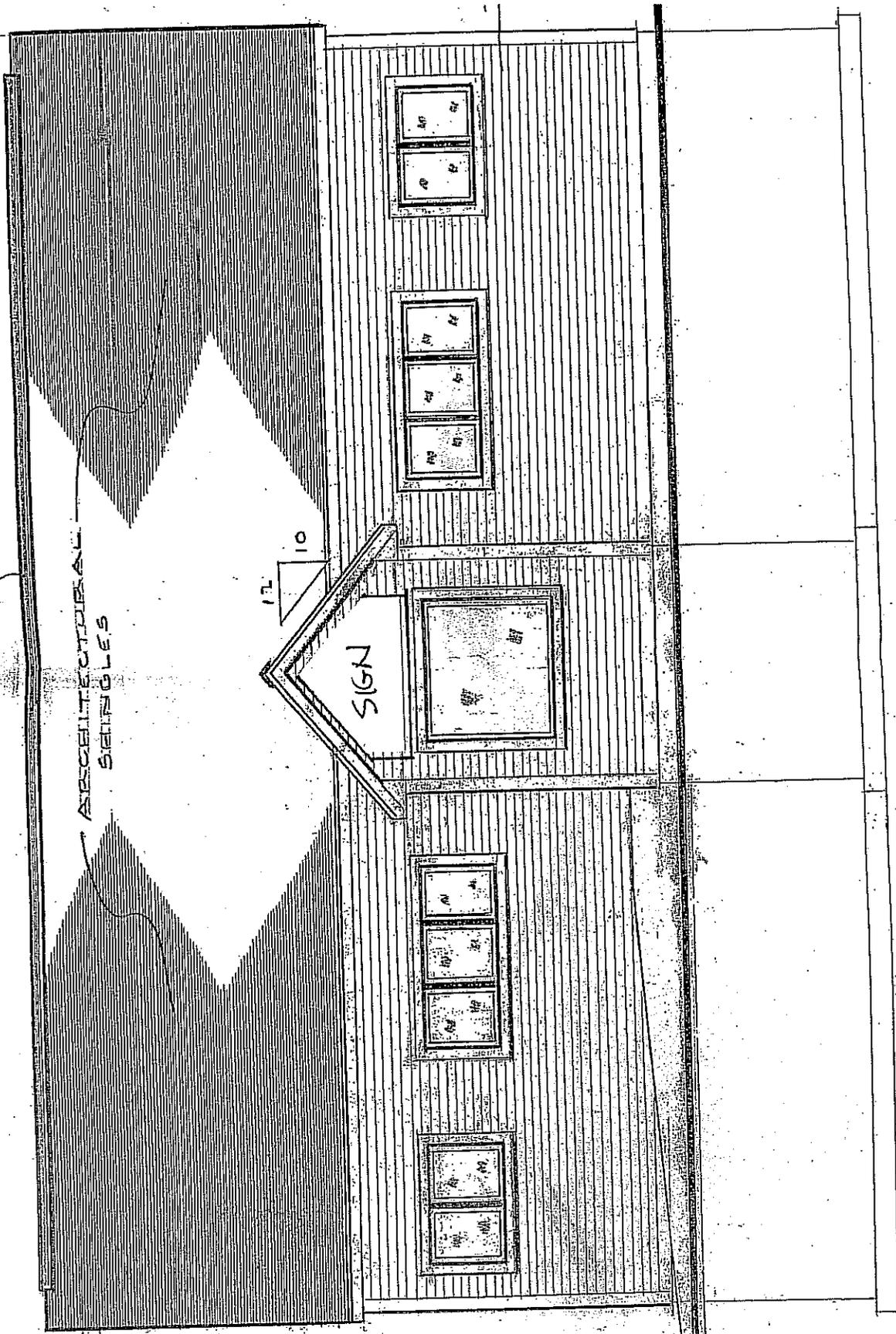
BRIDGE VENT

ARCHELITECHURAL
SHINGLES

12
10

SIGN

BASSETT'S BRIDGE ROAD ELEVATION



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: October 1, 2009
Re: Request for waiver of underground utilities, Nelson Brook Subdivision, Forest Road. PZC File #1239



The attached 9/22/09 letter from C. Kueffner, seeks PZC approval to waive the installation of an underground utility line across Forest Road. This request is based on a CL&P determination that the appropriate way to serve a new house under construction on the north side of Forest Road is to relocate an existing utility pole on the south side of Forest Road and add a new support pole on the north side of Forest Road (see attached map).

Section 11.2 of Mansfield's Subdivision regulations authorize the PZC to waive underground utilities with a 3/4 vote or eight votes. Criteria is provided in the regulations. I plan to visit the site before Monday's meeting and expect to provide a more specific recommendation for the PZC's consideration. As deemed appropriate, more information can be required from the applicant and the PZC may want to visit the site before acting.

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September 22, 2009

Planning and Zoning Commission
Town of Mansfield
4 North Eagleville Road
Mansfield, CT 06268

Dear Planning and Zoning Commission Members:

Because Connecticut Light and Power plans to install an anchoring cable and pole on my property, I am writing to request that the commission waive the requirement of underground (under-the-road) utilities, for a house I am building on the north side of Forest Road.

In the process of reviewing my request for an electrical connection to the property, Connecticut Light and Power personnel determined that pole 1631 should be moved westward, off a small knoll, and be braced by a cable to a new pole on the north side. As there will be an overhead cable as well as a pole and supporting cable anchored to the ground on my lot, I am requesting your permission to make use of the new pole to run utility lines above-ground across Forest Road. The utility lines will be underground from the new pole to the house.

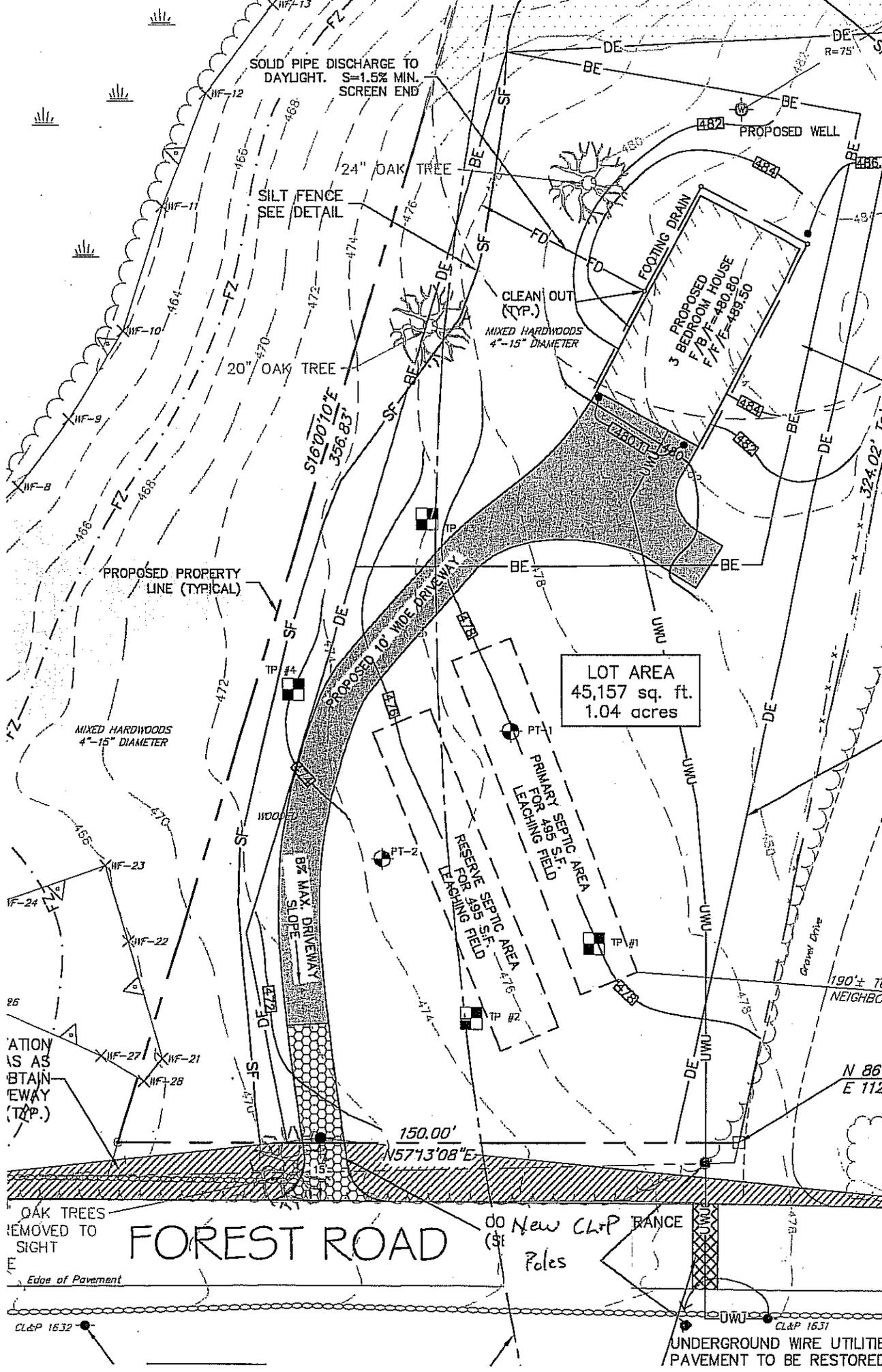
Thank you for giving this your consideration.

Sincerely,



Christopher Kueffner
192 Ravine Road
Storrs, CT 06268

860-805-3276



SOLID PIPE DISCHARGE TO DAYLIGHT. S=1.5% MIN. SCREEN END

SILT FENCE SEE DETAIL

CLEAN OUT (TYP.) MIXED HARDWOODS 4"-15" DIAMETER

3 BEDROOM HOUSE F.F. = 480.80 F.F.E. = 483.50

LOT AREA 45,157 sq. ft. 1.04 acres

PROPOSED PROPERTY LINE (TYPICAL)

MIXED HARDWOODS 4"-15" DIAMETER

PRIMARY SEPTIC AREA LEACHING FIELD FOR 495 S.F.

RESERVE SEPTIC AREA LEACHING FIELD FOR 495 S.F.

8" MAX. DRIVEWAY SLOPE

FOREST ROAD

New CL&P RANCE Poles

CL&P 1532

CL&P 1531

UNDERGROUND WIRE UTILITIES PAVEMENT TO BE RESTORED

**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: September 28, 2009
Re: Request for filing extension, Hallock subdivision, File #1285



On 6/15/09, the PZC approved the above referenced three-lot subdivision on Wormwood Hill Road. Since that time, one filing extension was granted and, in a 9/26/09 letter, the applicant has requested a second extension, which requires PZC approval.

The request has been made in order to work on the common driveway and complete monumentation improvements. This reviewer has no objection to the extension request, and the following motion is recommended:

That the Planning and Zoning Commission, pursuant to Section 6.5 of the Subdivision Regulations, grant a second ninety-day extension for filing final subdivision plans for the Hallock Subdivision (File #1285).



CONSULTING ENGINEERS
LAND SURVEYORS • LAND PLANNERS
2179 BOSTON TPKE • COVENTRY, CT 06238
PHONE (860) 742-0340
FAX (860) 742-0355

September 26, 2009

Mansfield Planning and Zoning Commission
c/o Gregory Padick, Director of Planning
Town of Mansfield
4 South Eagleville Road
Storrs, Ct. 06268

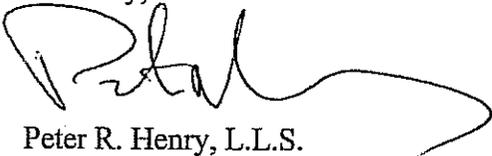
RE: Hallock Subdivision, Wormwood Hill Road
File # 1285
Mylar Filing Extension Request

Dear Members,

As Agents for Kathryn Hallock, we are requesting that the Planning and Zoning Commission grant a second 90 day extension for filing of the plan mylars. The additional time is needed to construct the common driveway and to finish the pinning of the Conservation Easement area and Lots. Revised maps and deeds have been submitted to the Planning Department and are being reviewed .

If you have any questions or require additional information, please call.

Sincerely,



Peter R. Henry, L.L.S.

cc: Kathryn Hallock
File

/ph

**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: September 28, 2009
Re: Request for filing extension, Clark subdivision, File #1280



On 6/1/09, the PZC approved the above referenced four-lot subdivision on Farrell Road. Since that time, one filing extension was granted and, in a 9/29/09 letter, the applicant has requested a second extension, which requires PZC approval.

The request has been made in order to finalize deeds and easements and complete monumentation improvements. This reviewer has no objection to the extension request, and the following motion is recommended:

That the Planning and Zoning Commission, pursuant to Section 6.5 of the Subdivision Regulations, grant a second ninety-day extension for filing final subdivision plans for the Clark Subdivision (File #1280).

September 29, 2009

**Mr. Gregory Padick
Director of Planning
Town of Mansfield
4 South Eagleville Road
Storrs, CT 06268**

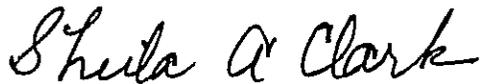
Re: Clark Estates Subdivision, PZC File #1280

Dear Greg,

This is to request an additional ninety- (90) day filing extension for this subdivision. Although filing is imminent, this extension will give us a more relaxed margin to complete the required maps, deeds and monumentation.

If there are any problems or questions, please contact me immediately.

Sincerely,



**Sheila A. Clark/Applicant
9 Farrell Road
Storrs, CT 06268**



**N. Patrick Clark/ Son of Applicant
2 Farrell Road
Storrs, CT 06268**

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: October 1, 2009
Re: Town Council/ Water Pollution Control Authority Referral-Sewer Service Area Mapping



Please find attached an 11/4/08 letter from DEP regarding a statewide effort to designate existing and potential sewer service areas, a draft map prepared by Mansfield staff and a 9/28/09 agenda summary prepared by the Town Manager. The draft map has been submitted to the PZC for review and comment.

I worked with Lon Hultgren and Shawn Fitzgibbons of the Engineering/Public Works Department on the subject sewer service area mapping. Based on State guidelines, entire properties had to be designated which resulted in minor discrepancies from Plan of Conservation and Development designations. However, from a Town wide perspective, the proposed map is fully consistent with Mansfield's 2006 Plan of Conservation and Development and therefore, it is recommended that the PZC communicate to the Town Council, acting as the Water Pollution Control Authority, its support for the subject mapping.

The following motion has been prepared for the Commission's consideration:

That the Planning and Zoning Commission has reviewed the draft sewer service area mapping prepared by Mansfield Public Works Department pursuant to State guidelines. The subject mapping is consistent with Mansfield's Plan of Conservation and Development and accordingly, it is recommended that the Water Pollution Control Authority authorize the submittal of this map to the State Department of Environmental Protection.

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MEMORANDUM

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



To: Planning and Zoning Commission
CC: Gregory Padick, Director of Planning
From: Matt Hart, Town Manager *MWH*
Date: September 30, 2009
Re: Referral: Sewer Service Area Map

Please see the attached information regarding the above captioned matter. Please review and comment on the proposal, pursuant to your authority under Connecticut General Statutes Section 8-24.

Your assistance with this matter is greatly appreciated.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *M.H.*
CC: Maria Capriola, Assistant to the Town Manager; Lon Hultgren, Director of Public Works; Gregory Padick, Director of Planning
Date: September 28, 2009
Re: WPCA, Sewer Service Area Map

Subject Matter/Background

Late in 2008, all municipal water pollution control authorities received a request from the Municipal Facilities Section of the Department of Environmental Protection (DEP) to develop and submit for planning purposes a sewer service area map of the town. This map will help the State revise its plan of Conservation and Development. The DEP requested that the map be provided by the end of September 2009.

Staff has drafted such a map based on what we know to be our current and most likely future sewer service areas and would like to have the PZC and Council (acting as the WPCA) review the map for submission to the DEP.

Financial Impact

As this is a planning document, no financial impact of the map itself is anticipated. However, areas proposed for future sewers (like the Four Corners area) may involve some Town financial support.

Recommendation

Staff recommends that the WPCA review the sewer service area map and refer it to the Planning and Zoning Commission for its review and comment.

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

Move, effective September 28, 2009, to refer the proposed Mansfield sewer service area map to the Planning and Zoning Commission for review and comment.

Attachments

- 1) November 4, 2008 memo from William Hogan of the DEP
- 2) Town of Mansfield Sewer Service Areas Map (dated 8/31/09)



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



November 4, 2008

TO: GREGORY
PADICK 429-6863

To: Water Pollution Control Authority Chairman
From: William Hogan, Municipal Facilities Section of DEP

3 PGS.
William Hogan

RECEIVED

NOV 12 2008

WINDHAM 12008-00

RE: Development of a Water Pollution Control Plan with a Sewer Service Area Map

The Department of Environmental Protection is pleased to distribute this guidance document to all water pollution control authorities in the state. We encourage each WPCA to follow the step by step procedures outlined in the document, as this is an opportunity that will benefit each municipality.

What does the document encourage each WPCA to do? It encourages each WPCA to use authorities granted to them by the state statutes by developing a Water Pollution Control Plan that includes a sewer service area map.

Who is expected to do the work? This will vary in each municipality. The best organization to conduct the work is often the WPCA itself, because of their working knowledge of the subject. If a municipality has GIS capabilities for the mapping, the entire process can be done in-house. If GIS capabilities do not exist, then the municipality may need to seek outside assistance for either GIS or paper map preparation. The fact that GIS may not be available in your municipality should not discourage you from undertaking this effort.

How does the municipality benefit from this effort? There are multiple ways that each municipality will benefit from this effort, as outlined below:

- ❖ The sewer service area map (as differentiated from a collection system map) will put the municipality in control of where the sewer system is constructed and will influence how and to what density the municipality is developed.
- ❖ Communications between the WPCA, the municipal planner, the Planning and Zoning Commission, the chief elected official and other land use boards will be improved, resulting in a more complimentary approach to planning and a consistent message to developers as to how the town plans its own future.
- ❖ The water pollution control plan and the sewer service area map can be included in the municipality's Plan of Conservation and Development. This again indicates that the various boards and commissions of the municipality are in sync with one another.
- ❖ Clean Water Fund eligibility, as determined by DEP, is contingent upon a finding of consistency with the Conservation and Development Policies Plan for Connecticut (State C&D Plan). An up-to-date sewer service area map will be an important consideration during the next State C&D Plan revision process. Such a map will provide the Office of Policy and Management (OPM) with a better understanding of your municipality's plans when they undertake the revision process.

(Printed on Recycled Paper)

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/dep

An Equal Opportunity Employer

When should this effort be completed? The ideal time frame for completion of the work would be by the end of September 2009. Why this particular date? At that time, OPM will be requesting information from the municipalities for the revision to the State C&D Plan. While it will take a concerted effort, DEP believes that with good cooperation amongst various boards and commissions in each municipality, the date is achievable.

Will assistance be provided from others? While the DEP cannot provide one-on-one assistance to a hundred municipalities, we are willing to work with the regional planning organizations (RPO) and conduct training on a regional basis. This would also allow for networking amongst the municipalities so that each may learn from the others. The regional planning organizations may also be able to provide guidance on GIS or on how to convert maps into GIS format.

In addition, each RPO will be receiving a limited amount of funding from OPM to, at a minimum, develop regional GIS data for existing sewer service. While it is not likely that this would result in a sewer service area map that meets all of the specification of the guidance document, it should provide assistance to those towns that currently do not have this information in a GIS format.

Request of the DEP: The Department would like to hear from each municipality by not later than January 15, 2009 on your plans to conduct this effort. Do you think that it can be accomplished by September 2009? Do you plan on using GIS mapping technology?

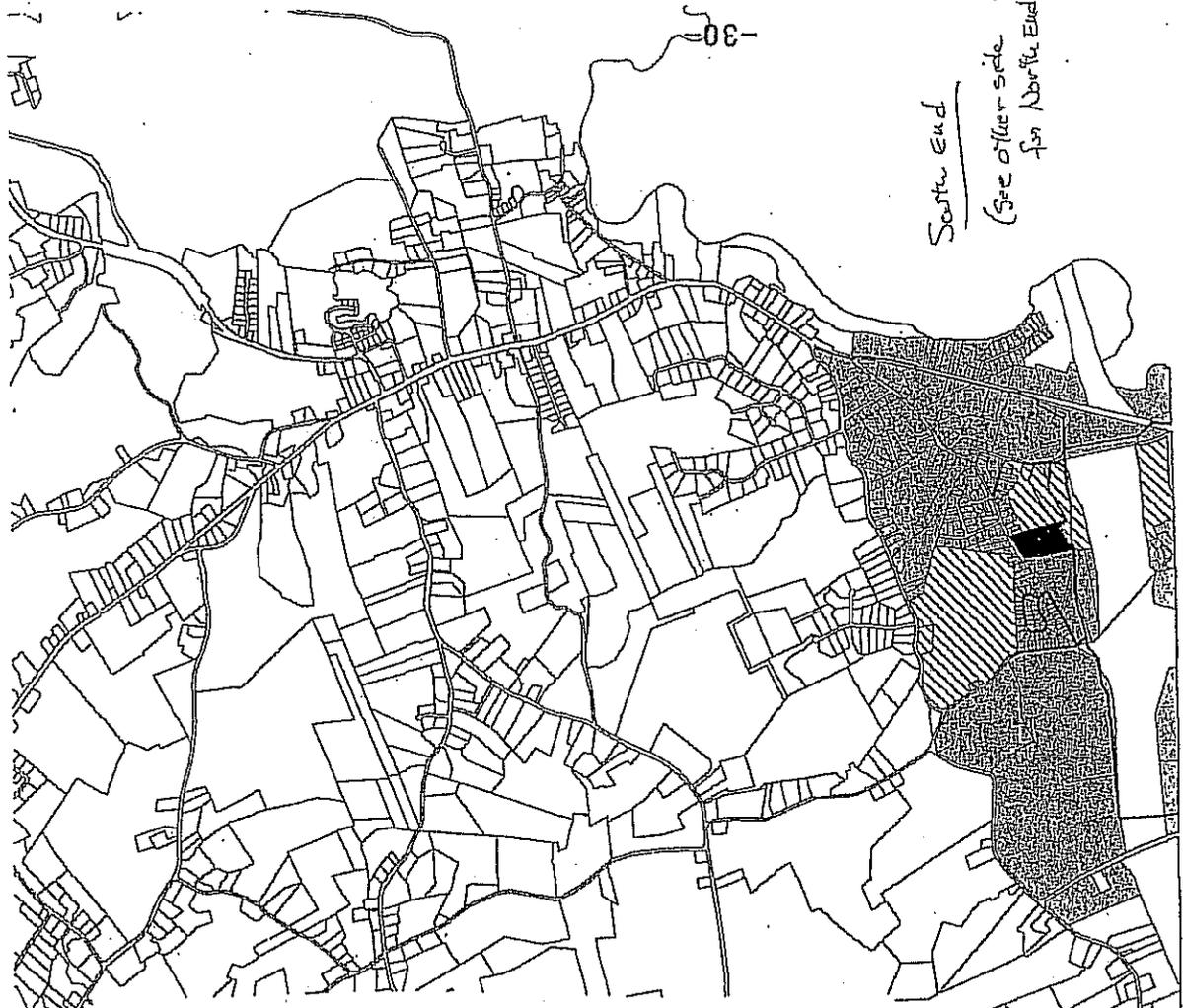
Where to find the guidance document: If copies of the guidance document were sent to all of the parties, the Department would need to make more than 850 copies. In both a cost saving mode and for the flexibility of forwarding the document to others, the Department will list the guidance document on our web site at the following address:

www.ct.gov/dep/lib/dep/water/municipal_wastewater/development_of_wpcplan.pdf

This letter will also be sent to the chief elected officer, the municipal planner, the planning and zoning commission, and the wastewater superintendent to start the communications between the various land use boards.

If you have further questions on this matter and wish to speak with a DEP representative, you may contact either William Hogan at 860-424-3753 or George Hicks at 860-424-3752.

CC: Chief Elected Official
· Planning and Zoning Commission
Municipal Planner
Wastewater Superintendent
Regional Planning Organization

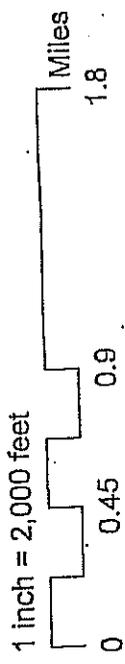


Town of Mansfield Sewer Service Areas

Map Date: 08-31-2009

Legend

-  Town Sewer
-  UCONN Sewer
-  Town Service Area
-  UCONN Service Area
-  Private Service Area
-  Planned Town Service Area
-  Planned Private Service Area
-  Planned Unsewered (Conservation) Area



South End
(See other side for North End)

North End
(see other side for South End)



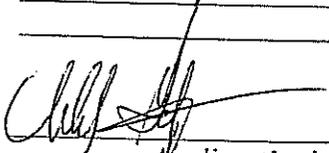
REQUEST FOR SITE/BUILDING MODIFICATIONS
(see Article XI, Section D of the Mansfield Zoning Regulations)

APPLICANT/OWNER SECTION

1. Owner(s) GAL ASSOCIATES LLC Telephone (860) 529-7407
(please PRINT)
Address 2199 SILAS DEANE Hwy. Town Rocky Hill, CT Zip 06067
2. Applicant(s) CHUCK'S MARGARITA GRILL Telephone (860) 429-1900
(please PRINT)
Address 1498 STAFFORD RD. Town STORES, CT Zip 06268
3. Site Location 1498 STAFFORD RD, STORES, CT 06268
4. Reference any approved map(s) that would be superseded if this request is approved:
(A) PLOT PLAN WITHOUT DECK

5. Reference any new map(s) submitted as part of this request:
(B) PLOT PLAN WITH DECK ATTACHED TO RESTAURANT

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.  Applicant's signature date 9/22/09

GAL Associates LLC, Owner

Chuck's Margarita Grill, Applicant
1498 Stafford Rd.
Storrs, CT 06268

ATTACHMENT

The loft has 92 seats.

The main dining room has 84 seats.

The lounge has 103 seats, including bar stools.

There are 147 parking spaces.

We want to provide a casual outdoor dining experience in the Storrs/Mansfield area.

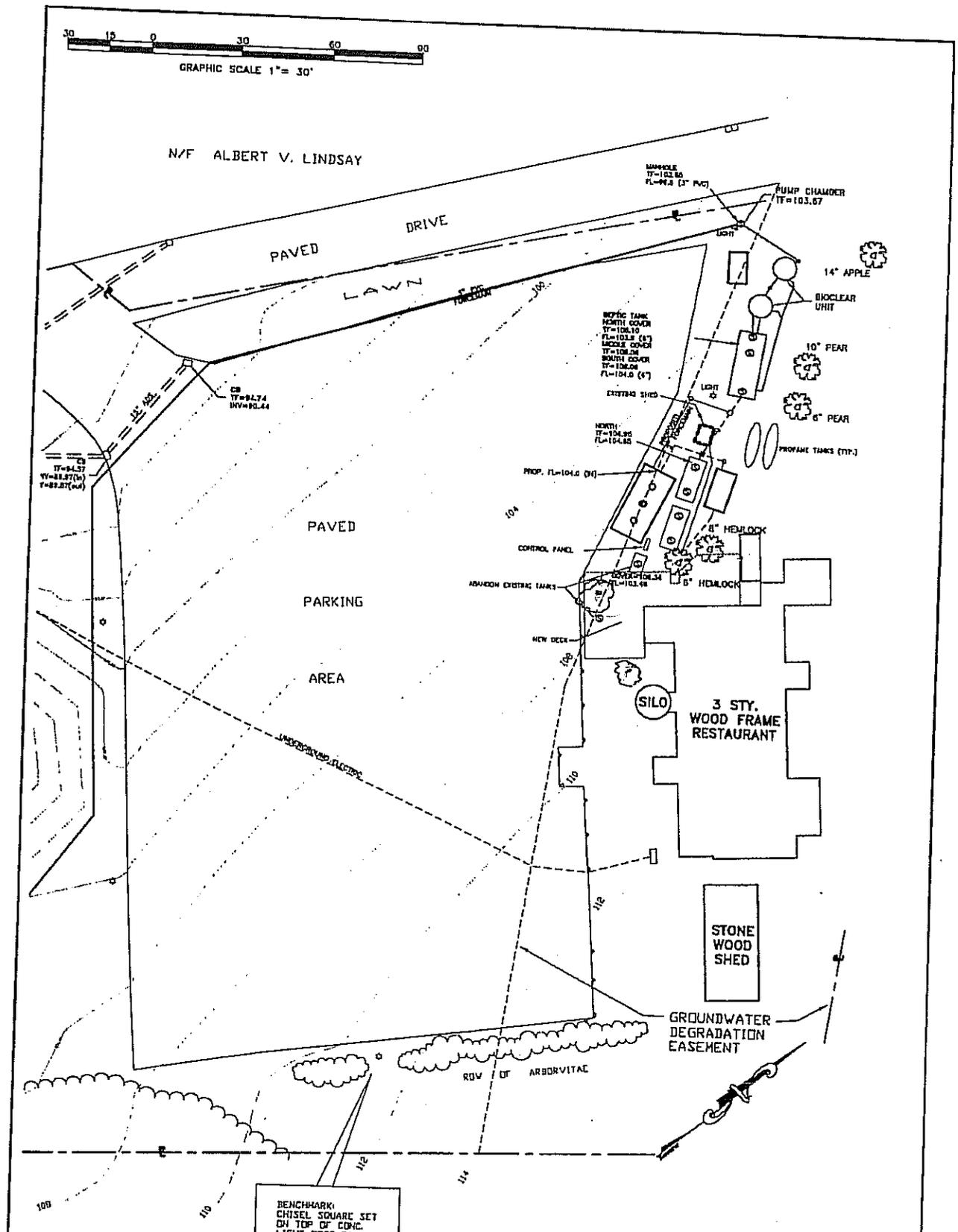
The proposed deck will be 1050 sq. ft. on two levels, with the top level being handicapped accessible. It will not be more than 30 inches off the ground at any point, and it will have railings on all outside perimeters. It will have 65 seats that will be used for lunch and dinner, for food and cocktails. It will also have a raised gas fireplace for ambiance. There will not be a bar on the deck, as it will be serviced from the lounge, and is accessible from the lounge only. We would like to have background music for our patrons (no live entertainment) if this is within the code. The patio will be lit using low voltage lighting with the appropriate number of emergency lights.

Since the septic system is DEP approved, they have asked us to structure our use accordingly. Therefore, when seating the deck (patio), the third floor will be limited to the difference between the number of seats listed.

Example: If the deck has all 65 seats taken, then the third floor will be limited to 27 seats.

Deck hours:	M-Thurs.	4-11 pm	Dining Room hours:	M-Thurs.	4-10 pm
	Friday	4-12:30 am		Friday	4-11 pm
	Sat.	noon-12:30 am		Sat.	noon-11 pm
	Sun.	noon-11 pm		Sun.	noon-10 pm

(A)



REVISIONS

Map Reference:
 Septic System Repair Prepared for G.R.W.L. Associates Conn. Route 32 Mansfield, Connecticut
 by Ferns Engineering, Inc. Civil Engineers and Land Surveyors Date 8/9/99 Scale 1"=60'

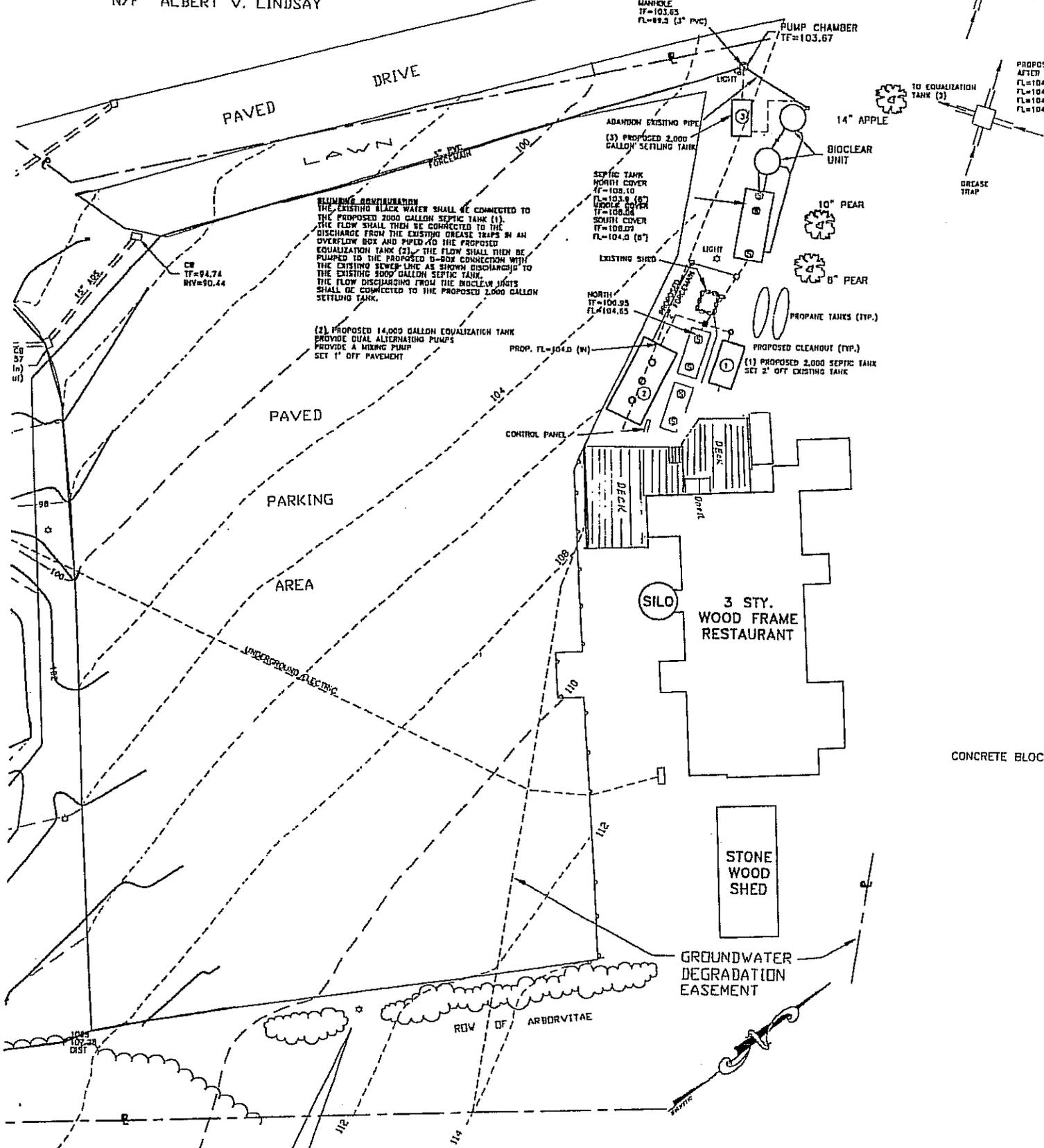
Second Drawing Improvement Location Survey G.R.W.L. Associates Chuck's / Margarita's
 Connecticut Route 332 Mansfield, Connecticut By Gardner & Peterson Assoc.
 Scale 1"=20', Date 4/2/01, Map No. 9613-A3

IMPROVEMENT LOCATION SURVEY				
SITE PLAN - DECK				
G.R.W.L. ASSOCIATES				
CHUCK'S / MARGARITA'S				
CONNECTICUT ROUTE #32				
MANSFIELD, CONNECTICUT				
GARDNER & PETERSON ASSOCIATES, LLC				
178 HARTFORD TURNPIKE				
TOLLAND, CONNECTICUT				
PROFESSIONAL ENGINEERS LAND SURVEYORS				
BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=20'	08-25-2009	1 of 1	9613-DECK

(A) PLOT PLAN w/o Deck

(B)

N/F ALBERT V. LINDSAY



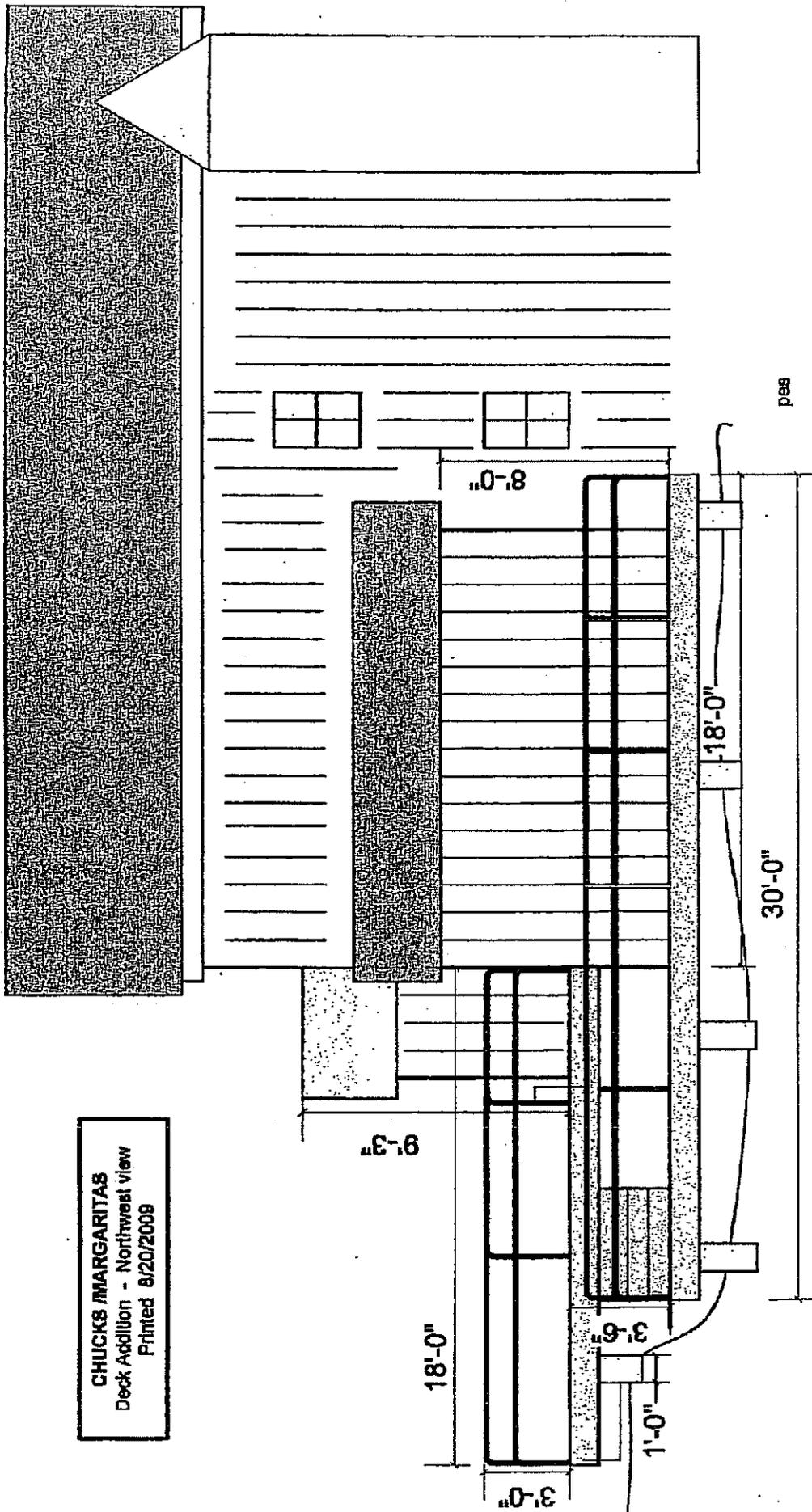
REMAINING ARBORVITAE
 THE EXISTING BLACK WATER SHALL BE CONNECTED TO THE PROPOSED 2000 GALLON SEPTIC TANK (1). THE FLOW SHALL THEN BE CONNECTED TO THE DISCHARGE FROM THE EXISTING GREASE TRAPS IN AN OVERFLOW BOX AND PIPED TO THE PROPOSED EQUALIZATION TANK (2). THE FLOW SHALL THEN BE PUMPED TO THE PROPOSED B-BOX CONNECTION WITH THE EXISTING SEWER LINE AS SHOWN DISCHARGING TO THE EXISTING 3000 GALLON SEPTIC TANK. THE FLOW DISCHARGING FROM THE INDOOR JOISTS SHALL BE CONNECTED TO THE PROPOSED 2,000 GALLON SETTLING TANK.

(2) PROPOSED 14,000 GALLON EQUALIZATION TANK PROVIDE DUAL ALTERNATING PUMPS PROVIDE A MIXING PUMP SET 1" OFF PAVEMENT

BENCHMARK:
 CHISEL SQUARE SET
 ON TOP OF CONC.
 LIGHT POST BASE
 ELEV. = 111.98'

PLAT PLAN WITH DECK.

VIEW FROM MAIN PARKING AREA / FRONT



CHUCKS MARGARITAS
Deck Addition - Northwest view
Printed 8/20/2009

pes

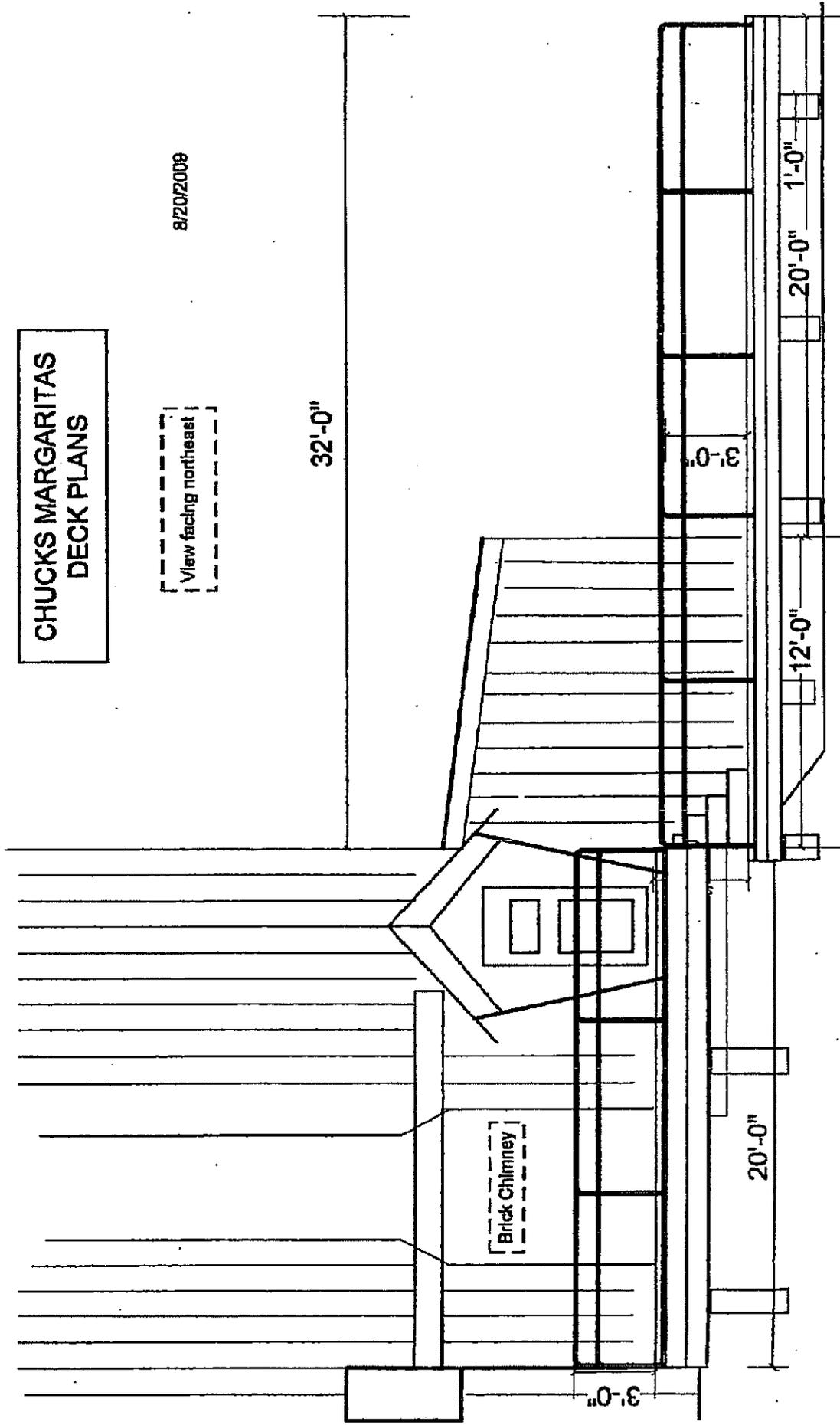
LEFT-SIDE VIEW

CHUCKS MARGARITAS
DECK PLANS

View facing northeast

8/20/2009

32'-0"



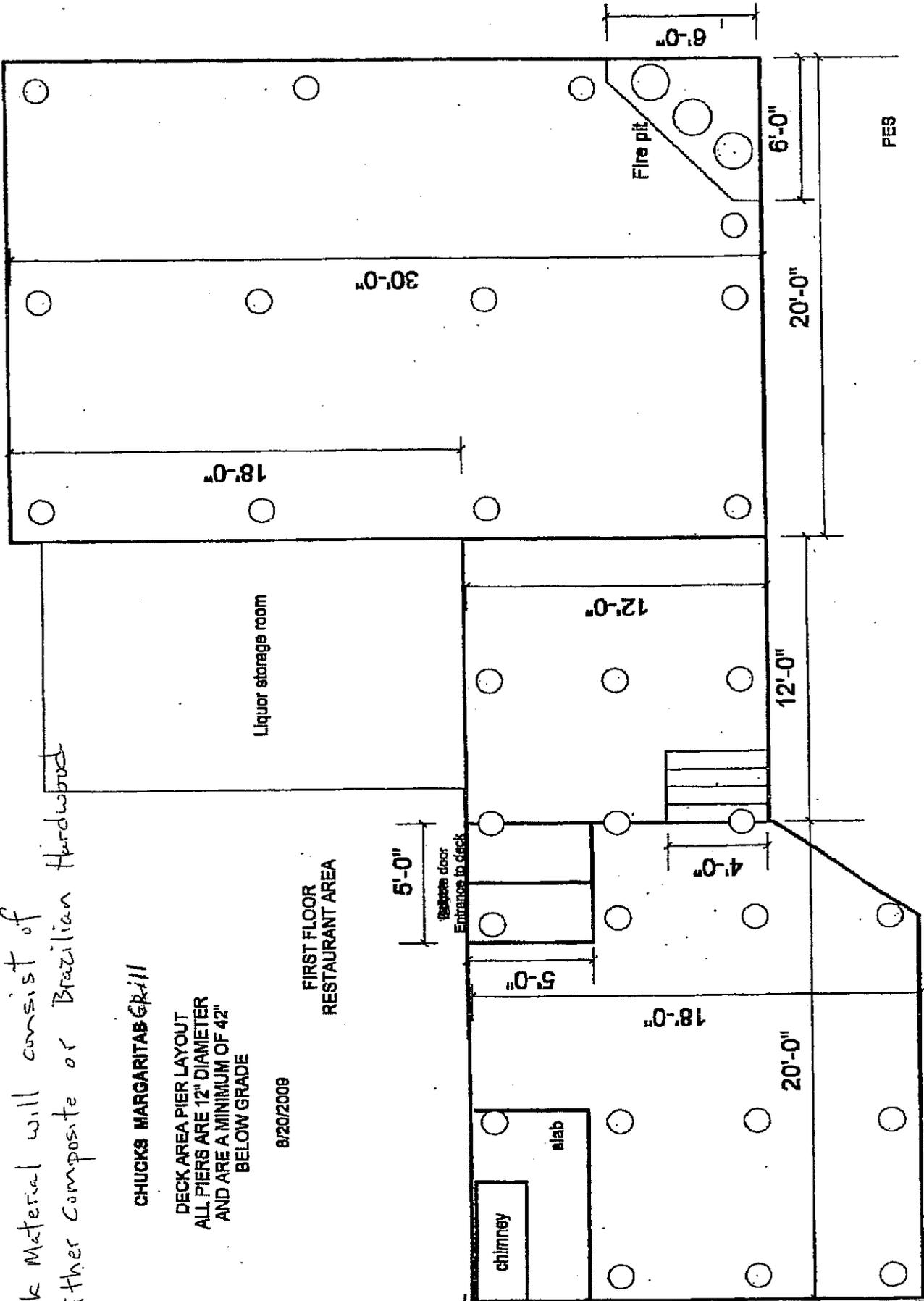
Deck Material will consist of either Composite or Brazilian Hardwood

CHUCKS MARGARITAS GRILL

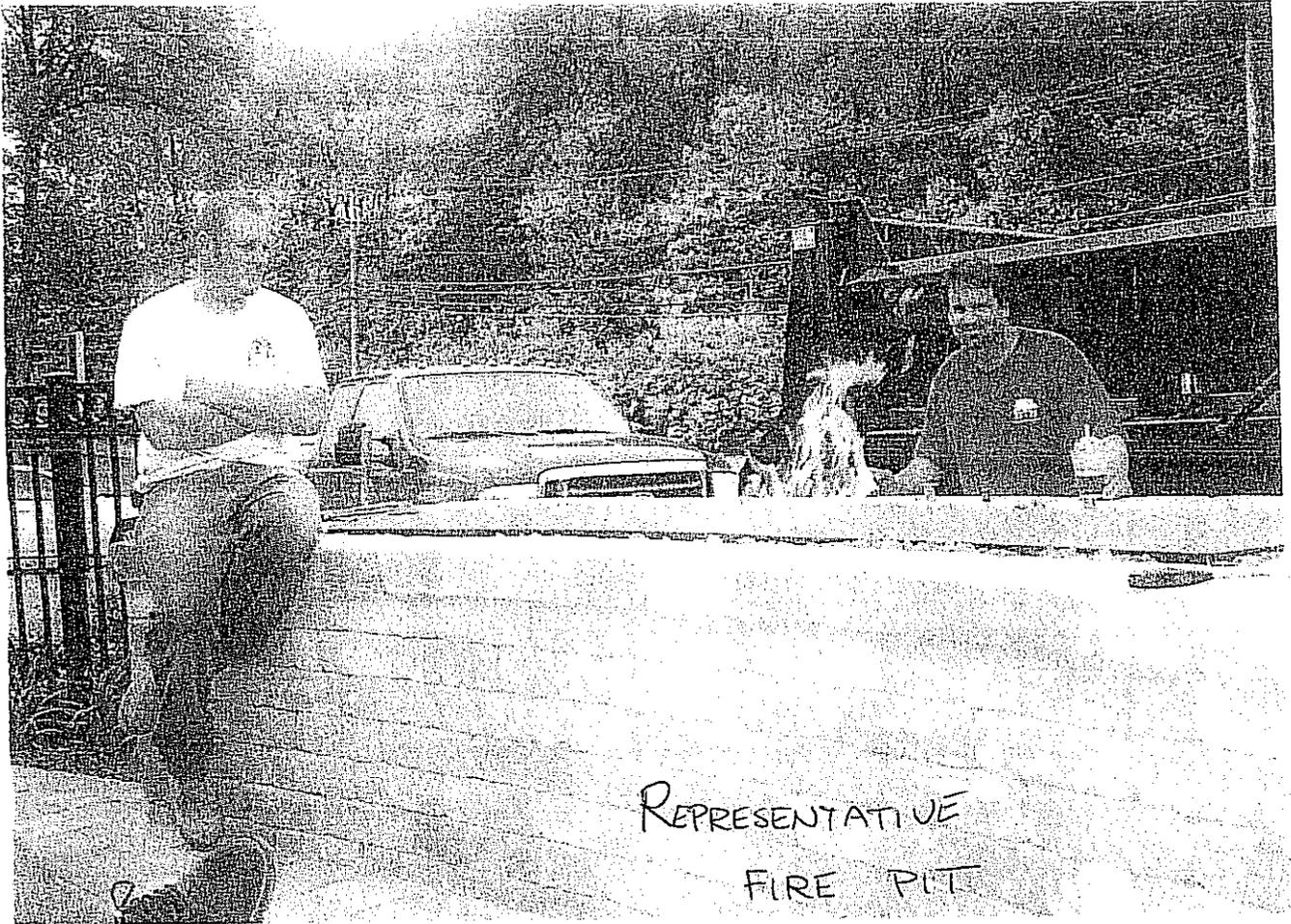
DECK AREA PIER LAYOUT
ALL PIERS ARE 12" DIAMETER
AND ARE A MINIMUM OF 42"
BELOW GRADE

8/20/2008

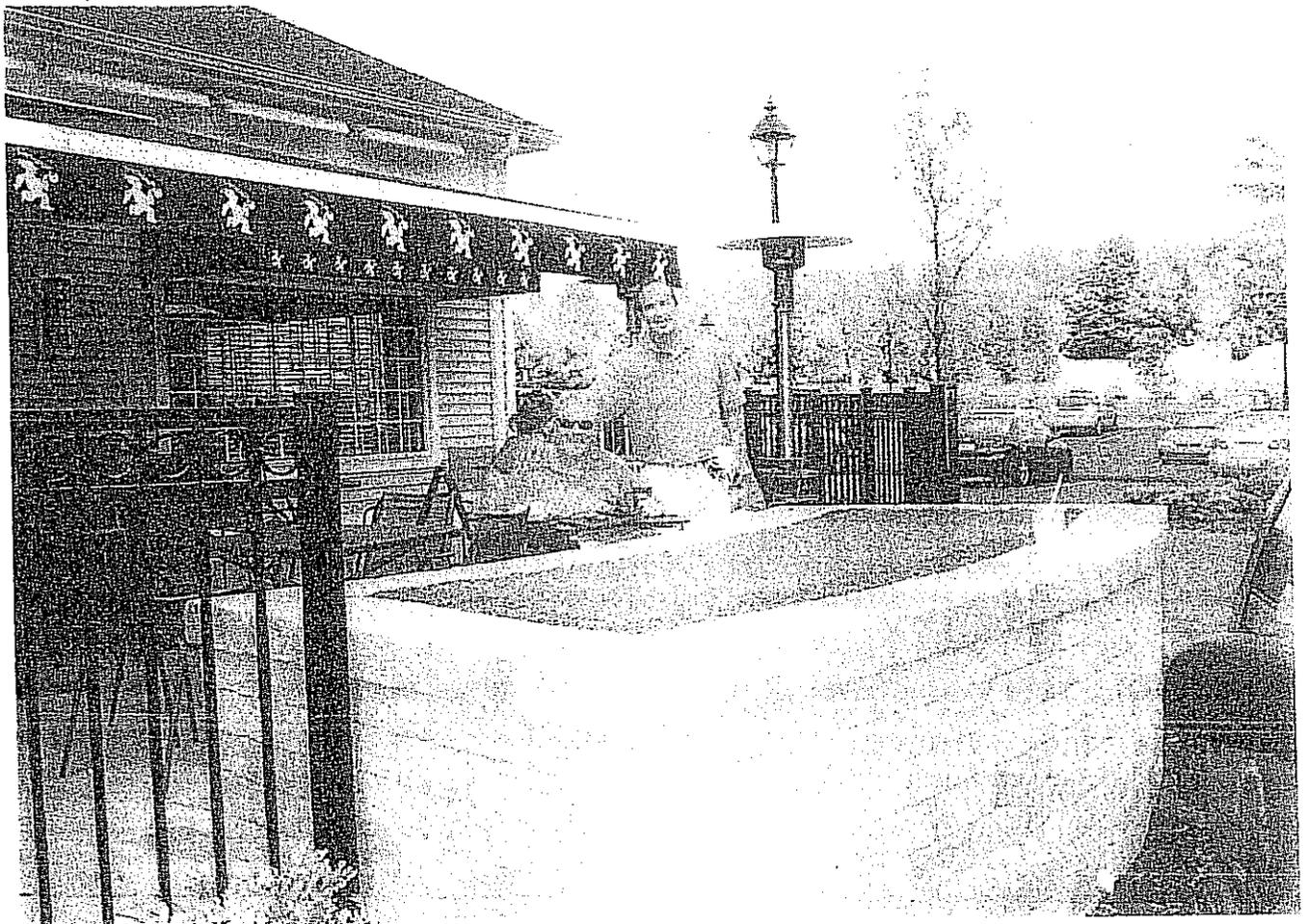
**FIRST FLOOR
RESTAURANT AREA**



Sheet

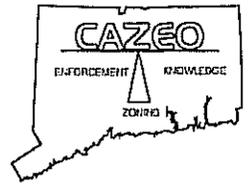


REPRESENTATIVE
FIRE PIT





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: September 30, 2009

We have received a Request For Modifications dated 9/22/09, from Chuck's Margarita Grill for the addition of a 1050 sq. ft. deck at the restaurant. The applicant has submitted a statement of use, before and after site plans, deck elevation drawings and other information for a review of this proposal. I discussed this application with the PZC Chairman and we both feel that the full Commission should review the request with staff assistance. This location should also be included on the next PZC field trip.

I recommend that the PZC receive this Request For Modification from Chuck's Margarita Grill at 1498 Stafford Road, for the construction of a deck addition and refer it to staff for review and comment.

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Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on October 14, 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. – William Paulson, for a Special Exception of Art VIII, A for a 39' variance to construct a 20' x 30' deck onto a non-conforming residence, at 527 Middle Tpke.

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 September 24, 2009.

Carol Pellegrine

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Willimantic River Review

Fall 2009

Award to Alliance

In April, the Alliance received a 2008-09 Environmental Leadership Award from the University of Connecticut, recognizing the Alliance's contribution to a more environmentally aware and sustainable Storrs campus. This award recognizes our efforts to monitor and recommend environmentally responsible actions by the University. At the presentation, Richard Miller, Director of Environmental Policy, thanked the Alliance for "keeping us honest" by asking questions and for providing background information to UConn officials.

In recent years, the Alliance was represented on environmental committees at the University: the Willimantic River Study's Technical Advisory Group, the Compost Facility Siting Committee, and the Hazardous Waste Facility Siting Advisory Committee. The Alliance has also submitted testimony concerning UConn's potential impact on the Willimantic River to the Ct. Department of Environmental Protection, to the Governor's Council on Environmental Quality, and to UConn's Water and Wastewater Advisory Committee. Our watchdog efforts will continue!

Going National

The Alliance is working with The Last Green Valley (the Quinebaug-Shetucket Heritage Corridor) to apply for support from the National Parks Service, specifically from its Rivers, Trails and Conservation Assistance Program. The goal is designation of the Willimantic River (and segments of other rivers in northeastern Connecticut and in Massachusetts) as National Canoe Trails. A section of the Quinebaug River was awarded this designation in 2007 as part of the National Trails system. The proposed designations would raise awareness of the recreational opportunities on the rivers and attract paddlers who could become advocates and caretakers for these rivers.

Plans for the Willimantic River include a forum, facilitated by the Park Service, to share ideas for making the river more accessible. One focus could be additional sources of information for the public, such as signs and kiosks at launch sites. Stay tuned!

The Greenway Grows

In 2006, Tolland purchased development rights from the King family for 191 acres along the Willimantic River. This **King Riverside Conservation Area** includes a section next to the river that is open to the public, and, thanks to Tolland's Conservation Corps, a ¾-mile trail along the river is now open. The entrance and parking lot can be reached from Rt. 195 by turning onto Dimock Road near the bridge. From the parking lot, walk downhill and along a dirt road a short distance to a trail into the woods on the right. Follow this level trail to the river and upstream along the bank.

Where this trail emerges onto an old road, look for stone abutments of the Peck bridge and a view of the former Peck mill site across the river in Willington (both structures date from the late 1700's). North of there, follow the old road past majestic trees and over small brooks. Look for a clearing on the right, and walk to the river's edge for a view of one of the large glacial boulders in the river that are a paddler's despair or delight.

Continue north along the old road through a mountain laurel grove to Newcomb Brook. The trail currently ends at the brook, but will continue north sometime in the future. For a trail guide and history of the area, visit the Parks Guide on the Alliance website.

This new trail offers an opportunity to expand the Willimantic River Greenway's **Midriver Trail** into Tolland. The Midriver Trail currently extends for three miles from Mansfield's River Park (through UConn's Spring Manor Farm and Mansfield's Merrow Meadow Park) to Coventry's Riverview Trail Park. The Alliance plans to extend the Midriver Trail from Riverview Trail Park to the King Riverside Conservation Area along local roads (Riverview Drive and Jones Crossing Road). A guide to the Midriver Trail on the Alliance's website will be updated when the extension into Tolland is completed.

Riverwatch

COVENTRY/MANSFIELD As part of state budget cutting efforts, many **stream-flow gauges** were proposed to be discontinued, including the two gauges on the Willimantic River (South Coventry and Mansfield Depot). The Alliance joined with other river groups to protest this, and at the time of this publication, funding for the gauges had been restored. The Mansfield Depot gauge is already in the process of being moved from its location next to the University of Connecticut well field to a site by the Merrow Bridge. This new site will allow the gauge to measure water flow in the river upstream of the wells and provide real-time data about the amount of water in the river.

The University will use data from this gauge as an indicator of when the river's flow is so low that continued water withdrawals from the well field could threaten aquatic life in the river downstream of the wells. This warning system is comparable to the stream-flow gauge on the Fenton River that indicates when the flow is too low to use the University wells next to the Fenton River.

STORRS The Storrs campus of the University is starting to green up. A "**green roof**" was installed in early September on the Gant Building's plaza. Trays of drought-tolerant sedum plants were laid out on a section of the plaza, which has a dedicated drain pipe. By monitoring this pipe, several researchers at UConn are measuring the effect of these plants: how much they can slow runoff of rain and how well they filter out pollutants from the runoff. Another green roof is planned for one of the new classroom buildings on campus.

One goal of these roofs is to help reduce excessive stormwater runoff into Eagleville Brook, which is piped under the Gant building. The brook comes to the surface near Hunting Lodge Road and eventually enters the Willimantic River at Eagleville Lake. The rapid runoff from impervious

surfaces into the brook has caused erosion and has carried pollutants that affect its water quality. These problems have resulted in a lack of aquatic life in the brook. The University and the town of Mansfield are working with the Ct. Department of Environmental Protection on ways to reduce this excessive runoff by eliminating as much hard surface on campus and on nearby areas as possible. A green roof is one way to accomplish this.

Other first steps already in place on campus include porous parking lots, rain gardens, and swales to slow the runoff and encourage water to filter into the earth rather than running directly into the brook. A "pervious concrete" parking lot was recently installed next to the UConn field house. It is made of larger stones than usual and without sand. This design lets rainwater pass through the pavement into the ground. No storm drains are needed, which means that rainwater is not going directly into Eagleville Brook. A "pervious asphalt" parking lot at the Towers dorm complex was installed at the same time.

This is a **first-in-the-nation project** to test reduction of impervious surfaces as a way to bring life back to a watercourse. The University's CLEAR program (Center for Land Use Education and Research) is completing an analysis of the impervious surfaces in the Eagleville Brook watershed and a list of recommended solutions. Many acres of roof and asphalt remain to be addressed, but the process has begun.

COVENTRY Coventry residents have proposed that two roads near the Willimantic River be designated as "**scenic roads**": Riverview Drive and Jones Crossing Road. The Willimantic River Greenway's Midriver Trail will follow these roads to connect between trails in Coventry's Riverview Trail Park and the King Riverside Conservation Area in Tolland. The Alliance is submitting testimony to the Coventry PZC supporting these designations to preserve the natural character and historical

features along these roads. Riverview Drive follows the edge of Riverview Trail Park. Jones Crossing Road was originally part of the old Tolland Turnpike (early 1800's), and it leads to the former Jones Crossing bridge at the river (a popular launch site and fishing area.)

A follow-up note: In March, the Alliance testified to Coventry PZC with concerns about a proposed church complex on the south side of Rt. 195 off Jones Crossing Road. That proposal was approved by the Coventry Inland Wetlands Agency, but was then withdrawn before application to the PZC. A second church (Storrs Community Church) is being built on the north side of Rt. 195 off Dimock Road.

Walktober 2009

Explore along the Willimantic River during Walktober, a month-long series of walks and other outings sponsored by The Last Green Valley. Walks along the river are listed below. For the other events, visit www.thelastgreenvalley.org.

Sunday, October 4

Green Roof Tour Visit this newly installed watershed protection technique during UConn's Cornucopia (11-4 p.m.). Tour meets at 12:30 at junction of Rt. 195 and N. Eagleville Road on the Storrs Campus. Information: www.cag.uconn.edu

Saturday/Sunday, October 3 & 4

Rails, Mills & a River One-mile walk at 11 a.m. near the river and the old New Haven railroad yard in Willimantic. Learn about local railroad and textile mill history. Optional railroad museum tour afterward. Directions: From Main Street (Rt. 66/Rt. 32) in Willimantic, turn onto Bridge St. Cross the railroad track and immediately turn right into a parking lot. Park at the back of the lot near the museum gate. Sponsored by Ct. Eastern Railroad Museum. Information: 456-9999.

Sunday, October 18

Merrow Village and Mill Walk Discover this 19th-century mill village in Mansfield with mill historian Bill Jobbagy and learn about its industry and the inventive Merrow family. Then walk along scenic Riverview Trail in Coventry to see remains of the Merrow's gunpowder mill. An easy 2-hour walk. Meet at the Merrow bridge at 11 a.m. Directions: from the junction with Rt. 195, go south of Rt. 32 for 8-tenths mile. Turn right onto Merrow Road, cross the bridge and park on Riverview Drive. Sponsored by the Alliance, Mansfield Parks and Rec. Dept. and Coventry Rec. Dept. Information: 742-9401.

Sunday, October 18

Run of the Mill A walk through time with historian Bev York in Willimantic (1.5 miles). Visit a 19th and 20th-century textile mill district along the river that has been restored for 21st-century businesses and homes. Meet at 3 p.m. at the museum (411 Main Street), a short distance from the Frog Bridge. Sponsored by Windham Textile Museum. Information: 456-2178.

It's time to enjoy the great outdoors! Visit the Willimantic River Greenway Parks and Trails Guide at www.willimanticriver.org to discover 25 public access sites along the river. Or visit the website's Paddling page for detailed information about the river's 24-mile canoe-kayak route.

Contributors: Vicky Wetherell, Meg Reich
Design and Layout: Ella Ingraham

Submissions for the Spring 2010 edition
may be submitted to
WRA, Inc., P.O. Box 9193, Bolton, CT 06043
Or to info@willimanticriver.org

View previous newsletters at
www.willimanticriver.org

Willimantic River Alliance – Membership Form

Name _____
 Address _____
 State _____ Zip _____
 Town _____ Phone _____
 E-Mail _____

Contact me about volunteer opportunities for the WRA

Memberships	Annual Dues
Senior/Student Individual	\$ 5.00
Family	\$10.00
River Steward	\$15.00
Patron	\$ 50.00
	\$ 250.00 (Lifetime Member)

Mail completed form and check to:
 WRA at P.O. Box 9193, Bolton CT 06043-9193

Thank you for joining the Alliance! Your membership dues may be tax deductible.



Founded in 1996, the Alliance has a mission "to protect and preserve the Willimantic River through cooperative and educational activities that promote regional awareness, stewardship, and enjoyment of the river and its watershed." As a coalition of citizens, officials and local agencies, the Alliance sponsors events such as regional forums and outings and publications, including a newsletter and website www.willimanticriver.org. Our email address is info@willimanticriver.org.

Willimantic River Alliance, Inc. is a nonpro-501 (c) (3) tax-exempt corporation. The Alliance promotes development of the Willimantic River Greenway, an official state greenway along the river's 25 miles from Stafford Springs to Willimantic. This regional project aims to connect recreational, historical and natural resource features along the river. These connections are being created by the nine riverside towns through natural resource preservation and recreation projects, such as linking trails and improving access to the river.

The river's watershed includes seventeen towns: (in Ct.) Andover, Ashford, Bolton, Columbia, Coventry, Ellington, Hebron, Lebanon, Mansfield, Stafford, Union, Tolland, Vernon, Willington, Windham, and (in Mass.) Monson, Wales.

Fall 2009

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