

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, **Tuesday** January 19, 2010, 7:00 p.m.
Council Chambers, Audrey P. Beck Municipal Building

Minutes

1/4/10

Scheduled Business

Zoning Agent's Report

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

7:15 p.m. Public Hearing

Special Permit Application, Proposed Fitness Center at the Eastbrook Mall, 95 Storrs Rd, Cardio Express LLC., applicant, File # 1290

Memos from Director of Planning, Assistant Town Engineer

Old Business

- 1. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Rd and Mansfield Ave.**
Memo from Director of Planning
- 2. **Other**

New Business

- 1. **Proposed Revision to Article X. Section C regarding Political Signs**
Memo from Director of Planning
- 2. **Notice of 1/25/10 Town Council Hearing on Proposed Ordinance on Off-Street Parking for Residential Rental Properties**
- 3. **USDA Animal Health Research Facility at UConn Depot Campus**
- 4. **Other**

Reports from Officers and Committees

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

Communications and Bills

- 1. 12/30/09 CCM Environmental Management Bulletin Re: Online Planning Tool for Local Offices
- 2. 1/6/10 WINCOG Planning Commission Letter Re: Coventry Plan of Conservation and Development
- 3. DEP Handout: Streamflow Balancing Water Use for Future Generations
- 4. 1/11/10 email Update; Ponde Place Well Drilling
- 5. Other

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DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, January 4, 2010

Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, R. Hall, P. Plante, B. Pociask, B. Ryan
Members absent: M. Beal, K. Holt, vacant position
Alternates present: G. Lewis, Kenneth Rawn, Vera Stearns
Staff Present: Gregory Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:21 p.m. Alternates Lewis, Rawn and Stearns were appointed to act.

Minutes:

12/21/09-Hall MOVED, Ryan seconded, to approve the 12/21/09 minutes as written. MOTION PASSED with all in favor except Plante who disqualified himself.

Zoning Agent's Report:

Padick updated the Commission that Hirsch has issued E. Hall a fourth violation of \$150.00 and has not received any response to the previous three violations. Pociask asked that Hirsch look into the sale of cars at four corners intersection.

Old Business

1. **Special Permit Application, Proposed Fitness Center at the Eastbrook Mall, 95 Storrs Rd, Cardio Express LLC., applicant, File # 1290**
Tabled pending a 1/19/10 Public Hearing.
2. **11/30/09 Letter from M. Margulies for the American Civil Liberties Union of CT**
Due to potential for possible litigation, Plante MOVED, Hall seconded, that the PZC, Director of Planning and the Secretary enter into an Executive Session at 7:26 p.m. MOTION PASSED UNANIMOUSLY. Plante MOVED, Pociask seconded, to end the Executive Session at 7:52 p.m. MOTION PASSED UNANIMOUSLY.
3. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Rd and Mansfield Ave.**
Item was tabled, awaiting potential comments from primary property owner.

New Business:

None

Reports of Officers and Committees:

Chairman Favretti noted that he has heard from the Democratic Town Committee, and a recommendation for a PZC Alternate is expected by mid-January.

Communications and Bills:

Peter Plante and Alternate Kenneth Rawn expressed interest in attending the May 22, 2010 class from CLEAR.

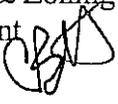
Adjournment:

Chairman Favretti declared the meeting adjourned at 7:54 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary

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To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent 
 Date: January 14, 2010

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

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	7	11	4	66	81
Certificates of Compliance issued	13	9	12	53	81
Site inspections	53	45	35	254	311
Complaints received from the Public	3	4	2	23	37
Complaints requiring inspection	3	3	2	19	21
Potential/Actual violations found	6	4	1	32	17
Enforcement letters	18	5	8	60	64
Notices to issue ZBA forms	0	1	1	4	3
Notices of Zoning Violations issued	4	2	1	27	31
Zoning Citations issued	8	6	0	25	7

Zoning permits issued this month for single family homes = 0, multi-fm = 0
 2009/10 fiscal year total: s-fm = 8, multi-fm = 8

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TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: 1/14/10
Re: Special permit application, proposed fitness club, 95 Storrs Road (East Brook Mall)
File #1290



This afternoon, the applicant called and related that he was not able to attend next Tuesday's Public Hearing and asked that it be rescheduled to February 1st. Since the legal notices have been published, it is recommended that the hearing be opened on Tuesday and any public comment be received. The hearing can then be continued until February 1st.

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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 J. Padick, Director of Planning
Date: 1/14/10
Re: Special permit application, Proposed fitness club, 95 Storrs Road (East Brook Mall) File #1290



The following comments are based on a review of submitted information (12/11/09 Statement of Use/ Sanitary Report, 12/11/09 plan prepared by Archimage Group) and a review of pertinent zoning regulations, particularly Article V, Section B.

General

The subject application seeks special permit approval to utilize an existing 9,800 square foot tenant space in the East Brook Mall for a fitness club. Special Permit approval has been required based on the applicant's described use and a determination that the use constitutes a change in use from the previous retail store use. No site alterations have been proposed and site plan submission waivers have been requested.

The subject site is 27.6 acres in size and is located in a Planned Business-1 zone. The property is not within the Willimantic Reservoir drainage basin. It is within a mapped stratified drift aquifer area and a flood hazard zone passes through the East Brook Mall site. More information about the proposal is contained in the applicant's statement of use and noted on the submitted plan.

Sanitary

- The subject site is served by public water and sewer. No sanitary issues are anticipated.

Traffic/Parking

- See Assistant Town Engineer's report.
- The proposed change in use is not expected to significantly alter traffic flows into or out of this site.
- Article X, Section D, does not have specific parking requirements for fitness centers. Article X., Section D, authorizes the PZC to determine the required number of spaces for uses not specified in the parking chart. Based on the applicant's submission (see notes on plan) and the Assistant Town Engineer's report, the subject use is not expected to significantly alter parking needs or necessitate a parking expansion.
- In 2004, as part of a special permit review for the existing movie theater use, the PZC approved a shared parking analysis. Condition 3 of this PZC's 6/21/04 approval specified that an updated shared parking analysis is required "for future changes of use that involve new uses that, based on Article X, Section D, have different parking requirements, such as a change from retail store to a restaurant use." In this case, since there is no specific parking requirement for a fitness center or commercial recreational use, an updated shared parking analysis is not considered mandatory. The applicant's submitted plan clearly indicates that the proposed use is expected to have a peak parking need for 80 spaces during the 4 to 7 pm period. The 2004 shared parking analysis projected a weekday peak parking need of 965 during this period (incorrectly labeled as 884 on submitted plan). Recognizing that the new use replaces a previous retail store use, the peak parking need remains significantly below the 1045 spaces that are located at the East Brook Mall. This reviewer does not consider a new comprehensive shared parking analysis necessary for this proposed use.

Other

- The applicant has not yet submitted return receipts to verify that notice has been sent to neighboring property owners.
- The subject use is not expected to result in detrimental neighborhood impacts. Public Hearing testimony may provide more information regarding this issue. The PZC must determine that the neighborhood impact approval criteria of Art. V, Sections A.5.i and B.5.c and d have been addressed.
- Any new signage must comply with Zoning Requirements.
- This reviewer has no objection to the requested site plan submission waivers as the information submitted is adequate to address applicable approval criteria.

Summary

To address application requirements, return receipts for neighborhood notification must be submitted. Subject to public hearing testimony, no Zoning issues have been identified and no neighborhood impacts are anticipated.

Memorandum:

January 12, 2010

To: Planning & Zoning Commission
From: Grant Meitzler, Assistant Town Engineer
Re: Cardio Express Parking - Eastbrook Mall

With this application in mind I watched the parking lots at Eastbrook Mall during the Christmas rush. I did not see the parking lot full which has been the case in other years. In normal use times the parking lots have not been crowded.

I do not see any parking problem arising from this use.

The applicant has presented very detailed use counting for their operation. Their counts are from March May and July of 2009 at their Tolland location. I visited that site today and counted 60 cars parked in front of the Cardio Express location. This is a former supermarket space in the older Route 195 mall in Tolland. By a rough estimate I would say it is about 50% larger than the site for which use is asked in Eastbrook Mall. Adjusting the count accordingly reduces the count of 60 by one third, matching the estimate of 40 submitted by the applicant.

Further, the net change should subtract the parking used by the former occupant. For relatively busy times I estimate the increased parking demand at about 10.

This is a very small change to the overall site and should be easily accommodated.

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: 1/14/10
Re: Proposed Rezoning of the "Industrial Park" zone



Since the last meeting, I have communicated with Kari Olson, representing the Hussey family, the primary owners of land currently zoned Industrial Park. Attorney Olson related that she has prepared a listing of legal comments that currently are being reviewed by Mr. and Mrs. Hussey. They expect to finalize their comments by next week on the draft revisions submitted to them last November. Based on this recent communication and their clear intent to submit comments, it is recommended that any discussion on the proposed rezoning and associated regulation revisions be postponed until the February 1st PZC meeting.

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TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: January 14, 2010
Re: Political Signs



Please find attached a draft revision to Mansfield's Zoning Regulations regarding political signs. The draft was prepared based on previous PZC discussion and, following a preliminary review, has been found acceptable by the Town Attorney and Zoning Agent.

If the draft is acceptable to the PZC, a public hearing can be scheduled for the March 1st meeting or alternatively, action on this draft revision can be postponed and packaged with other PZC draft revisions for presentation at a public hearing in a few months.

It also is recommended that the PZC Chairman be authorized to send a letter to the American Civil Liberties Union of Connecticut to communicate the PZC's plans for revising the existing political sign regulation.

January 14, 2010 DRAFT

Proposed Revisions to Article X, Section C.h.4 of Mansfield's Zoning Regulations Regarding Political Signs

Proposed Zoning Regulation Revisions

Revise Article x, Section C.h.4 as follows:

1. Delete existing provisions.
2. Add the following new provisions:
 4. Political Signs
Subject to obtaining property owner approval and compliance with the traffic safety criteria of Section C.7. of this Article, political signs, are authorized. To help reduce neighborhood impact and to help preserve Mansfield's scenic character, it is recommended that political signs be limited in size and number, be non-illuminated and be displayed for a limited period of time.

Explanatory Note:

The proposed Zoning Regulation amendment would eliminate current standards for political signs which include restrictions on the number, size and period of time for display and limit the nature of a political sign. The proposed provision includes generic recommendations for political signs which are advisory and not mandatory. These recommendations are included to help reduce neighborhood impact and potential litter problems and to help preserve Mansfield's scenic character.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Michael Ninteanu, Director of Building and Housing Inspection; Mary Stanton, Town Clerk
Date: January 11, 2010
Re: Ordinance Regarding Off Street Parking on Residential Rental Property

Subject Matter/Background

Motor vehicle parking at many residential rental properties, particularly those with one, two or three dwelling units, has created unsafe, blighted and congested conditions and other negative neighborhood impacts within the Town. The requirements set forth in this proposed ordinance would promote the general welfare, health and safety of the people of Mansfield by requiring the submittal, approval and implementation of a parking space site plan. The maximum number of spaces would be limited to six per dwelling unit and all onsite parking must be accommodated within approved spaces. The draft ordinance, which would be applicable to one, two or three unit rentals within the Town's Housing Ordinance certification zone, contains standards for parking areas and enforcement provisions.

This approach to addressing parking at rental properties has been endorsed by the Committee on Community Quality of Life.

Financial Impact

Based on the proposed application fee, this ordinance would generate approximately \$10,600 dollars within the first two years of implementation. After that initial period the funds generated would be negligible. Staff time would be necessary to conduct site plan reviews, inspect improvements and add the information to the housing code database. However, we do anticipate that the proposed fees would be adequate to cover any additional staff resources needed to implement this ordinance.

Legal Review

The Town Attorney has reviewed this proposal and concluded that it is legally sound and may be enacted by the Council and implemented by Town staff.

Recommendation

At this point, staff recommends that the Town Council schedule a public hearing at its next regular meeting to solicit public comment regarding the proposed ordinance.

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

* Move, to schedule a public hearing for 7:30 PM at the Town Council's regular meeting on January 25, 2010, regarding a proposed ordinance titled "An Ordinance Regarding Off Street Parking on Residential Rental Property."

* Approved 1/11/10 gsp

Attachments

- 1) Proposed Ordinance Regarding Off Street Parking on Residential Rental Property



**Town of Mansfield
Code of Ordinances**

"An Ordinance Regarding Off Street Parking On Residential Rental Property"

January 11, 2010 Draft

Section 1. Title.

This Article shall be known and may be cited as the "Ordinance Regarding Residential Rental Parking."

Section 2. Legislative Authority.

This Article is enacted pursuant to the provisions of C.G.S. § 7-148, et seq., as amended.

Section 3. Findings and Purpose.

The Town Council of the Town of Mansfield finds that motor vehicle parking at many residential rental properties, particularly those with one, two or three dwelling units, has created unsafe, blighted and congested conditions and other negative neighborhood impacts within the Town. The requirements set forth in this ordinance will promote the general welfare, health and safety of the people of Mansfield.

Section 4. Definitions.

For the purposes of this Article, the words and phrases used herein shall have the following meanings, unless otherwise clearly indicated by the context:

Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Lot: A tract, plot, parcel or other unit of land having fixed boundaries designated on a plot, survey or assessor's map, or in a deed.

Residential Rental Property: Any lot containing one, two or three rental dwelling units.

Section 5. Applicability.

This Article shall apply to any such Residential Rental Property situated within the Rental Certification Zone of the Town of Mansfield established in the Housing Code, Chapter 130-35 of the General Code of the Town of Mansfield, except Residential Rental Property owned by the State of Connecticut, which is exempt.

Section 6. Parking Space Site Plan Requirements.

Any Residential Rental Property shall contain designated and approved parking spaces set forth in a Parking Space Site Plan in compliance with the following standards:

A. Any on-site parking on any Residential Rental Property shall be in spaces designated in a Parking Space Site Plan submitted by the property owner and approved by the Town per the requirements of this section as set forth below. Any parking violation of any such Plan may subject such parking violator to citation and fine pursuant to Section 10 of this Article.

B. Subsequent to that date which is thirty days after written notification by the Town to a Residential Rental Property owner of the requirements of this Ordinance and its applicability to the owner's Residential Rental Property, no Certificate of Compliance required by the Housing Code of the Town of Mansfield may be issued to an owner of such Residential Rental Property or renewed, unless the owner has submitted a Parking Space Site Plan to the designated Town official and gained official approval of the Plan. Any violation of this subsection may subject any such property owner to citation and fine pursuant to Section 10 of this Article.

C. All site work required to implement an approved Parking Space Site Plan shall be completed within ninety days of said approval unless an extension of time is sought and secured pursuant to Section 9 of this Article. Any violation of this subsection may subject any such property owner to citation and fine pursuant to Section 10 of this Article.

D. To satisfy the requirements of this Article, any Residential Rental Property owner shall submit to the designated Agent of the Town of Mansfield for approval a drawn to scale Parking Space Site Plan of the owner's Residential Rental Property that depicts property lines, driveways, sidewalks/bicycle paths, dwellings and structures, all proposed on-site parking spaces, existing and proposed landscaped areas, trees over 12 inches in diameter (measured 5' above grade) within the area where parking is proposed, fencing, and other site features that may affect parking locations. In addition, the Site Plan shall detail the surface material of the proposed spaces. Any failure to satisfy the requirements of this Section is a Plan Violation which may subject such owner to a citation and fine pursuant to Section 10 of this Article. To be approved, any such Parking Space Site Plan shall meet the following criteria, except that a Modification of the criteria may be sought and secured in proper circumstances, per Section 8 of this Article:

1. The number of proposed on-site spaces shall be adequate for all tenant vehicles and a limited number of guest vehicles. Depending on site and occupancy characteristics, a minimum of two (2) exterior spaces and a maximum of six (6) exterior spaces shall be provided per dwelling unit.
2. The spaces shall be located on or within twenty (20) feet of an existing or proposed site driveway.
3. No parking space shall be located within ten (10) feet of a roadside sidewalk or bicycle path or twenty (20) feet of a street.
4. Parking spaces shall be a minimum of eight (8) feet wide and eighteen (18) feet long.

5. Parking spaces shall be designed so that a backing up movement onto an adjacent street is not required.
6. Except for areas immediately adjacent to an existing site driveway, parking shall not occur between the street and the subject dwelling.
7. Parking spaces shall be paved or surfaced with an acceptable dust free surface such as compacted stone, stone dust or gravel. Lawn areas or other landscaped areas are not acceptable surfaces for parking spaces.
8. No existing landscape area or lawn area shall be disturbed and no tree over twelve (12) inches in diameter shall be removed to create new parking spaces, unless no other acceptable parking spaces can be established on site.
9. Parking spaces shall be designed and graded to address potential drainage and/or winter icing problems and suitable areas shall be provided for snow storage.
10. There shall be a permanent barrier or barriers separating the parking area from the rest of the site.
11. Any necessary Inland Wetland Agency or Public Works Department permits shall be obtained prior to Parking Place Site Plan approval pursuant to this code.

Section 7. Fees.

A Parking Place Site Plan review fee in the amount of Twenty-Five Dollars (\$25) per dwelling unit must be submitted to the town along with the proposed Site Plan. No review will be done and no approval will be granted prior to payment in full of this fee.

Section 8. Modification of Parking Place Site Plan.

If a designated Town official finds there are specific site constraints or other factors that would result in exceptional difficulty or unusual hardship in adhering to the strict letter of the foregoing Parking Place Site Plan Requirements and that a modification of said Site Plan Requirements would still comply with the intent and purpose of this Article while not diminishing public safety, said designated town official(s) may permit a modification in an individual case. The details of any modification permitted by this subsection must be recorded and entered into an appropriate town file

Section 9. Extension of Time/ Temporary Waiver of Compliance.

Any applicant who has a written contract for the performance of work necessary to comply with this Article but whose implementation of required parking improvements is delayed may submit a written petition to an authorized town official seeking a Temporary Waiver of Compliance. The petition shall include information reasonably necessary for the Town official to make a decision and include a signed statement by the contractor specifying the date of beginning and expected date of completion of the work. If the Town official finds that the delay is reasonable, said official may issue a Temporary Waiver of Compliance expiring on the date when the work should be completed. The applicant shall request a site inspection by the Town official on or

before such date of completion. Upon notification that the required improvements have been completed, the designated Town official shall inspect the property and either confirm compliance or list any violations of this Article that remain. Failure to complete improvements within an authorized Extension of Time may subject the property owner to citation and fine pursuant to section 10 of this Article.

Section 10. Enforcement; Violations, Citations and Fines.

A. The Town Manager shall designate in writing one or more Town officials empowered to take enforcement or other action authorized by this Article.

B. Any person violating the provisions of this Article by failing to file or gain approval of a Parking Space Site Plan, by failing to complete site work required by an approved Parking Space Site Plan within the time period required or authorized by this Article, or by parking in an area on Residential Rental Property not designated for parking in a Town approved Parking Space Site Plan, shall be deemed to have committed an infraction and may be issued a citation. Said citation shall inform the person named therein of the allegations against him or her, the amount of the fine due, and the date on which payment of the fine is due, which shall be no later than 10 days after the date of the citation. Said citation shall be hand delivered, affixed to the vehicle or property, or mailed by certified mail, return receipt requested, addressed to the person named therein at his or her last known address. Citations shall be punishable with a fine of \$90 dollars for each violation. Each separate day that a violation exists after the issuance of a citation shall be subject to a separate additional fine without the issuance of a separate citation.

C. In addition to any other remedy authorized by this chapter, if any such fine issued pursuant to the provisions of this chapter is unpaid beyond the due date, the Town may initiate proceedings under the authority of Connecticut General Statutes section 7-152c and Chapter 129 of the General Code of the Town of Mansfield, Hearing Procedure, to collect any such fine.

Section 11. Appeals Procedure.

Any person fined pursuant to this chapter may appeal such fine pursuant to the provisions of the Town of Mansfield Hearing Procedure for Citations set forth in Chapter 129 of the General Code of the Town of Mansfield.

Section 12. Word Usage.

Whenever used, the singular number shall include the plural, the plural the singular and the use of either gender shall include both genders.

UConn, USDA Working to Establish Research Space on Depot Campus

As part of a longstanding partnership, the U.S. Department of Agriculture is working with UConn to build a new academic research facility on the University's Depot campus. The structure will be used by scientists from UConn and the USDA who are developing vaccines to prevent the spread of illnesses among livestock. The plans call for the facility to be built on currently vacant land on the Depot campus, which is about three miles from the main campus in Storrs.

"This will be a mutually-beneficial, collaborative opportunity that is very much in keeping with the University's agricultural roots and the historic mission of land grant institutions like ours," said Gregory Weidemann, Dean of the College of Agriculture and Natural Resources. "A number of our faculty members are active in the field of animal vaccine research in concert with the USDA and this planned facility is an excellent way to harness and combine that expertise."

The proposed \$27 million building will be about 35,000 square feet and occupy roughly four acres of land that will be leased from the University by the USDA. The building will be constructed with federal funds. Between 15 and 30 researchers will work there developing and testing vaccines on healthy animals.

The facility is designed to house 84 large animals. The livestock – such as cows, sheep, chickens and pigs – will all be housed indoors. The animals will be cared for according to guidelines established by the federal government, UConn and the Association for Assessment and Accreditation of Laboratory Animal Care (AAALAC). Vaccines for a variety of animal diseases will be developed and tested, however, the only disease-causing organisms to be used at the facility are associated with common diseases of farm animals. The University will provide feed and remove all waste, similar to its other animal research facilities.

"This work is about finding ways to keep livestock healthy and protect them against illnesses that can affect them," said UConn Animal Science Professor Ian Hart, who is also Associate Dean for Research at the college. "This will be a modern, well-equipped space for the researchers to carry-out this critical work."

UConn and the USDA are currently in the preliminary design stage of the process. Construction will take place once full funding is obtained. It will take roughly two years to build the facility. The University looked a several possible sites and decided that the Depot campus location best met its needs.

It will be one of 11 similar laboratories in the nation, many also located on college campuses, including Penn State, the University of Georgia and Iowa State.

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Presentation Slides from 1/12/10 Town/University Relations Comm. Meeting

USDA ANIMAL HEALTH RESEARCH CENTER

A USDA – UConn Partnership



University of
Connecticut

College of Agriculture and Natural Resources

BACKGROUND

- Long-standing USDA-UConn research collaboration on the development of vaccines to improve animal health
- USDA space for vaccine research is limited and widely dispersed nationally
- A new research laboratory is needed to serve as a focal point for vaccine research
- Desire to be co-located on a university campus where research collaborations already exist
- Will join 11 existing laboratories across the nation working on animal health – most located on university campuses



BACKGROUND

- Discussions about locating the laboratory at UConn began in 2006
- Sufficient federal funds secured to begin planning in 2007
- Planning document and site selection took place in 2009
- USDA facility on leased UConn land
- Construction will take place only if all necessary federal funding secured (\$27 million)

PROCESS

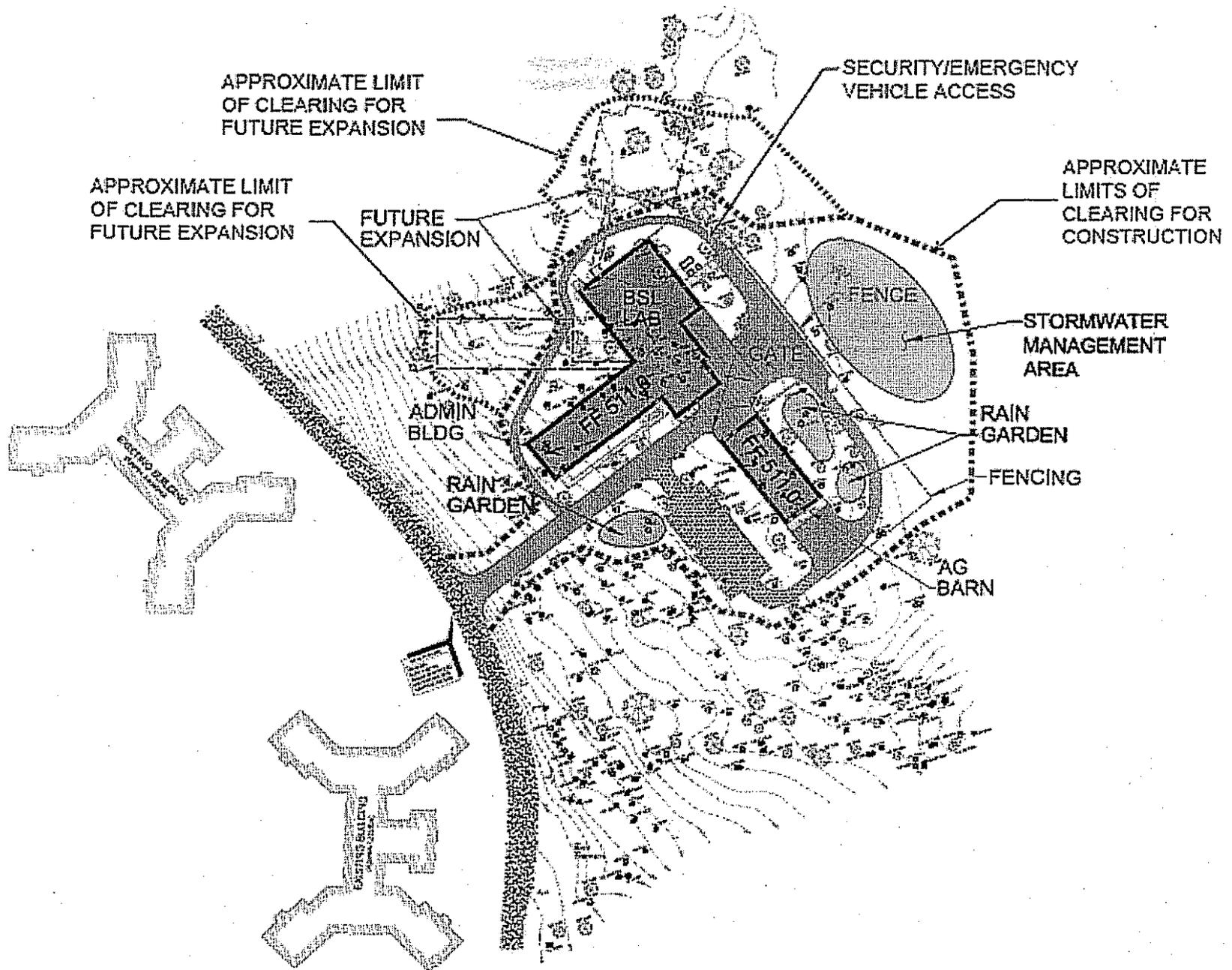
- Series of meetings in 2009 to discuss design, site selection, animal care, waste disposal, and services
- Several sites considered
- Depot campus selected for available space, utilities, bus service, parking and proximity to campus

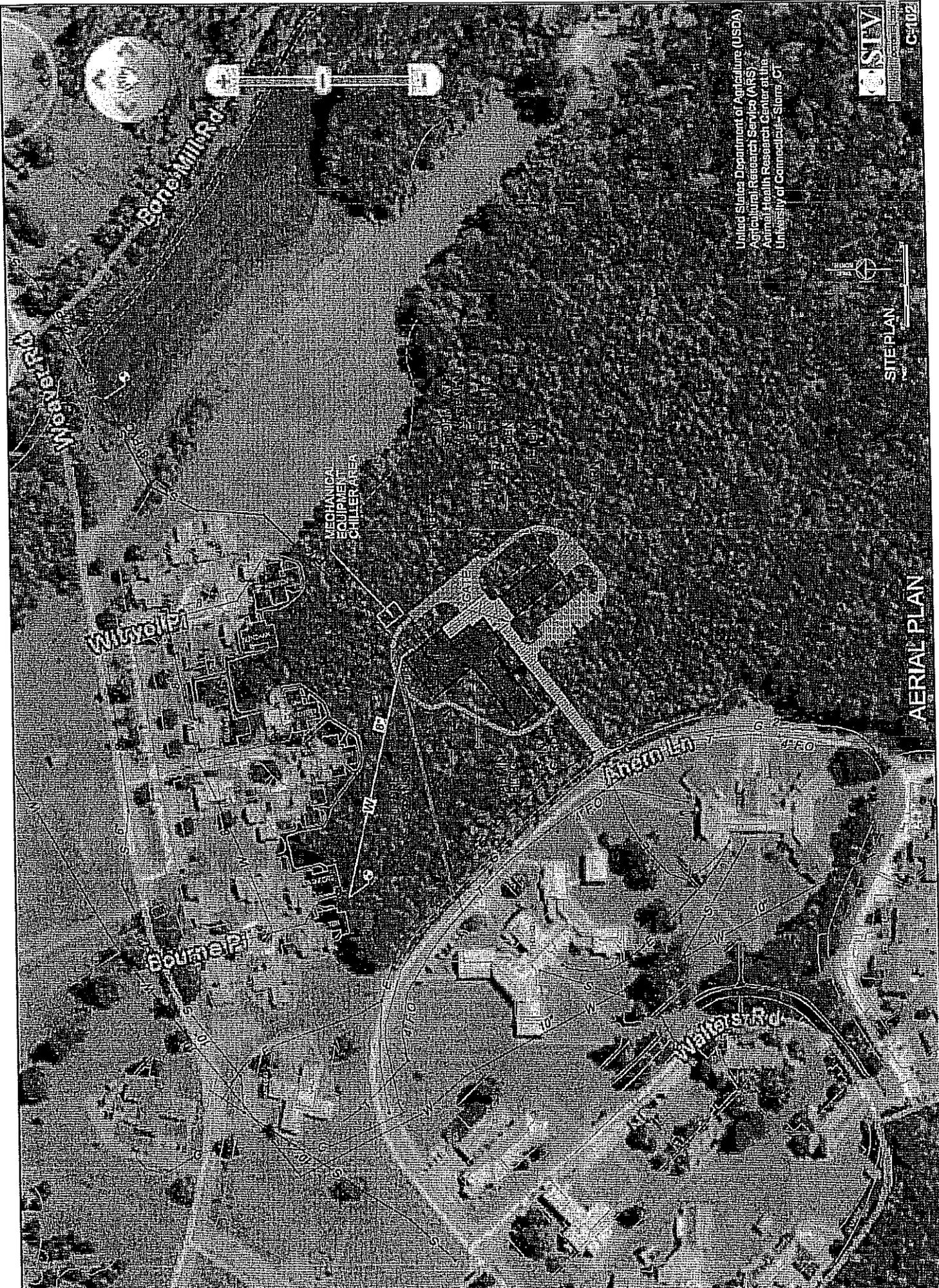


FACILITY

- 35,000 GSF
- Office and laboratory space for 3 senior scientists plus up to 15 support staff and post-docs
- Space for UConn scientists
- Animal study area and holding barn for up to 84 farm animals
- No external housing of animals







United States Department of Agriculture (USDA)
Agricultural Research Service (ARS)
Animal Health Research Center at the
University of Connecticut - Storrs, CT



C-102

SITING PLAN

AERIAL PLAN

BIOLOGICAL SAFETY

- Focus is on how healthy animals react to experimental vaccines
- All research is limited to low level biological safety (BSL2)
- No pathogenic organisms above BSL2 allowed at the site
- No diseased animals will be brought to the site
- Research must comply with UConn approval process for biological safety and animal care

BIOLOGICAL SAFETY (BSL2)

- Limited to agents of moderate risk and commonly found
- Controlled access and separation from public spaces
- No air recirculation to non-lab areas
- Appropriate decontamination of any infectious materials
- Training requirements



ENVIRONMENTAL CONSIDERATIONS

- UConn will provide feed and remove animal waste similar to other UConn facilities
- Animal waste will be used as fertilizer, composted, or disposed of off site based on need and environmental regulations
- Any contaminated waste will be treated prior to disposal

BENEFITS TO UCONN

- Additional research capacity funded through the federal government
- Enhances an existing research relationship with USDA
- Creating a regional focus in animal health that can attract additional high tech jobs
- Potential to attract additional research funding in animal health
- Access to animal research space for UConn faculty

BENEFITS TO USDA

- Address space limitations in existing facilities
- Create a national focus for animal vaccine research
- Take advantage of UConn expertise in animal health
- Enhance existing research collaboration with Center of Excellence for Vaccine Research

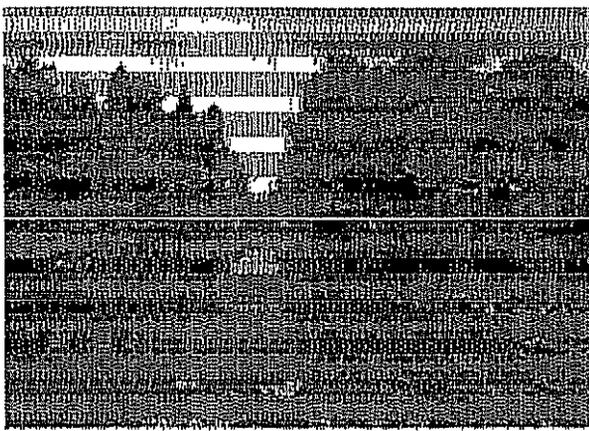


QUESTIONS?



University of
Connecticut

College of Agriculture and Natural Resources



ENVIRONMENTAL MANAGEMENT

BULLETIN



THE VOICE OF LOCAL GOVERNMENT

Greg P.

CONNECTICUT CONFERENCE OF MUNICIPALITIES

600 CHAPEL STREET, 9th FLOOR, NEW HAVEN, CT 06510-2807 PHONE (203) 498-3000 • FAX (203) 562-6314

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

December 30, 2009, No. 09-07

NEW: Online Resource to Help Local Officials With Land Use Plans

The State Department of Environmental Protection (DEP) and UConn's Center for Land Use Education and Research have **created a new online planning tool for local officials**. This new resource, called the **Connecticut Environmental Conditions Online** or "CT ECO", is one of the results of the 2007 responsible growth initiative — and is a comprehensive website found at: www.cteco.uconn.edu.

CT ECO includes **critical state environmental and natural resource information** such as; protected open space, farmland soils, wetland soils, aquifer protection areas, water quality classifications, and drainage basins. This planning information, which includes several sets of high resolution imagery, can be viewed separately or in conjunction with other environmental and natural resource information.

Using advanced software that combines internet and geographic information system (GIS) technology – CT ECO's mission is simple: **to support and promote informed land use and development decisions in Connecticut by providing an integrated package of land use research, tools and outreach for local land use decision makers.**

CT ECO www.cteco.uconn.edu – provides:

Map catalog – Individual town maps in "portable document file" (PDF) format for major resource layers including soils, wetland soils, protected open space, aquifer protection areas and more. These files can be downloaded and printed from a user's printer or plotter.

Easy-to-use interactive map viewer – Allows a user to view map themes including soils, wetland soils, protected open space, and aquifer protection areas overlaid on various dates of aerial photography.

Advanced Map Viewer with additional GIS layers and tools -- Unlike the basic viewer, the advanced viewer allows a user to display and interact with multiple layers at once.

Map Services – Allow users of desktop geographic information system (GIS) software to connect directly to the environmental and natural resource map data from CT ECO. This allows a user to overlay CT ECO data with their own geospatial data inside a desktop GIS.

Online reference documents with comprehensive explanations of the natural resource and environmental information.

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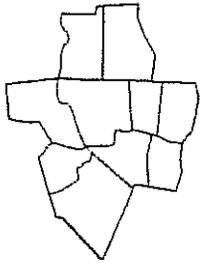
For more information about this website, contact DEP directly at (860) 424-3540, dep.cteco@ct.gov; or UConn at (860) 345-4511, clear@uconn.edu.



THE VOICE OF LOCAL GOVERNMENT

This bulletin has been sent to all CCM-member Mayors, First Selectmen, Town/City Managers, Municipal Engineers, Municipal Planning Directors, and Public Works Directors

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WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

REGIONAL PLANNING COMMISSION

Date: January 6, 2010

COVENTRY

Referral #: 09-11-25-CY_POCD

Report on: **Draft Plan of Conservation & Development**

To: Town of Coventry Planning and Zoning Commission

C/o: Eric Trott, Director of Community Development

Commissioners;

This referral involves: A proposal to adopt a revised municipal Plan of Conservation and Development.

Receipt is hereby acknowledged of the above referral. Notice of this proposal was transmitted to the Windham Region Council of Governments under the provisions of Section 8-23(f) of the Connecticut General Statutes, as amended.

Comments for Inclusion in the Public Record: At their January 6, 2010 meeting, the Regional Planning Commission of the Windham Region Council of Governments (WINCOG) reviewed Coventry's proposed Plan of Conservation and Development and supplemental draft Open Space Plan. The Regional Planning Commission reviews municipal plans of conservation and development for consistency with the Windham Region Land Use Plan, the Conservation and Development Policies Plan for Connecticut, and the plans of conservation and development of other towns in the region. In order to promote planning that is integrated on all levels, the Regional Planning Commission may offer recommendations on how a municipal plan may be more consistent the goals and vision of other plans. The recommendations of the Regional Planning Commission are purely advisory.

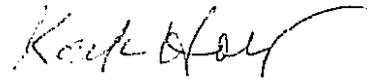
- The Regional Planning Commission applauds the efforts of the Coventry Planning and Zoning Commission in striving to carefully plan for Coventry's future. Completing a municipal plan is a long and tedious process. The plan committee and staff should be commended for bringing the planning process to fruition after many months of effort. The plan is very user-friendly and includes a good balance of factual information, broadly stated goals, and specific recommendations.
- The proposed Plan of Conservation and Development is largely consistent with the goals and policies outlined in the Windham Region Land Use Plan 2009, particularly the emphasis on adaptive reuse in Coventry Village, aesthetic improvements, design excellence, and agricultural and historic resource protection.
- The goals of the Coventry Plan of Conservation and Development may be inconsistent with the goals of the Windham Region Land Use Plan for Special Planning Areas #4-7 and #9-11

on the Recommended Future Land Use Map. The Coventry Planning and Zoning Commission may wish to consider defining the Special Planning Areas to clarify their criteria and what makes them special. While these areas may be development priorities on a municipal level, they do not rise to the level of being significant on a regional scale. This is a normal and expected deviation between the two plans, however the Regional Planning Commission must note these inconsistencies as part of their review of the Coventry Plan of Conservation and Development as required by state statutes.

- The Regional Planning Commission looks forward to assisting the Town of Coventry in implementing mutual goals in the future.

Questions concerning this referral should be directed to Jana Butts at the Windham Region Council of Governments.

Sincerely,

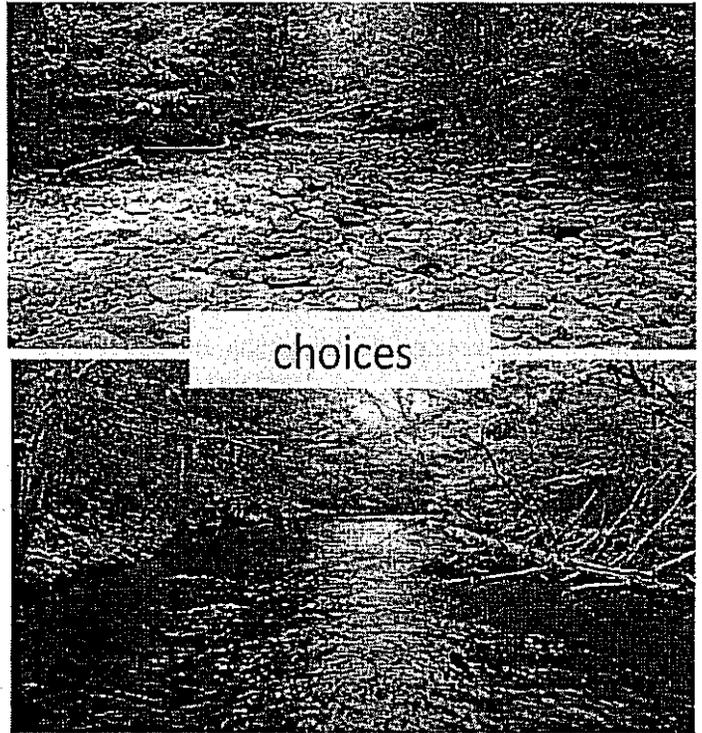


Katherine Holt, Acting Chair
WINCOG RPC

Stream flow:

Balancing Water Use for Future Generations

The Connecticut Department of Environmental Protection (DEP) is proposing revisions to the Stream Flow Standards in response to legislation enacted in 2005. This statute directed DEP to develop regulations that would expand the coverage of the stream flow standards to include all rivers and streams rather than only those stocked with fish as was the case previously. The statute further directed DEP to develop standards that balance the needs of humans to use water for drinking, washing, fire protection, irrigation, manufacturing, and recreation with the needs of fish and wildlife that also depend on the availability of water to sustain healthy, natural communities.



How does the new Stream Flow Regulation affect me?

If you appreciate Connecticut's diverse natural wildlife and enjoy taking advantage of the many opportunities for water-based recreation provided in our State, the revised Stream Flow Regulation provides enhanced protection for those activities. The regulations also establish a strong foundation for maintaining existing uses and insuring that adequate water supplies are available today and for future generations.

In the event that a severe drought does occur, ideally all water users will reduce their demand so that both critical human and ecological needs can be met.

Demand management by residential water consumers typically involves such simple actions such as limiting lawn watering, car washing, or implementing other measures to conserve water until conditions improve.

Wasting water through carelessness or inefficient water use practices however is never acceptable, even during times of relative abundance. The proposed stream flow regulation is designed to enhance the State's ability to manage our water resources efficiently and encourage citizens to participate in the stewardship of what is arguably our most valuable natural resource.

If you are serviced by a public or private water utility, you may experience a modest increase in the cost of water to offset the costs of maintaining water supply infrastructure or to develop new supplies that will insure water availability.

Summary The Stream Flow Standards are most easily understood as requiring two separate but related activities. First, the proposed regulation requires that all rivers and streams be Classified into one of four Classes. Each Class represents a different balancing of human use and ecological health priorities. The Classification adopted for a stream informs future decisions regarding how that specific resource will be managed. The proposed regulation establishes a public process by which this Classification is to be done and identifies the key considerations for determining what Class is appropriate for specific waters. Once a stream has been classified, a series of requirements are imposed on the operators of dams that regulate stream flow, those who divert from a stream or river, or those that pump significant quantities of groundwater from aquifers that sustain the flow of streams and rivers. These requirements are phased in over time to allow current users to adjust their operations or facilities to comply with the new regulations without unduly disrupting the supply of water available for human use. The proposed regulation also provides the option of adopting a Flow Management Plan for a watershed as an alternative to complying with the specific requirements (presumptive standards) relating to dam releases or maximum stream depletion specified in the regulation.

Stakeholder Involvement A Commissioner's Advisory Group met numerous times over the course of three and a half years to provide DEP with a broad perspective on the potential impact of the revised regulations on various stakeholders. DEP consulted with other State agencies, municipalities, water utilities, scientists, and environmental and recreational advocacy organizations. In addition, a Science and Technical Workgroup was formed consisting of recognized experts from various disciplines to insure that the regulations would be based on the best available science and a Policy and Implementation Workgroup was also convened to evaluate various policy options relating to implementing the revised regulations.

Balancing Human and Ecological Needs Based Upon Best Available Science

The proposed stream flow standards incorporate the concept of balancing human and ecological needs for water by establishing different flow standards for each of four categories or classes of waters.

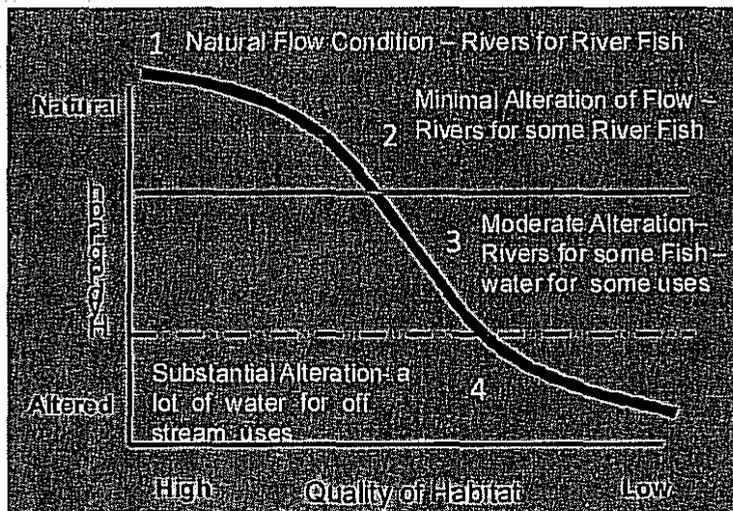
Class 1 waters would be considered "natural," characterized as a resource having little current development in the watershed and having not been affected by the removal of water for human uses.

Class 2 waters would be considered "near natural," sharing many characteristics with Class 1 systems. The flow standards for this class, however, would allow for some level of human alteration.

Class 3 waters would be defined as "working rivers," where human uses may have a significant influence on stream flow patterns. These rivers and streams are expected to have adequate water resources available to support viable aquatic communities. Some changes in use may be necessary to support flow patterns needed to ensure these conditions.

Class 4 waters would be characterized as systems where past practices have resulted in a significant deviation from the natural stream flow pattern and restoring these rivers and streams to a more natural condition would cause an extreme economic hardship.

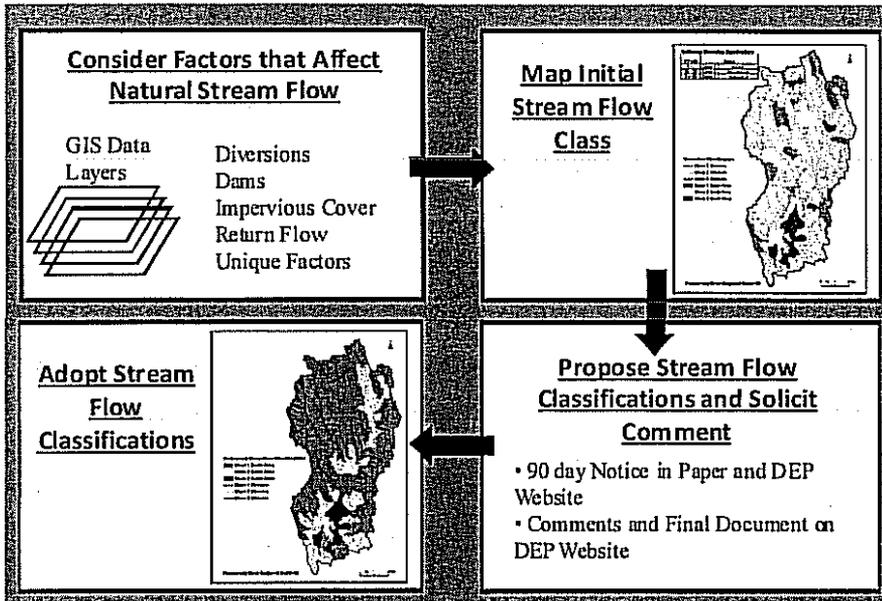
Narrative Stream Flow Standards



In Class 1 waters, priority would be given to protecting the ecological health of a river or stream. In Class 4 waters, support of human activities would be weighted most heavily. In Class 2 and Class 3 waters, permitted activities strike a balance between ecological and human needs. We anticipate that most existing consumptive diversions will be in Class 3 and Class 4 waters.

Scientific literature supports that alteration of the natural flow regime impacts stream biota. As a result, the flow standards for each Class are based on maintaining to various degrees the natural variation in flow expected in Connecticut given our seasonal climate and rainfall patterns.

Procedures to Classify Waters



Classifying Stream Segments The proposed regulation sets out a process by which DEP will propose a Class assignment for each river and stream based on an evaluation of factors that have relevance with respect to the balancing of human and ecological values and uses. Once a preliminary map has been completed depicting the proposed classification of all streams and rivers in a Major Basin, the DEP will initiate a public review process designed to allow citizens and water users to comment and suggest changes in class assignments. DEP anticipates that it will take up to five years to complete the process of

classification by classifying one of the five major river basins each year. The proposed stream flow regulation specifies a process that allows a classification to be changed in the future if conditions warrant.

Stream Flow Standards

The proposed Stream Flow Regulation also establishes a numeric criterion for each Class of water that differs with respect to the degree of deviation from a natural stream flow condition. Criteria are presented in two formats, a Minimum Flow Release Rule for waters where in-stream flow is determined by releases of water from a dam control structure, and a Maximum Flow Reduction Rule for streams where flow is influenced primarily by the timing and amount of water withdrawn from the groundwater that feeds the stream.

Phased Implementation of Regulatory Requirements

Phasing of the regulatory requirements over more than 10 years as they apply to water supply utilities is designed to achieve the environmental goals established in PA 05-142 without causing undue disruption of the State's existing water supplies and water use practices. Phasing of regulatory requirements provides the opportunity to mitigate the impact of the regulation on water utilities and consumers by providing adequate time for;

- 1) implementing effective conservation and demand management practices;
- 2) undertaking water supply planning to design, finance and construct any water supply infrastructure necessary to make required releases, to balance multiple sources of water within a water supply system to insure that all existing sources are being used optimally, and to develop a watershed plan that optimizes yield for human use while continuing to meet the narrative goals; and
- 3) establishing system interconnects to allow for movement of water from "water rich" to "water poor" areas.

Flow Management Plans

The option to manage stream flow within a river system under the terms of a flow management plan provides an opportunity to maximize yield for human use while continuing to meet ecological needs. Such a plan might impose different requirements on dam operators or groundwater withdrawals keyed to the unique characteristics of the watershed. This can be achieved by tailoring flow management to the specific characteristics of the system. Flow management plans for the Mill River, Shepaug River and Fenton River are already in place.

Exemptions and Off-Ramps

There are numerous exemptions proposed in the regulations. For instance, diversions of water from portions of a river or stream system that are tidally influenced are not covered by the proposed stream flow regulation. Additionally, some specific types of activities or water uses are exempted from requirements to operate in accordance with the Stream Flow Standards. Typically, these activities involve intermittent, short-term use such as to provide emergency fire or flood protection or to allow maintenance and repair to a dam or seasonal drawdown of a recreational lake. Small water users such as private homeowner wells and others that pump less than 50,000 gallons per day are also exempt. Water users operating in compliance with a current DEP permit must continue to comply with that permit but are otherwise not required to make any changes to operations in order to comply with the revised stream flow regulation. Dams that are regulated under federal law by the Federal Energy Regulatory Commission are not subject to additional release requirements beyond those incorporated into their federal permit. In addition special release rules apply to a limited number of dams that meet specific conditions.

Drought Triggers and Variances

The proposed Stream Flow Regulations allow water utilities to reduce the amount of water they release during periods when there is an increased risk that a drought is imminent and water supplies are in danger of becoming depleted. The Stream Flow Regulations also allow water utilities to eliminate all releases during periods when a water utility is in a drought emergency condition.

In addition, there is a variance procedure that allows the DEP Commissioner to issue a variance to reduce the minimum release or to increase the maximum alteration allowed to a river segment.

To Find Out More:

Public Process Informational Sessions

DEP Phoenix Auditorium, 5th Floor
79 Elm Street, Hartford, CT
-November 9, 2009 - 9:00 -11:30 am
-December 21, 2009 - 1:30-4:00 pm

Hearing

DEP Phoenix Auditorium, 5th Floor, 79 Elm
Street, Hartford, CT
-January 21, 2010 -9:00 am

Public Comment Period

Anyone seeking to comment on the
proposed regulations will need to submit in
writing or orally at the public hearing.

Written comments to:

Paul E. Stacey

Department of Environmental Protection
Bureau of Water Protection and Land Reuse
Planning & Standards Division
79 Elm Street
Hartford, CT, 06106-5127

Stream Flow Exemptions:

- Federal Energy Regulatory Commission authorized hydroelectric power generation;
- Temporary inspection, maintenance, repair or modification to a dam or other structure;
- Fire emergency purposes;
- Government-maintained flood control dams;
- Stormwater detention basins;
- Diversions from tidally influenced rivers;
- Diversions of less than 50,000-gpd;
- Testing (production capability or water quality);
- Thermal/cooling water discharges;
- Diversions pursuant to pollution abatement orders;
- Temporary or seasonal lake draw downs with conditions
- CONNDOT activities incidental to highway construction;
- Diversions pursuant to a current diversion permit;
- Diversion subject to certain flow management plans or under a flow management compact;
- Run-of-river dams managed in accordance with regulation;
- Dams that impound a drainage area of less than three square miles and make minimum releases;
- Dams that make minimum releases for one mile or less before discharging into another impoundment, provided the most downstream dam meets the release requirements.



State of Connecticut
Department of Environmental Protection
79 Elm Street
Hartford, CT 06106-5127

Amey W. Marrella, Commissioner

Gregory J. Padick

From: Gregory J. Padick
Sent: Tuesday, January 12, 2010 10:31 AM
To: P&Z / Inland Wetland Commission; Conservation Comm; Matthew W. Hart
Subject: FW: Ponde place well-drilling

FYI

-----Original Message-----

From: Jessie L. Shea
Sent: Monday, January 11, 2010 4:44 PM
To: Gregory J. Padick
Subject: FW: Ponde place well-drilling

From: Roger Kellman, P.E. [mailto:rkellman@fahesketh.com]
Sent: Monday, January 11, 2010 4:39 PM
To: Grant Meitzler; PlanZoneDept; KNadeau@ctwater.com; Robert L. Miller
Cc: 'David S. Ziaks'
Subject: RE: Ponde place well-drilling

Just to keep you all up to date. The four wells have been drilled. The contractor will be hydrofracturing one of them in the next couple of days to see if we can improve the yield. We expect to begin the 72 hour pump yield tests on Monday or Tuesday. As part of that we are doing some water quality monitoring of two off site residential wells. We will also be monitoring water levels in a number of surrounding wells. We will let you know if there are any major schedule changes. Reports will be prepared on all of this.

Meanwhile if you have any questions please contact me or David Ziaks.

Roger

Roger Kellman, P.E.
F. A. Hesketh & Assoc., Inc.
6 Creamery Brook
East Granby, CT 06026
860-653-8000 ext 19
860-844-8600 Fax
rkellman@fahesketh.com

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