

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, Monday, April 5, 2010, 7:15 p.m.
Or upon completion of Inland Wetland Agency Meeting
Council Chambers, Audrey P. Beck Municipal Building

Minutes

3/15/10

Scheduled Business

Zoning Agent's Report

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

Old Business

1. **Review of Draft Revision on Zoning Definition of Family**
Memo from Director of Planning
2. **Draft Off-Street Rental Parking Ordinance**
(4/26/10 Town Council Public Hearing)
3. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Ave**
(Under review by PZC Regulatory Review Committee)
4. **Review of potential schedule for Public Hearings on draft Zoning and Regulation Revisions**
Memo from Director of Planning
5. **Special Permit Application, Permanent Agricultural Retail Sales, 483 Browns Road, o/a B. Kielbania, File #1292**
(To be tabled-awaiting 4/19/10 Public Hearing)
6. **Other**

New Business

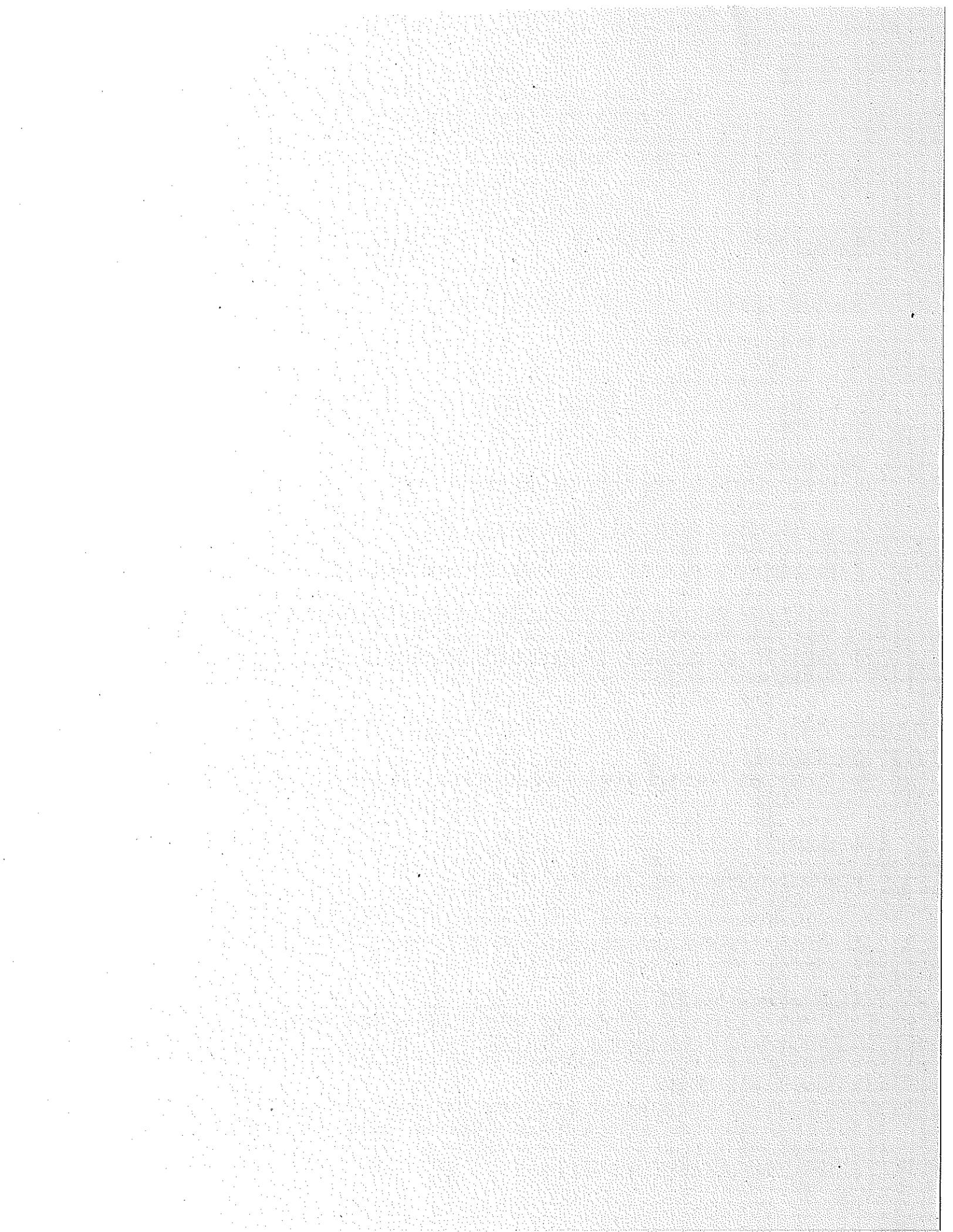
1. **Re-Approval Request: Popeleski Estates Subdivision, Bassetts Bridge and S. Bedlam Rds, PZC File #1278**
Memo from Director of Planning
2. **Other**

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee-meeting scheduled for Tuesday, 4/13/10 at 2p.m. in Conf. Room B.
4. Other

Communications and Bills

1. 3/24/10 Notice of Town of Chaplin Application for Zoning Regulation Amendments
2. ZBA Notice of 4-14-10 Hearing
3. Notice of 5/25/10 CT. Siting Council Public Hearing on proposed Telecommunication Tower, Daleville Rd. Willington
4. 3/22/10 Town Manager Quarterly Status Report: Major Projects and Initiatives
5. 3/1/10 Declaratory Ruling from State Board of Examiners for Professional Engineers and Land Surveyors Re: GIS Data
6. Spring 2010 CLEARSCAPES Newsletter



DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Monday, March 15, 2010 Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:01 p.m. Alternate Rawn was appointed to act in the absence of P. Plante.

Minutes:

3/1/10 - R. Hall MOVED, B. Ryan seconded, to approve the 3/1/10 minutes as written. MOTION PASSED with all in favor except Pociask who disqualified himself.

Zoning Agent's Report:

The Zoning Agent's Monthly Enforcement Report was noted. Padick related that Hirsch had contacted the Crane Hill Road property owner where a van has been located for weeks and the owner of the van is expected to remove it within a few weeks. There is no Zoning Violation. Members noted the significant increase in citations in the last year.

New Business:

1. New Special Permit Application, Permanent Agricultural Retail Sales, 483 Browns Road, o/a B. Kielbania, File #1292

The PZC agreed to move this item up due to the presence of the applicants. Wes Wentworth, representing B. Kielbania, who also was present, submitted revised application materials, and asked that the PZC members discard the "old" information contained in the PZC packet. He related that his firm is in the process of preparing a new site plan which is expected to be available by 3/26/10. After a brief discussion, HOLT MOVED, Pociask seconded, to receive the Special Permit application (File #1292) submitted by Bryan Kielbania, for a permanent agricultural retail sales outlet, on property located at 483 Browns Road, owned by Enviro Enterprises, LLC, as shown on plans dated March 2010, and as described in other application submissions, and to refer said application to the staff and the Agriculture Committee for review and comments, and to set a public hearing for April 19, 2010. MOTION PASSED UNANIMOUSLY.

Old Business:

1. Proposed Revision to Article X, Section C regarding Political Signs

Favretti noted the Director of Planning's memo and new draft for a potential revision to the political sign regulations. It was agreed that the new draft reflected the direction provided to staff at the last meeting.

2. Verbal feedback from Town Planner Re: Draft Revision on Definition of Family; Proposed Parking Ordinance for Residential Rental Properties; and Student/Tenant Registry Ordinance

Padick briefly reviewed the status of a proposed revision to the definition of family which is being prepared by staff. It was noted that one element of the proposed revision, which would lower the number of unrelated persons who would automatically qualify as a family from 4 to 3 persons, has been endorsed by the Community Quality of Life Committee. Padick related that he expected to have a revised draft definition for PZC review at the April 5th meeting.

Padick updated the PZC on a draft off-street parking ordinance that is under consideration by the Town Council. It is expected that a revision to a previous draft ordinance will be presented at a new Town Council hearing in

April. Padick expected to include a revised draft in the next PZC packet. There was no new information regarding a potential student registry ordinance that is being reviewed by the Community Quality of Life Committee.

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

Tabled without discussion. Draft revisions are currently being reviewed by the Regulatory Review Committee.

New Business, continued:

2. Verbal Update on Four Corners Sewer and Water Advisory Committee

Four Corners Advisory Committee member Rawn updated the PZC on the Committee's efforts to identify potential sources of public water for the Four Corners Area. He noted that at the last Committee meeting, a report from Charter Oak Environmental Services, a Town hired consultant, indicated that it appears possible that the water needs of this area could be provided by a community well(s) within the Cedar Swamp stratified drift aquifer. On-site testing will be the next step to pursuing this option for public water.

Reports of Officers and Committees:

Chairman Favretti noted a Regulatory Review Committee meeting is scheduled for 3/16/10 at 2pm in Council Chambers.

Padick briefly reviewed with the Commission, the DEP response to a Conservation Commission letter that raised issues and concerns regarding a recent DEP/UConn Memorandum of Understanding regarding Storm Water Management and Drainage.

Communications and Bills:

Noted.

Adjournment:

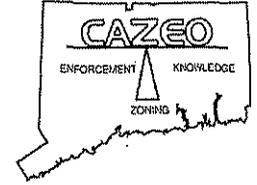
Chairman Favretti declared the meeting adjourned at 7:56 p.m.

Respectfully submitted,

Katherine Holt, Secretary



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: March 25, 2010

MONTHLY ACTIVITY for March – 2010 As of 3/25/10

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Kielbania	438 Browns Rd.	48 x 84 hay barn
Kielbania	438 Browns Rd.	30 x 72 greenhouse
Kielbania	483 Browns Rd.	28 x 48 greenhouse
Hodgins	23 Old Schoolhouse Rd.	16 x 20 house addition
Hillel Foundation	54 N. Eagleville Rd.	site work
Incredible Burgers & Dogs	134 N. Eagleville Rd.	building identity sign
Spring Hill Properties	Lot 14 Beacon Hill Rd.	1 fm dw
Zannoni	37 Marybell Dr.	6 x 28 porch
Hadden	34 Fern Dr.	9 x 10 shed
Naumec	52 Riverview Rd.	12 x 12 shed
Vigneau	Wormwood Hill Rd.	1 fm dw
Storrs	264 Clover Mill Rd.	20 x 26 storage

CERTIFICATES OF COMPLIANCE

McCarthy	82 Willow Brook Rd.	shed
Ericson	33 Holly Dr.	deck and screen porch
Zhang	124 Spring Hill Rd.	garage
Pfeffer	20 Britony Dr.	house addition
Friedland	17 Chaffeeville Rd.	photovoltaic array
Stearns	271 Mansfield City Rd.	hay storage shed
Storrs	264 Clover Mill Rd.	storage structure
Logie	94 Beacon Hill Dr.	shed
Park	76 Puddin La.	2-car garage
Merchants Mansfield/CVS	632 Middle Tpke.	remediation equip. shed/site work
Bnai Brith Hillel Foundation	54 N. Eagleville Rd.	building entry additions/site work

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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: March 31, 2010
Re: 3/29/10 Draft Definitions: Family, Boarding House



Please find attached a 3/29/10 draft revision to the Zoning definitions of family and boarding house. The subject draft has been prepared and coordinated with the Town Attorney. At their 3/30/10 meeting, the RRC Committee reviewed the 3/29/10 draft and considered it ready for PZC consideration. Please be prepared to review this draft at the 4/5/10 PZC meeting. If deemed appropriate, the PZC could schedule a public hearing on the draft revisions. Potential hearing dates are referenced in a separate packet memo. I have also attached an email correspondence which provides information regarding potential non-conforming uses that would result if the draft definitions are approved.

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March 29, 2010 DRAFT
Proposed Revision to the Zoning Regulations:
Definitions of Family and Boarding House

(New provisions are underlined or otherwise indicated)

(Deletions are bracketed or otherwise indicated)

(Explanatory Notes are provided to assist with an understanding of the proposed revisions. These notes are not part of the proposed zoning revision)

1. Delete in its entirety existing Article IV, Section B.25 Definition of Family.

25. [Family. One or more persons who live together and maintain a common household, related by blood, marriage, or adoption. A family may also include domestic help and gratuitous guests. In addition, a family may include not more than three persons who are not related by blood, marriage or adoption.]

2. Add a new Article IV, Section B.25 Definition of Family to read as follows:
 25. Family: A person living alone, or any of the following groups living together as a single non-profit housekeeping unit and sharing common living, sleeping, cooking and eating facilities:
 1. Any number of people related by blood, marriage, civil union, adoption, foster care, guardianship or other duly authorized custodial relationship, gratuitous guests, domestic help and not more than one (1) additional unrelated person. (Related by blood shall include only persons having one of the following relationships with another individual(s) residing within the same dwelling unit: parents, grandparents, children, sisters, brothers, grandchildren, stepchildren, first cousins, aunts, uncles, nieces and nephews);
 2. Two (2) unrelated persons and any children related to either of them;
 3. A cumulative total of up to three (3) persons either related or unrelated;
 4. Persons living together as a functional family as determined by the criteria listed below. For the purpose of enforcing these regulations, it shall be assumed (presumptive evidence) that more than three (3) persons living together, who do not qualify as a family based on categories one or two of this definition, do not constitute a functional family. To qualify as a functional family, the following criteria shall be met:
 - A. The occupants must share the entire dwelling unit and live and cook together as a single housekeeping unit. A unit in which the various occupants act as separate roomers may not be deemed to be occupied by a functional family;
 - B. The group shares expenses for food, rent or ownership costs, utilities and other household expenses;
 - C. The group is permanent and stable. Evidence of such permanency and stability may include:
 1. The presence of minor dependent children regularly residing in the household who are enrolled in local schools;
 2. Members of the household have the same address for purposes of voter's registration, driver's license, motor vehicle registration and filing of taxes;
 3. Members of the household are employed in the area;
 4. The household has been living together as a unit for a year or more whether in the current dwelling unit or other dwelling units;
 5. There is common ownership of furniture and appliances among the members of the household; and
 6. The group is not transient or temporary in nature;
 - D. Any other factor reasonably related to whether or not the group is the functional equivalent of a family.
 - E. Occupancy in a dormitory, fraternity, sorority, club, tourist home, emergency shelter, rooming or boarding house, group home or similar group occupancy shall not be construed to be a family. Many of these land uses are defined in Article IV, Section B.

March 29, 2010 DRAFT
Proposed Revision to the Zoning Regulations:
Definitions of Family and Boarding House

5. Any group protected by the “reasonable accommodation” criteria of the Federal Americans with Disabilities Act or Fair Housing Act in that group members are the functional equivalent of a family sharing and in continued pursuant of their common commitment to rehabilitation or recovery from chronic drug or alcohol addiction or abuse, evidenced by substantial compliance with the following criteria, listed in order of importance:
 - A. The residence facility is certified by the Department of Mental Health and Addiction Services as congregate sober housing.
 - B. Collectively, the residents lease the entire residence rather than any particular room.
 - C. Residents may remain indefinitely, but are required to leave the residence if they use drugs or alcohol.
 - D. Residents share equally most household expenses, including rent, a single household budget, most household chores, including cleaning, shopping and cooking, and the work of maintaining the premises.
 - E. Weekly meetings are used to discuss household, financial, logistical or interpersonal issues, and household safety, including fire safety.
 - F. Residents prepare food and eat together on a frequent basis and there is shared food in the refrigerator.

26. Revise Article IV, Section B.7 Definition of Boarding House to read as follows:
 - a. **Board House.** A dwelling unit in which more than [four 4] three (3) persons, not a family reside.

Explanatory Note: The proposed revisions to Mansfield’s definition of family update and refine existing provisions, particularly with respect to blood relations; incorporate new provisions that authorize “functional families”; incorporate new provisions that authorize legally recognized living arrangements that qualify as “reasonable accommodation”; and reduce the number of unrelated individuals who automatically qualify as a family from four (4) to three (3). The proposed revisions, which recognize and provide for significant changes that have occurred over the past fifty years in family composition, are designed to preserve the character of Mansfield’s single family residential neighborhoods, protect property values, reduce the increasing number of single family homes that are purchased for the primary purpose of renting to transient persons (primarily college students), enhancing housing opportunities for families meeting the new definition and in general to promote the public health, welfare and safety. All existing single family uses that comply with the existing definition of family, but would not comply with the proposed definition of family, would become non-conforming uses if the new definition is adopted. Legally established non-conforming uses can be continued, regardless of ownership changes, unless there has been a voluntary change in use or a clear intent to abandon rights to the pre-existing non-conforming use. The proposed revisions to Mansfield’s definition of Board House are necessary to be consistent with the proposed definition of family.

Gregory J. Padick

From: Jake Friedman [jakefri@gmail.com]
Sent: Monday, March 22, 2010 8:58 PM
To: Gregory J. Padick
Subject: Re:

Hi Greg,

Thank you for your timely and candid responses! Much appreciated.

-Jake

On Mon, Mar 22, 2010 at 2:09 PM, Gregory J. Padick <PadickGJ@mansfieldct.org> wrote:

Jake: Please see the responses noted below. Please note that I am not an Attorney and there are often legal interpretation issues with non-conforming use determinations. You may want to seek independent legal advice. Having said that, my responses are based on over 30 years of Connecticut experience in the municipal land use profession and reflect my understanding of current law as it pertains to your questions. If you have follow-up questions you can call me at 860-429-3329 or email me directly at padickgj@mansfieldct.org GREG

From: Jake Friedman [mailto:jakefri@gmail.com]
Sent: Tuesday, March 16, 2010 10:06 PM
To: PlanZoneDept
Subject: Clarification on Definition of Family

Greg,

At the last Quality of Life Committee meeting, you mentioned that the proposed Definition of Family would be a change to the zoning rules and would allow properties to be "grandfathered," should they have a pre-existing use that does not comply. I'd like to have some clarification from you with respect to the "grandfathering" of properties, should the new Definition of Family pass (where the allowable unrelated persons is reduced from 4 to 3):

1. If 4 unrelated persons currently share a house, is that property grandfathered, even if ownership changes? In other words- is the property grandfathered or just the current owner of that property? Zoning enabling statutes and case law limit Zoning authority to land uses and not ownership. In general, any legal rights associated with a conforming use that have been appropriately established by a property owner are passed on to future owners unless there has been a violation of approval conditions or applicable regulations. In similar fashion, any legal rights established for a use that becomes non-conforming due to a regulation change or zone change are passed on to future owners unless there has been a voluntary change in use or a clear intent to abandon rights to the pre-existing, now non-conforming use. A key factor is the appropriate documentation of the use.

Using your example, if Mansfield's Zoning regulations are changed and 4 unrelated persons no longer qualify under a new definition of family, it is my understanding that a property owner, who can document that he or she has been renting to 4 unrelated persons, can continue to rent to 4 unrelated persons.

→ 2. In the future, if there is any reduction of the number of unrelated tenants/occupants to below 4 for some amount of time, then does that property lose the ability to legally house 4 unrelated occupants henceforth? In my opinion, even if in subsequent years, the owner elects to rent to 3 unrelated persons, he or she would retain the right to rent to 4 unrelated persons unless, through a deed restriction or other action demonstrating a clear intent, the non-conforming right to rent to 4 persons has been abandoned.

→ 3. Relating to question #2 above- are there any other conditions where a property that has been grandfathered ceases to be grandfathered? Does a "grandfathered" condition exist in perpetuity or will an owner need to comply in the future for any reason? There currently is no Mansfield requirement for property owners to periodically register or otherwise document their non-conforming use. I do not expect this situation to change. Once a non-conformity has been established, as long as the use does not get voluntarily altered or changed or abandoned, it is an authorized use. As noted above, to protect one's rights to a non-conforming use, it will be important to retain documentation that the non-conforming use was established before a new regulation or zone change resulted in the use becoming non-conforming. It is possible that the rights to continue a use may be challenged in the future. Appeal processes involving Mansfield's Zoning Board of Appeals and the Ct Superior Court are available for property owners who disagree with judgments made by local zoning agents.

It also is important to note that I have been providing information regarding zoning rights, based on current statutes and case law. It is possible that through ordinance authority, a legislative body (Town Council in Mansfield) could enact new laws that would affect property owner rights. It also is possible, but not likely in my opinion, that new statutes or court case decisions could alter zoning non-conformity rights

→ 4. Is there any difference between an owner-occupied home and a rented home with respect to a grandfathered condition or is a property treated the same whether it is fully rented or owner-occupied (and partially rented, for example)? As noted above it is the use and not the ownership that is important for zoning determinations. Your example appropriately recognizes that there often are many factors or variables that have to be considered in making a non-conforming rights land use decision. Each situation would have to be considered on a case-by-case basis. It does not matter whether the property is owner occupied or totally rented. What does matter is how many unrelated persons have been living in the dwelling unit and whether those individuals qualified as a legal family before any new regulation made the situation non-conforming.

Thank you in advance.

Regards,
Jake Friedman



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Michael Ninteau, Director of Building and Housing Inspection; Gregory Padick, Director of Planning
Date: March 22, 2010
Re: Draft 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 safety, health and welfare 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.

An earlier 1/11/10 draft ordinance was presented at public hearing and numerous comments and concerns were raised. The Town Council referred the 1/11/10 draft ordinance to its new Ad hoc Committee on Ordinance Development and Review. The Committee held two meetings and, with staff assistance, drafted a number of potential revisions to the 1/11/10 ordinance. The attached Committee minutes and memorandum from Committee Chairman Kochenburger provide more information about the proposed revisions and the Committee's recommendation to send the revised 3/17/10 draft ordinance to a new public hearing.

Financial Impact

Based on the proposed \$35 application fee, this ordinance would generate approximately \$12,600 dollars within the first two years of implementation. After that initial period, the funds generated by the ordinance 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. We also expect that future enforcement costs would be offset by the proposed \$90 fine provision.

Legal Review

The Town Attorney has reviewed the 3/17/10 draft revision to the ordinance and concluded that it is legally sound and may be enacted by the Council and implemented by Town staff.

Recommendation

The Ad hoc Committee on Ordinance Development and Review has recommended that the Town Council schedule a public hearing to solicit public comment regarding the proposed 3/17/10 draft ordinance on Off Street Parking on Residential Rental Property.

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 April 26, 2010, regarding a proposed ordinance titled "An Ordinance Regarding Off Street Parking on Residential Rental Property."*

✕ *Motion Approved*

Attachments

- 1) 3/17/10 memorandum from Peter Kochenburger, Chairman Ad hoc Committee on Ordinance Development and Review
- 2) 3/17/10 draft Ordinance Regarding Off Street Parking on Residential Rental Property
- 3) 2/26/10 and 3/11/10 minutes from Ad hoc Committee on Ordinance development and Review

MEMORANDUM

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



To: Mansfield Town Council
CC: Matthew Hart, Town Manager; Gregory Padick, Director of Planning; Mike Nintean, Director of Housing and Building Inspection
From: Peter Kochenburger, Councilmember
Date: March 18, 2010
Re: Proposed Ordinance Regarding Off Street Parking on Residential Property

The Ad hoc committee on Ordinance Development and Review met on February 26th and March 11th to discuss the 1/11/10 draft ordinance regarding Off Street Parking on Residential Property. The minutes from these meetings are attached. At the committee's March 11th meeting, members agreed upon a number of potential ordinance revisions and it was unanimously agreed to recommend, subject to the Town Attorney's review, that a revised draft ordinance be presented at a new public hearing. Subsequently, the Town Attorney reviewed these committee-endorsed proposed revisions and a few additional technical changes were incorporated into the draft approved at the March 11th meeting..

Proposed revisions included in the attached 3/16/10 draft include:

1. Revisions to Section 3 Findings and Purpose to clarify and amplify the ordinance intent;
2. Revisions to Section 5 Applicability to incorporate new provisions for a resident owner exemption;
3. Revisions to Section 6 Parking Space Site Plan Requirements to clarify that the new requirements only apply in the rental certification zone, to eliminate a 20 foot setback from streets, to reduce from 10 to 5 feet the required setback from sidewalks/bikeways and to eliminate a requirement that spaces be within 20 feet of a driveway;
4. Revision of Section 7 Fees to increase from \$25 to \$35 the required fee;
5. Revisions to Section 8 Modification of Parking Space Site Plan to authorize staff to accept modifications of these requirements in existing parking areas without traffic safety or neighborhood impact problems even if the criteria of Section 6 are not met; and
6. Revision to Section 10 Enforcement, Violations, Citations and Fines to include a warning reference for initial or infrequent violations that are not considered a significant traffic safety or neighborhood impact problem

At the 3/22/10 Town Council meeting, Committee members will be prepared to discuss the revised draft and recommendation to hold a new public hearing on the proposed Ordinance.

**Town of Mansfield
Code of Ordinances**

“An Ordinance Regarding Off Street Parking On Residential Rental Property”

March 17, 2010 Draft

REVISIONS to 1/11/10 draft are indicated as follows:

Additions are underlined _____

Deletions are bracketed []

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] numerous residential rental properties, particularly those with one, two or three dwelling units, has created, on a regular and frequent basis, unsafe, blighted and congested conditions and other negative neighborhood impacts within the Town. This situation has been most common on properties within the Town’s Rental Certification Zone that do not have adequately sized and delineated parking areas that safely accommodate all residents and their guests. The requirements set forth in this ordinance will promote neighborhood compatibility and the general [welfare,] safety, health, [and safety] and welfare of the people of Mansfield by helping to ensure safe vehicular and pedestrian ingress and egress, safe emergency vehicle and personnel ingress and egress and the preservation and enhancement of neighboring property values.

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 and Residential Rental Property containing a dwelling unit which is the primary place of residence of the owner in which he or she remains for more than one-half of the calendar year, which [is] are exempt. To qualify for exemption, any such owner occupant must be the record owner of a minimum 50% fee simple interest in said Residential Rental Property in his or her personal individual capacity only.

Section 6. Parking Space Site Plan Requirements.

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

A. [Any] All non exempt on-site parking on any Residential Rental Property within the Town's Rental Certification Zone 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 within the Town's Rental Certification Zone 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]. ~~2.~~ No parking space shall be located within [ten (10)] five (5) feet of a roadside sidewalk or bicycle path [or twenty (20) feet of a street].
- [4]. ~~3.~~ Parking spaces shall be a minimum of eight (8) feet wide and eighteen (18) feet long.
- [5]. ~~4.~~ Parking spaces shall be designed so that a backing up movement onto an adjacent street is not required.
- [6]. ~~5.~~ Except for parking areas immediately adjacent to an existing site driveway or parking areas situated over one hundred (100) feet from a street, parking shall not occur between the street and the subject dwelling.
- [7]. ~~6.~~ 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]. ~~7.~~ 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]. ~~8.~~ 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]. ~~9.~~ There shall be a permanent barrier or barriers separating the parking area from the rest of the site.
- [11]. ~~10.~~ Any necessary Inland Wetland Agency or Public Works Department permits shall be obtained prior to Parking Space Site Plan approval pursuant to this code.

Section 7. Fees.

A Parking Place Site Plan review fee in the amount of [Twenty]-~~Thirty~~ Five Dollars [(\$25)] ~~(\$35)~~ 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 Space 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] In a situation where a parking area without observable or known traffic safety or neighborhood impact problems was established prior to the effective date of this ordinance or if lot size or configuration, structure locations, topography and other site constraints or other documented factors would make strict compliance with the criteria of Section 6 unreasonable, the Town designated official(s) reviewing a Parking Space Site Plan is authorized to approve modifications of the section 6 criteria. No modification shall be approved that would result in an unsafe situation or one that would be inconsistent with the findings and purpose contained in Section 3. 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.

Any initial violation or infrequent violation may be addressed through the issuance of a warning rather than a citation, unless a significant safety or neighborhood impact problem is observed or significant damage has been done to a lawn or other landscape area due to parking in an unauthorized area.

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.

TOWN OF MANSFIELD
TOWN COUNCIL
Ad hoc Committee on Ordinance Development and Review
Thursday, March 11, 2010
Audrey P. Beck Municipal Building
Conference Room B
7:30 am

DRAFT MINUTES

1. Call to Order/Roll Call

Mr. Kochenburger called the meeting to order at 7:32 AM

Members present: P. Kochenburger, D. Keane, T. Moran
Guest(s): M. Ninteau, G. Padick

2. Minutes:

T. Moran moved and D. Keane seconded that the minutes of February 26th be approved as drafted. The motion carried unanimously

3. Draft Ordinance: Offstreet Parking on Residential Property

Committee members and staff reviewed, on a section-by-section basis, potential revisions to the previously distributed 1/11/10 draft ordinance. Particular attention was given to Section 3 (Findings and Purpose), Section 5 (Applicability), Section 6 D (Parking Space Site Plan Requirements), Section 8 (Modifications of Parking Place Site Plan) and Section 10 (Enforcement).

Subject to one minor wording revision, Committee members concurred that the proposed revisions to Section 3 were both important and needed in order to clarify and strengthen the ordinance intent. Potential revisions to Section 5, which also are being reviewed by the Town Attorney, focused on appropriate wording for an ownership exemption. After discussion, Committee members agreed that this exemption needed to be carefully defined and limited and that wording acceptable to the Town Attorney should be incorporated. Turning to the parking area requirements contained in Section 6, G. Padick explained that since the last Committee meeting, staff had reviewed the criteria for parking areas and a number of refinements are now considered appropriate to add flexibility, particularly for sites with existing dwellings that are either close to a street or significantly distant from a street. Members reviewed each of the draft parking area approval standards and concurred that the suggested revisions were appropriate.

G. Padick noted that, based on the Committee's discussion on February 26th, staff had reviewed and comprehensively revised Section 8 regarding modifications. As drafted the revisions to this section would authorize staff to approve modifications of the Section 6 standards for existing situations where traffic safety or neighborhood impact problems were not observable or otherwise known and where existing site characteristics or other factors made strict compliance unreasonable. After discussion and incorporation of a wording revision, Committee members expressed support for the recommended revisions to Section 8. Turning to Section 10

(enforcement), members discussed with staff anticipated enforcement processes and the need to specifically reference the right to issue warnings. After considering and revising the wording of a proposed new sentence in Section 10, members agreed that the proposed addition regarding the issuance of violation warnings, should be incorporated.

After discussing potential next steps, Committee members agreed that subject to the Town Attorney's review, they were ready to recommend to the Town Council that the revised draft ordinance be presented at a new public hearing. Staff agreed to reformat the proposed revisions to the 1/11/10 draft to clarify proposed additions and deletions and P. Kochenburger agreed to approve a transmittal memorandum.

4. Future Meetings

No additional meetings were scheduled.

3. Adjournment

The members adjourned the meeting at 8:37 AM.

Respectfully submitted,

Gregory Padick
Director of Planning

**TOWN OF MANSFIELD
TOWN COUNCIL
Ad hoc Committee on Ordinance Development and Review
Thursday, February 26, 2010
Audrey P. Beck Municipal Building
Conference Room B
7:30 am**

DRAFT MINUTES

1. Call to Order/Roll Call

Members present: P. Kochenburger, D. Keane, T. Moran
Guest(s): M. Hart, M. Ninteanu, G. Padick

2. Draft Ordinance: Offstreet Parking on Residential Property

Mr. Kochenburger called the meeting to order at 7:35 AM. After a brief discussion, it was agreed to initially focus on the background and overall need for the draft ordinance, comments received to date and the various component elements of the draft. Noting the objective of reporting back to the Town Council as soon as possible, any potential revisions would be considered at a future meeting.

Mr. Ninteanu briefly summarized an information packet that had been emailed to committee members. He noted that staff had drafted the ordinance after the Community Quality of Life Committee had endorsed the ordinance objective. He also emphasized that the draft should be considered in association with other potential tools that are being considered to address student occupancy issues and current enforcement problems.

A majority of the meeting was spent discussing the overall need for the ordinance, location and frequency aspects of the existing parking situation, implementation provisions, the potential cost to landlords and tenants and enforcement issues, particularly with respect to initial and/or infrequent violations. Committee members noted that more time was needed to study this issue and that a number of ordinance revisions should be evaluated before considering a recommendation to the Town Council. It was agreed that staff would draft potential revisions for committee consideration and that particular attention would be given to section 3 (Findings and Purpose), Section 6 D (Parking Space Site Plan Criteria), and Section 8 (Modification of Parking Space Site Plan).

4. Future Meetings

It was agreed to meet again on Thursday March 11th at 7:30 AM

3. Adjournment

The members adjourned the meeting at 8:30 AM.

Respectfully submitted,

Gregory Padick
Director of Planning

PAGE
BREAK

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: 3/31/10
Re: Public Hearing Schedule: Draft Zoning and Regulation Revisions



The PZC Regulatory Review Committee is focusing its next meeting on April 13th on proposed revisions regarding the rezoning of the Pleasant Valley Industrial Park zone, assorted revisions to promote aquifers and public water supply wells and revisions to prevent the use of invasive plant species. Proposed drafts are expected to be presented to the PZC at its 4/19/10 meeting. Public hearings on these potential draft revisions, as well as draft revisions to political sign regulations and the definitions of family and boarding house (already passed on to the PZC), should be planned for May or June 2010. To meet this proposed schedule and comply with statutory referral requirements, the PZC will need to schedule the public hearings at its April 5th or April 19th meetings.

An initial issue is whether one public hearing on all five (5) pending revision items is appropriate or whether one or more of the pending issues should be presented at a separate hearing. The issues that will likely draw the most attention are the proposed changes to the definition of family and the proposed change to the existing Industrial Park zoning. Although the political sign regulation has had interest, I do not expect significant opposition to the current draft. The anticipated aquifer/well protection revisions and invasive species revisions also are not expected to be controversial. It also is noted that due to scheduled vacations, I will not be present at the May 17th June 21st or July 5th PZC meetings.

Recommended options to be discussed at Monday's meeting include:

1. Scheduling a May 3rd public hearing on the draft definition of family and boarding house. The proposed political sign revisions also could be added to this hearing date. Due to a thirty-five (35) day WINCOG Regional Planning Commission notice requirement, this hearing would need to be continued until May 17th or June 7th. To hold a May 3rd hearing, the PZC would need to act on Monday April 5th.
2. Scheduling a June 7th public hearing on all of the pending revisions. To hold a 6/7/10 public hearing, the PZC would need to act on April 19th.

PAGE
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WENTWORTH CIVIL ENGINEERS, LLC

177 West Town St.
Lebanon, CT 06249
Tel. (860) 642-7255
Fax.(860) 642-4794

March 24, 2010

Mr. Curt Hirsch
Zoning Enforcement Officer
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

Re. Waiver Request
Twin Ponds Farm Stand
483 Browns Road
Storrs, CT 06268

Dear Curt:

I am writing to you on behalf of my client, Enviro Enterprises, LLC in regards to the above referenced Special Permit application. I would like to request the following waivers of the Mansfield Zoning Regulations regarding this application:

- Article V.A.3.d.3 & 15 – Requirement of specific landscape plan & stamp by a Licensed Landscape Architect.

Twin Ponds Farmstand will be offering for sale trees, shrubs, plants and flowers that are grown onsite & locally. These products will be showcased for sale and used in landscaped areas surrounding the farmstand. Said landscaping will be constantly changing as products & seasons change. Landscaped areas are shown on submitted site plan, but only as a minimum. Twin Ponds would like to retain the flexibility as to design, size, species, etc. of landscape materials used onsite. Also as part of this proposal, there are five large caliper maple trees along the property frontage that are to remain.

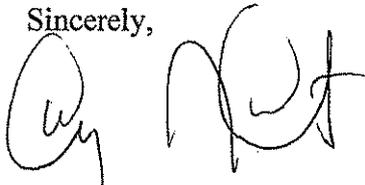
- Article VIII – Requirement of parking areas to be located outside of front yard building setback line.

Existing parking area in front of barn is to be utilized and expanded as part of this project as shown on site plan. Parking spaces are shown to utilize the area closest to the barn. Portions of these spaces are located within the front yard setback area.

An additional grass overflow parking area is also proposed. This area is intended to be utilized during peak days and events. The majority of the time it will remain grass and have the appearance of the abutting hay lot. Approximately one half of this area is within the front yard setback area. However, this area will be partially screened from the road and neighbors by the topography of the land & existing vegetation. Said parking area is located approximately 9 feet lower in elevation than Browns Road.

Please contact me if you have any comments or questions. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'WJ Wentworth', written over a horizontal line.

Wesley J. Wentworth
P.E., Soil Scientist

SITE DEVELOPMENT PLAN
PREPARED FOR
ENVIRO ENTERPRISES, LLC
TWIN PONDS FARM STAND
483 BROWNS ROAD
MANSFIELD, CONNECTICUT

INDEX TO SHEETS

COVER SHEET	SHEET 1
SURVEY MAP	SHEET 2
SITE PLAN	SHEET 3
EROSION & SEDIMENTATION NOTES & DETAILS	SHEET 4

OWNER / APPLICANT: ENVIRO ENTERPRISES, LLC
PO BOX 8386
MANCHESTER, CT 06040
TEL. (860) 432-7119

R ROB HELLSTROM
LAND SURVEYING

32 MAIN STREET
HEBRON, CT.
P.O. BOX 497
COLUMBIA, CT, 06237-0497
(860) 223-9950

WENTWORTH CIVIL ENGINEERS, LLC

177 WEST TOWN STREET
LEBANON, CT 06249
PHONE (860)-642-7255

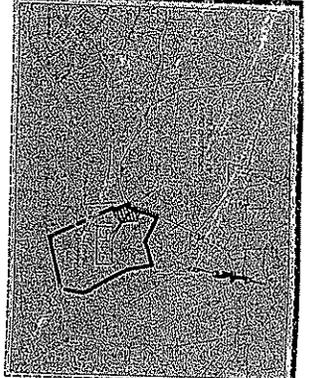
DATE: MARCH 22, 2016

FILE NO. 10017

SCALE SHOWN

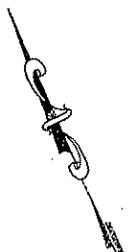
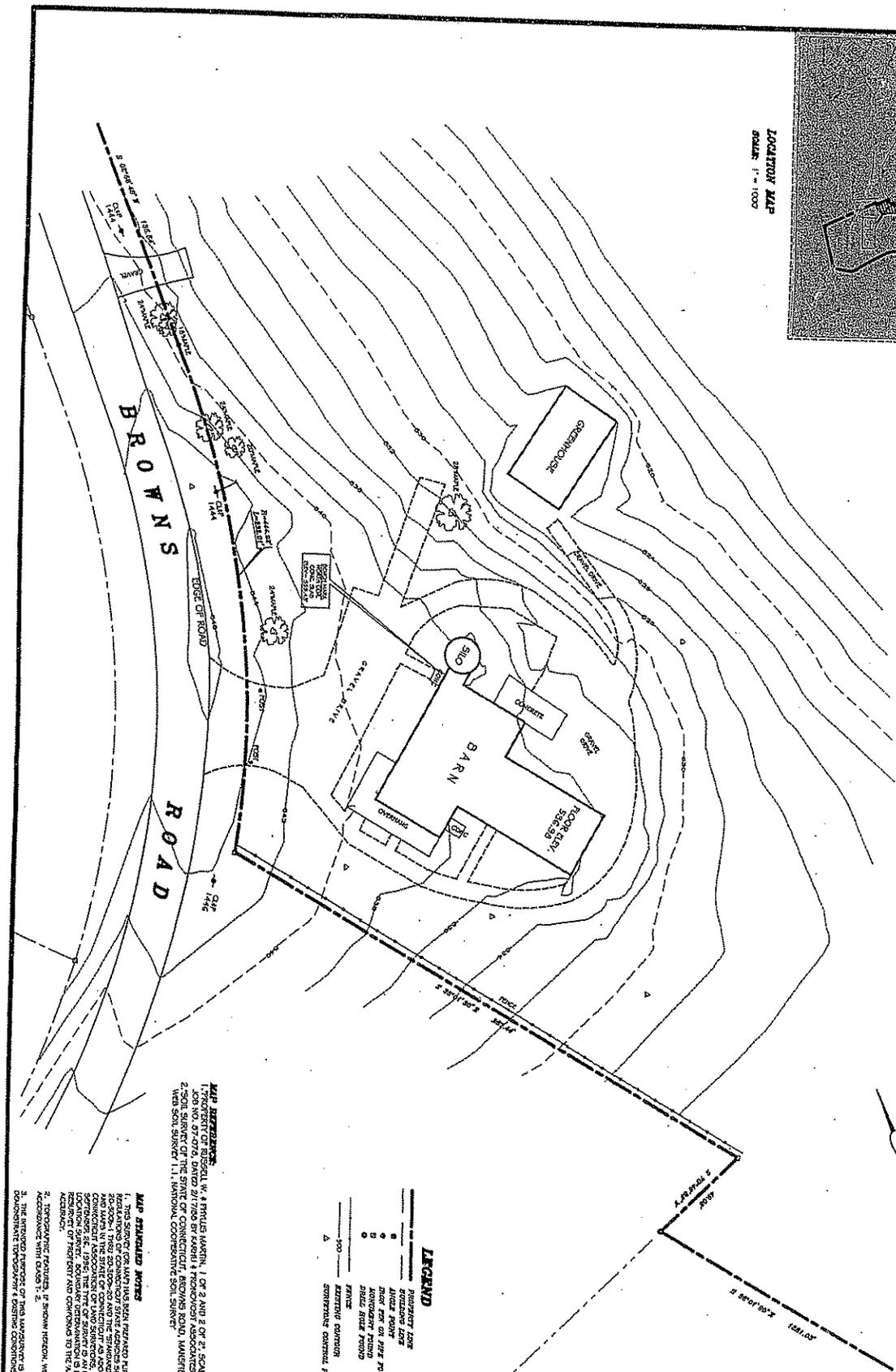
SHEET 1 OF 4

MAP NO. 10-003-1C



LOCATOR MAP
SCALE: 1" = 1000'

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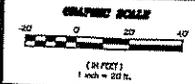


MAP INFORMATION:
 1. THIS SURVEY OR PART THEREOF IS A PRODUCT OF THE
 1990-1991 SURVEYING YEAR.
 2. SOLE SURVEYOR OF THE STATE OF CONNECTICUT, MANFIELD, WASHINGTON, CT.
 3. SOLE SURVEYOR 1.1. NATIONAL COOPERATIVE SURVEYING

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LEGEND

—	PROPERTY LINE
—	EXISTING ALLEY
—	EXISTING DRIVE
—	EXISTING ROAD OR HIGHWAY
—	EXISTING FENCE
—	EXISTING CONCRETE
—	EXISTING COVERED DRIVE



TO MY KNOWLEDGE AND BELIEF THIS MAP IS
 ACCURATELY MADE AND CORRECTLY REPRESENTS
 THE FACTS AS SHOWN ON THE RECORDS OF THE
 SURVEYING OFFICE OF THE SURVEYOR GENERAL
 OF THE STATE OF CONNECTICUT.

ROB HELLSTROM LAND SURVEYING 32 MAIN STREET HEBRON, CT. (860) 228-8853 P.O. BOX 497 COLUMBIA, CT. 06237-0497 DATE: MARCH 22, 2010	IMPROVEMENT LOCATION SURVEY - PREPARED FOR - BRYAN KIELBANIA SHOWING TOPOGRAPHY & EXISTING CONDITIONS BROWNS ROAD MANSFIELD CONNECTICUT
	SHEET NO. 2 OF 4 JOB NO. 2010-016 SCALE: 1" = 20' FILE NO. K1001G

1. The purpose of this specification is to define the minimum requirements for the materials and workmanship for the construction of the erosion control measures described herein.

2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

3. The contractor shall be responsible for the proper installation and maintenance of the erosion control measures throughout the construction period.

4. The contractor shall be responsible for the removal and disposal of any materials or debris generated during the construction process.

5. The contractor shall be responsible for the protection of existing structures and utilities located within the project area.

6. The contractor shall be responsible for the safety of all personnel and the public during the construction process.

7. The contractor shall be responsible for the completion of all work within the specified time frame.

8. The contractor shall be responsible for the final inspection and approval of the completed work.

9. The contractor shall be responsible for the maintenance of the erosion control measures until they are no longer needed.

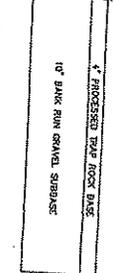
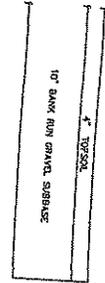
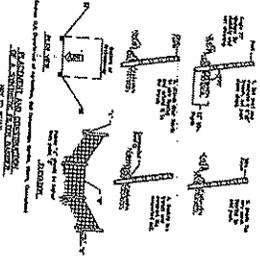
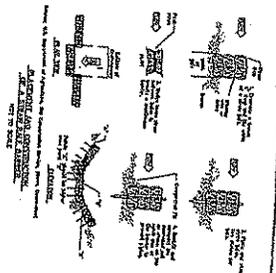
10. The contractor shall be responsible for the payment of all bills and invoices related to the construction project.

11. The contractor shall be responsible for the coordination of all construction activities with the other trades.

12. The contractor shall be responsible for the provision of all necessary labor and equipment for the construction project.

13. The contractor shall be responsible for the procurement of all materials and supplies for the construction project.

14. The contractor shall be responsible for the overall management and supervision of the construction project.



GRAVEL OVERFLOW PARKING DETAIL
(SEE SHEET)

GRAVEL DRIVEWAY & PARKING DETAIL
(SEE SHEET)

DATE	3/28/10
DRAWN	WME
CHECKED	WME
SCALE	AS SHOWN

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS
 PREPARED FOR
ENVIRO ENTERPRISES, LLC
 TWIN PONDS FARM
 483 BROWNS ROAD
 STORRS, CONNECTICUT

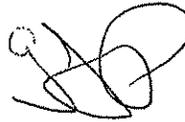
WENTWORTH CIVIL ENGINEERS, LLC
 177 WEST TOWN STREET
 LERAMON, CT 06249
 PHONE (860)-642-7250

PROVIDE SIGNATURE AND SEAL OF REGISTERED PROFESSIONAL ENGINEER
[Signature]
 WENTWORTH CIVIL ENGINEERS, LLC
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CONNECTICUT
 NO. 12345
 EXPIRES 12/31/2012

**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: 3/31/10
Re: Re-approval Request: Popeleski Estates, File #1278



On February 2, 2009, the PZC approved with conditions (motion attached) the three (3) lot Popeleski Estates Subdivision at the corner of Bassetts Bridge and South Bedlam Roads. The subject property currently is under the ownership of the Estate of Shirley Popeleski and , for reasons associated with the processing of the Estate, the subject subdivision was not filed on the land Records within the required statutory period. Accordingly, the PZC's 2/2/09 approval became null and void.

As noted in the attached letter, the applicant now is seeking approval with the same conditions as originally cited by the Planning and Zoning Commission.

Since the February approval there have not been any Zoning or Subdivision Regulation revisions that would alter subdivision submission requirements or approval criteria. A related IWA approval remains in effect. In similar situations, the PZC has reapproved subdivisions without repeating the referral and typical review process.

Accordingly, it is recommended **that the Planning and Zoning Commission receive and re-approve the Popeleski Estates subdivision of the Estate of Shirley Popeleski with the same approval conditions cited in a February 2, 2009 action. The minutes of this meeting shall incorporate the 2/2/09 approval conditions and map references.**

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Fee 135-

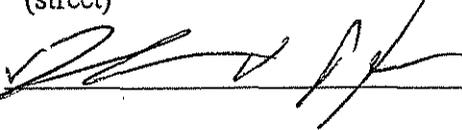
file # 1278
filing date _____

**MANSFIELD PLANNING & ZONING COMMISSION
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL**

Name of subdivision Mansfield Hollow Estates

Name of subdivider (applicant) Thomas V. Pope Et AL Phone # 742-3193 Home
649-3822 work
(please PRINT)

Address 683 Brigham Tavern Rd. Coventry, CT 06238
(street) (town) (state) (zip)

Signature  (owner _____)
(optionee _____) Date ✓

OWNER (IF OTHER THAN SUBDIVIDER)

Name _____ Phone # _____
(please PRINT)

Address _____
(street) (town) (state) (zip)

Signature _____ Date _____

FEES – See Town Council-approved Fee Schedule and
Eastern Highlands Health District Plan Review Fee Schedule

SUBDIVISION DATA

Location: Bassetts Bridge Road and South Bedlam Road

Zoning district RAR 90 Total # of acres 9.66
Total # of lots 3

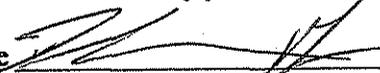
EXTENSION OF TIME

Pursuant to Section 8-26d, subsection (b) of the Connecticut General Statutes, the undersigned applicant hereby consents to an extension of time within which the Planning and Zoning Commission is required by law to approve, modify and approve or disapprove a subdivision plan known as

Mansfield Hollow Estates

and located at/on Bassetts Bridge Road and South Bedlam Road

It is agreed that such extension of time shall not exceed 65 days and it is understood that this extension of time is in addition to the first 65-day period after the receipt of the application by the Planning & Zoning Commission.

Signature 
1/01

Date ✓ 3-19-10

**Filip Associates
497 Middle Turnpike
Storrs/Mansfield, CT. 06268**

March 10, 2010

Town of Mansfield
Planning and Zoning Commission
Four South Eagleville Rd.
Storrs/Mansfield, CT 06268

Re: Popeleski Subdivision, Estate of Shirley Popeleski, Thomas V. Pope, Executor
PZC File # 1278

Dear Chairperson and Members;

I am submitting a new application for this subdivision since the prior application became void on December 4, 2009. Due to delays in settling the estate, our deadline was not met for filing maps, right of way deeds, drainage easement and notice of subdivision conditions.

I am requesting that the same maps and conditions of prior approval to be used in this new application.

Sincerely,



Stephen A. Filip, P.L.S.

cc. Thomas V. Pope, Executor

**TOWN OF MANSFIELD
MANSFIELD PLANNING AND ZONING COMMISSION**

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

March 10, 2010

Estate of Shirley Popeleski
Attn: Thomas V. Pope, Executor
683 Brigham Tavern Road
Coventry, CT 06238

Re: Mansfield's PZC APPROVAL
PZC file #1278

Dear Mr. Pope,

At a meeting held on 2/2/09, the Mansfield Planning and Zoning Commission adopted the following motion:

“to approve with conditions the subdivision application (File #1278), of the Estate of Shirley Popeleski, for three lots, on property owned by the applicant, located on Bassetts Bridge and South Bedlam Roads, in an RAR-90 zone, as submitted to the Commission and shown on plans dated July 1, 2008 as revised to January 5, 2009.

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

1. Final plans shall be signed and sealed by the responsible surveyor, engineer, and soil scientist.
2. Pursuant to subdivision regulations, particularly Sections 7.5 and 7.6, this action specifically approves the depicted Building Area and Development Area Envelopes and sideline setback waivers for Lots 1 and 2. Unless the Commission specifically authorizes revisions, the approved envelopes shall serve as the setback lines for all future structures and site improvements, pursuant to Article VIII of the Zoning Regulations. This condition shall be specifically Noticed on the Land Records and the deeds for the subject lots.
3. The final plans shall be revised to incorporate the following revisions:
 - A. Note 3 on Sheet 1 shall be revised to delete the clause “except where noted”.
 - B. On Sheet 2 the erosion and sediment control notes shall be revised to update the estimated start of construction and to change the frequency of inspections to daily.
 - C. The Development Area Envelope on Lot 2 shall be revised near the southwestern corner to exclude a low lying area defined by a stone wall. The stone wall shall be used as the DAE.
 - D. On all three lots, the Development Area Envelopes along the Bassetts Bridge Road street line shall be moved at least 25 feet from the street line except for the driveway areas for Lots 2 and 3.
 - E. On Sheet 1, a note shall be added to specify that no structures shall be located on septic system and reserve areas.
4. The approved plans include notes regarding stone wall and tree preservation. Pursuant to Section 7.7, no existing stone walls shall be altered except for site work depicted on the approved plans. No stones from existing walls shall be removed from the site. Furthermore, a number of specimen trees have been identified to be saved. No Zoning Permits shall be issued on individual lots until a protective barrier has been placed around the specimen trees identified to be saved and has been found acceptable to the Zoning Agent. In conjunction

with the filing of final maps, notice of this condition shall be filed on the Land Records and referenced in the deeds of the subject lots.

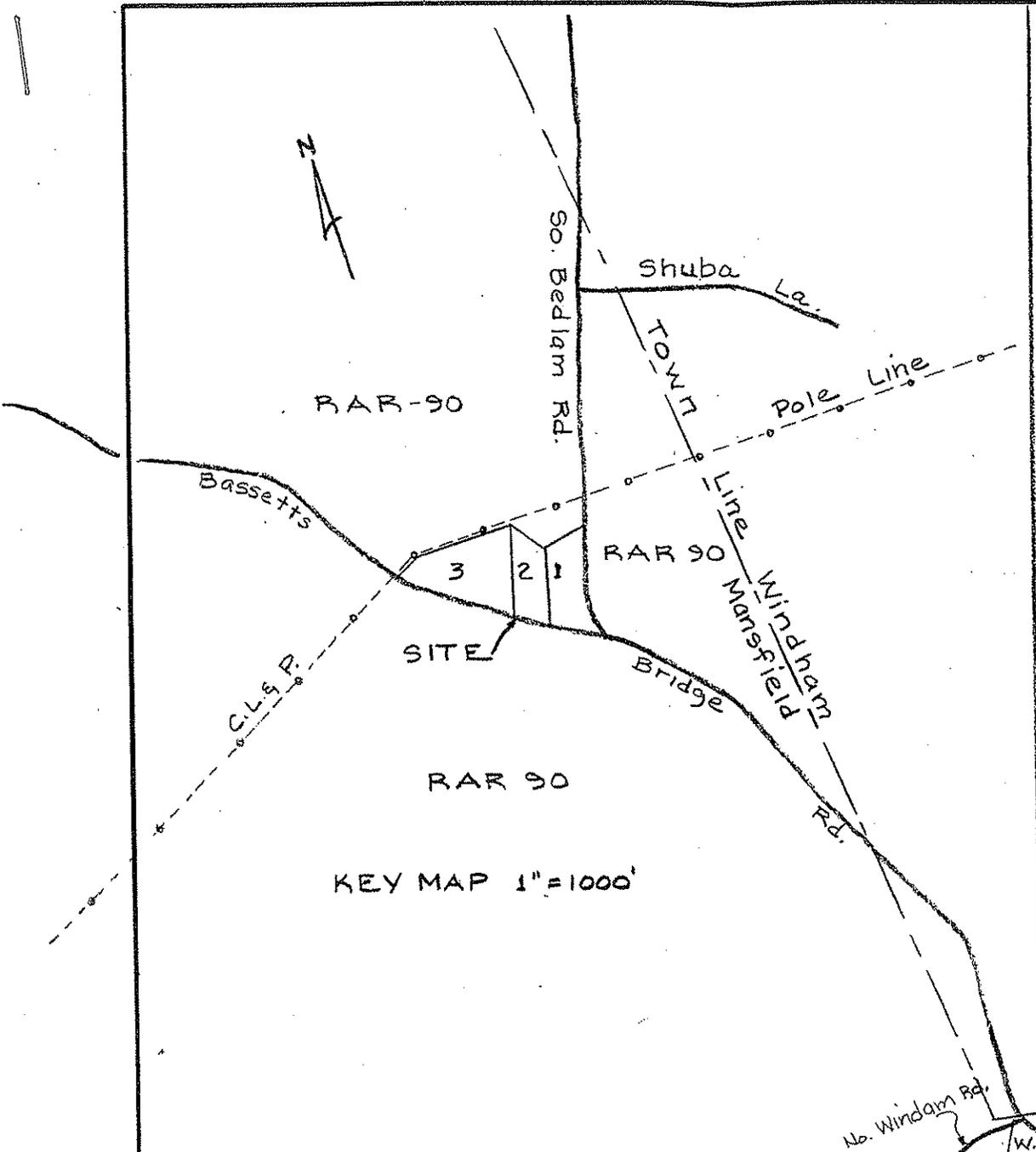
5. Due to the size of the subject subdivision and distance from existing survey control points, this approval waives (pursuant to Section 6.5.4.b) the requirement that the survey be tied to the Connecticut Plane Coordinate System.
6. The Commission, for good cause, shall have the right to declare this approval null and void if the following deadlines are not met (unless a ninety (90) or one hundred and eighty (180) day filing extension has been granted):
 - A. All final maps, including submittal in digital format, a right-of-way deed for land along Bassetts Bridge and South Bedlam Roads, the depicted drainage easement on Lot 3 and a Notice on the Land Records to address conditions 2 and 4 (with any associated mortgage releases) shall be submitted to the Planning Office no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes, or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant;
 - B. All monumentation with Surveyor's Certificate, shall be completed or bonded pursuant to the Commission's approval action and Section 14 of the Subdivision Regulations no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes, or, in the case of an appeal, no later than fifteen days, of any judgment in favor of the applicant."

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

Very truly yours,

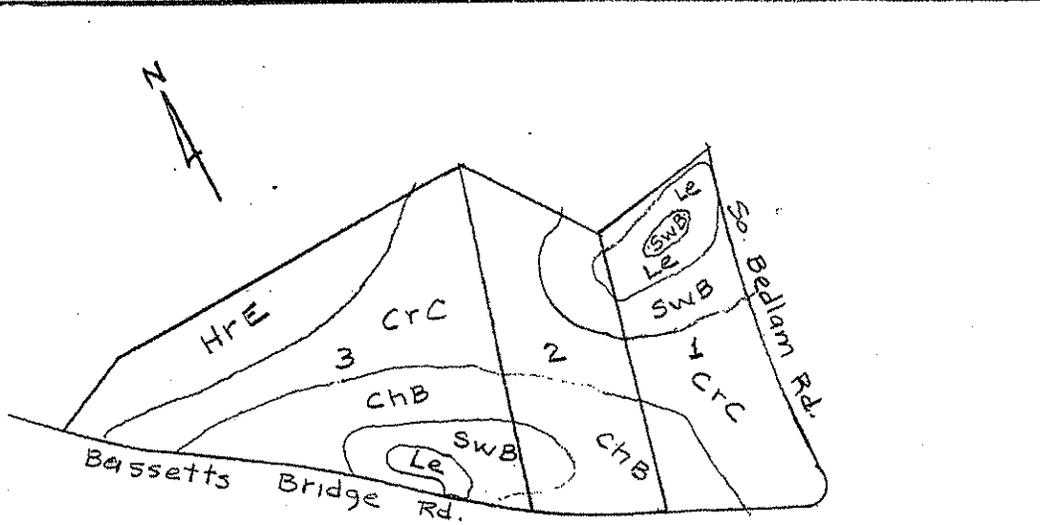
Katherine K. Holt, Secretary
Mansfield Planning and Zoning Commission

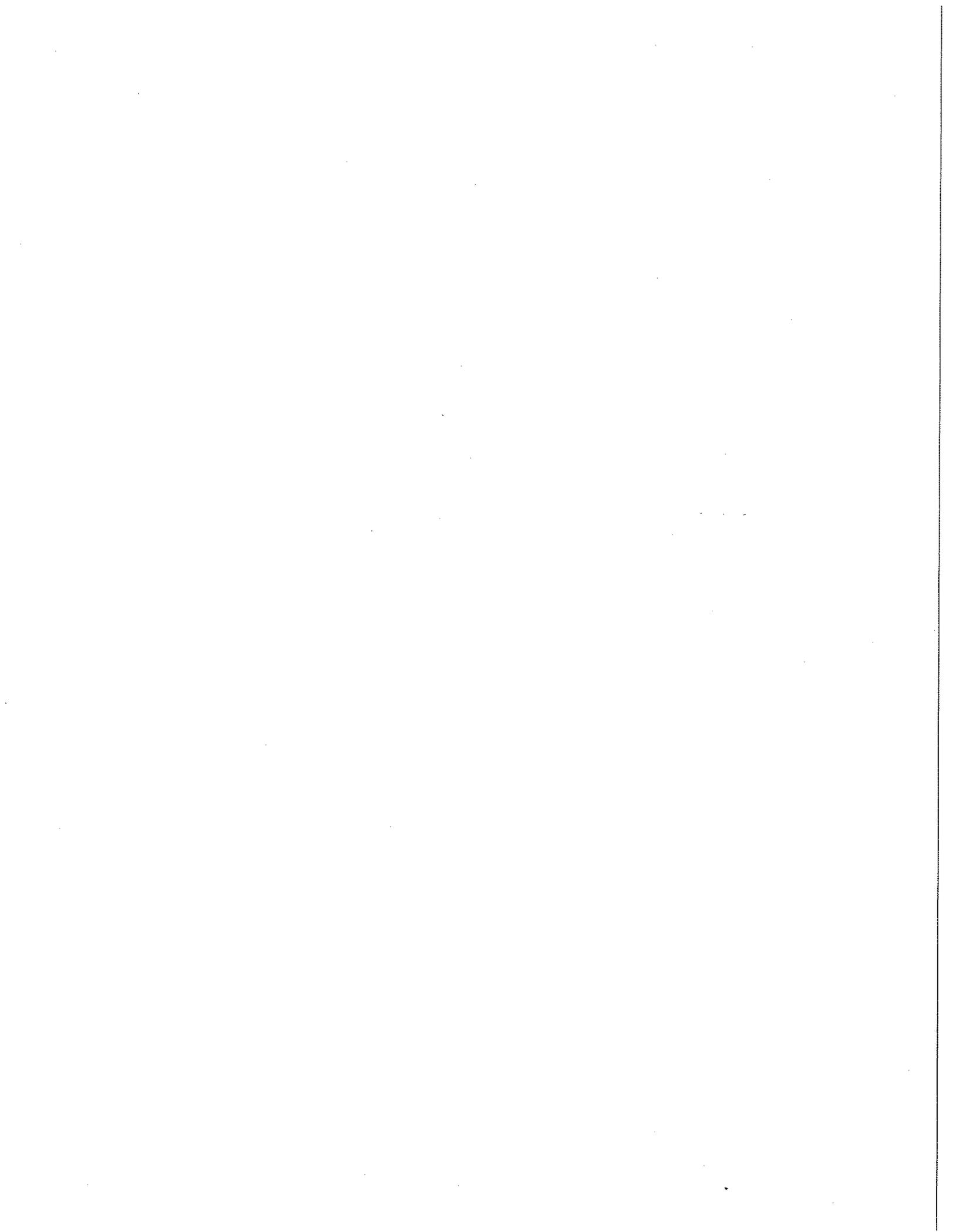
Cc: Steve Filip



KEY MAP 1"=1000'

1. IT IS SUGGESTED THAT TO PROVIDE THE MOST EF
2. THE 5' CONTOURS ARE DEPT. OF U. S. ARMY CO
3. ALL WIRED UTILITIES UTILITES LINES SHALL E ULILITY COMPANY DETERM
4. WETLANDS WERE DELINE
5. STRINGENT EROSION AN MAINTAINED DURING CONE
6. AN ENGINEERED DESIGH
7. A LAND SURVEYOR, LIC HOUSE, WELL, DRIVEWAY AI
8. UNDERGROUND UTILITY NEW DRIVEWAY OPENINGS, MANSFIELD PLANNING ANI
9. NO PORTION OF THIS ! INSURANCE RATE MAP] TI COMMUNITY PANEL NUMBEI
10. ANY EXISTING STONEI REBUILT TO MATCH SIMII
11. THE QUANTITY OF FII OF FILL FOR SITE WORK
12. ALL SILT FENCE BAR ESTABLISHED TO GRASS.
13. SEE SHEET 2 OF 2 F
14. THE NORTHEASTERLY SUBDIVISIONS THAT WER PLACE
15. FOR LOTS 1, 2, & 3 h DIAMETER. A POSSIBLE. A numb





MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Tuesday, March 16, 2010
Conference Room B, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Holt, G. Lewis, K. Rawn
Others present: G. Padick, Director of Planning

I. Call to Order

Chairman Beal called the meeting to order at 2:03 p.m.

II. Minutes

3-2-10- Favretti MOVED, Rawn seconded, to approve the 3/2/10 minutes as written.
MOTION PASSED with Beal, Favretti, Holt and Rawn in favor with Lewis disqualified.

III. Consideration of potential revisions to the Zoning Regulations/Zoning Map

After discussing potential Spring 2010 Public Hearing dates for the revisions under active consideration, it was decided to tentatively plan on May 17th and June 7th as hearing dates. It was noted that to meet statutory requirements, referrals will need to be made to the WINCOG Regional Planning Commission and a 35 day response period will need to be provided. Members agreed to postpone a decision on whether all of the planned spring 2010 regulation revisions would be presented at one hearing or whether multiple hearings would be more appropriate.

Members briefly discussed a 2/25/10 draft of proposed Zoning and Regulation revisions associated with the planned rezoning of the Industrial Park Zone south of Pleasant Valley Road. There was a general consensus that previously discussed design concerns most likely could be addressed with some relatively minor regulation revisions and therefore, a spring public hearing was still possible. It was agreed to hold off detailed discussion until later in the meeting or at the next meeting.

Padick briefly reviewed the latest draft revision regarding political signs and it was agreed that this draft was ready for hearing. Turning to the Conservation Commission's proposed Zoning Regulation revisions regarding aquifers and ground water protection, Padick provided background information and indicated that, subject to more specific review, he expected to support the revisions. He agreed to review the proposal further and format recommended revisions for the Committee's consideration at the next meeting. In similar fashion, potential Zoning and Subdivision Regulation revisions regarding invasive species were discussed and Padick agreed to format proposed revisions for consideration at the next meeting.

Padick reviewed with Committee members the basic elements of a draft revision to the definition of family that is being finalized with the help of the Town Attorney. He noted that the Community Quality of Life Committee had expressed support for a draft provision that would reduce an unrelated individual category from 4 to 3 persons. He also explained that the current definition was out of date and that the current draft contained 6 categories of family including new provisions for a "functional family" and a more specific reference to individuals related by blood. A refined draft acceptable to the Town Attorney is expected to be available for review at the next meeting.

Members next discussed potential revisions to regulations regarding illuminated commercial signs and window coverage and decided not to pursue revisions at this time. Staff was advised that strict enforcement of existing provisions was needed. The nine (9) items listed on the agenda under III C were briefly discussed and members agreed that many of these items needed to be addressed through coordinated revisions to the subdivision regulations or zoning regulations. These items will remain under review but were not considered Spring 2010 priorities.

IV. Future Meetings

After discussion, it was agreed to schedule the next committee meetings for every other Tuesday at 2pm. The next meetings are scheduled for 3/30, 4/13 and 4/27.

V. Adjournment

The meeting was adjourned at 4:00 p.m.

Respectfully submitted,

K. Holt, Secretary

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Tuesday, March 30, 2010
Conference Room C, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Holt, K. Rawn
Others present: G. Padick, Director of Planning

I. Call to Order

Chairman Beal called the meeting to order at 2:02 p.m.

II. Minutes

3-16-10- Holt MOVED, Rawn seconded, to approve the 3/16/10 minutes as revised (Hall removed from members present listing).
MOTION PASSED UNANIMOUSLY.

III. Consideration of potential revisions to the Zoning Regulations/Zoning Map

Padick related that the primary objectives of the meeting are to discuss and provide direction for the refinement of the draft revisions for rezoning the existing Industrial Park zone; to review and potentially pass on for PZC consideration draft revisions to the Zoning definitions of family and boarding house and to begin a review of potential revisions to enhance aquifer and public drinking water resources. He added that draft political sign regulations are ready for public hearing and draft revisions to address invasive plant species issues will be ready for the next committee meeting.

Members reviewed with Padick a 2/25/10 draft of proposed revisions regarding the rezoning of the existing Industrial Park zone south of Pleasant Valley Road. Particular attention was given to draft design criteria. Setback and height requirements, protecting important views and vistas, buffering and lighting and phasing issues were emphasized. Padick was instructed to draft, for consideration at the next meeting, proposed revisions based on the Committees discussion.

Padick distributed and explained a 3/29/10 draft revision to the Zoning definitions of family and boarding houses. After discussion, committee members agreed the draft was ready for PZC consideration.

Padick distributed portions of the Zoning and Subdivision regulations with suggested draft revisions designed to enhance the protection of aquifer areas and public drinking water wells. He noted that in his opinion the draft revisions met overall objectives contained in a specific proposal from the Conservation Commission but not all of their recommendations were incorporated into the current draft. Padick explained each of his proposed changes to the Zoning Regulations and Subdivision regulations and agreed to reformat the proposed revisions for further consideration of the next meeting. Favretti left the Committee meeting at 3:30 p.m. while these draft revisions were being discussed.

IV. Future Meetings

The next meeting is scheduled for 4/13/10 at 2pm in Room B.

V. Adjournment

The meeting was adjourned at 3:56 p.m.

Respectfully submitted,

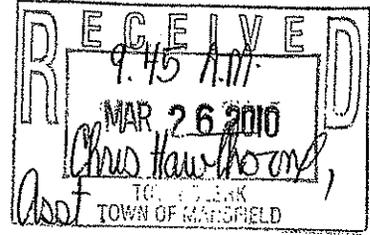
K. Holt, Secretary

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TOWN OF CHAPLIN

CONNECTICUT 06235

INCORPORATED 1822



March 24, 2010

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

RE: Intermunicipal Notification of Application for Zoning Regulation Amendments

Dear Adjacent Municipality;

In accordance with the Requirements of Section 8-7d(f) of the Connecticut General Statutes, you are hereby notified that the Chaplin Planning & Zoning Commission has received an application for Amendment to Sections 2.2, 5.2.B, 8.7.B, and 8.7.E, 8.7.H & 8.7.H.2 of the Chaplin Zoning Regulations to add a definition of Dog Boarding and Training, to permit Dog Boarding and Training Facilities by Special Permit in the RAR Zoning District, to allow the Commission waiver authority for Site Plan Requirements, and to include Licensed Land Surveyors as allowed preparers of Site Plans.

Because Chaplin's RAR zoning district abuts all adjoining municipalities, you are entitled to receipt of this notice. Application materials as submitted to the Commission are attached hereto for your review.

The Public Hearing for this application is scheduled to commence at ~~7:00 PM on~~ ~~Thursday, May 13, 2010~~ at the Chaplin Town Hall, 495 Phoenixville Road, Chaplin, CT. All interested parties are invited to attend and be heard, and written correspondence received as of the hearing will be included in the record.

Thank you.

Sincerely,

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

TOWN OF CHAPLIN

CONNECTICUT 06235

INCORPORATED 1822



APPLICATION FOR CHANGE OF ZONING DISTRICT OR ZONING REGULATION AMENDMENT

(Application Fee: \$300 + ⁰⁰20 State Fee = \$330)
\$300

Name of Applicant: STEVEN LAUME
Mailing Address: P.O. BOX 332 CHAPLIN
Phone Number: (860) 455-0200

Name of Owner: SAME AS ABOVE
Mailing Address: _____
Phone Number: _____

Property Location: 41 NORTH BEDLAM

	Street Address	Map	Lot
Current Zoning:	<u>RAR</u> B I		
Proposed Zoning:	RAR B I MF		
Deed Reference:	Book:	Page:	(attach copy)

Regulation Section: AMEND SECTIONS 5.2(B),
8.7(B) & 8.7 E

Purpose of Change: PERMIT THE ESTABLISHMENT
OF DOG BOARDING &
TRAINING FACILITY IN RAR ZONE.

Applicant Signature: [Signature]
Owner Signature: SAME

41 North Bedlam Road
P.O. Box 332
Chaplin, CT 06235

March 2, 2010

Planning and Zoning Commission
Town of Chaplin
495 Phoenixville Road
Chaplin, CT 06235

Re: Application to Amend the Town of Chaplin Zoning Regulations

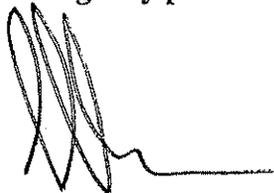
Commissioners:

Enclosed is an application to amend the Town of Chaplin Zoning Regulations. The basis for these amendments is to enable the establishment of a quality, professionally operated, dog boarding and training business at my property.

The delicate nature of a specially permitted use of this type within a residential district is fully appreciated. Accordingly, the proposed special permit regulations have been developed to be very specific in terms of addressing any potential negative impacts upon surrounding areas. The standards have been designed very carefully to best assure that this use will be compatible in all respects.

We look forward to presenting the details on this petition to the Planning and Zoning Commission at the Public Hearing. If anything further is required in the interim, it will be gladly provided.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven Laume', with a horizontal line extending to the right.

Steven Laume

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March 2, 2010

PROPOSED ZONING AMENDMENTS

**Application by: Steven Laume
41 North Bedlam Road
Chaplin, Connecticut 06235**

Request to amend the Town of Chaplin Zoning Regulations by establishing regulations to permit a dog boarding and training business within the Rural Agricultural Residence District and to facilitate the processing of minor Site Plan Reviews.

BACKGROUND – This petition is intended to enable the establishment of a professionally operated dog boarding and training business within the Rural Agricultural Residence District, subject to compliance with strict standards and carefully considered controls. It is acknowledged that special care must be taken to assure that potential problems, particularly noise, do not cause detrimental effects upon the surrounding area. This proposal reflects those requirements.

In addition, this application proposes an amendment which will allow the Planning and Zoning Commission to have flexibility, based on the size, scope and nature of a proposal, in the processing of a Site Plan Review application. This flexibility would facilitate the development and review of minor site development applications while maintaining the integrity of the Site Plan Review regulations. Also, by establishing a higher degree of reasonableness, this will effectively improve the zoning process within the Town of Chaplin

Finally is a request to incorporate licensed land surveyors among the professional persons authorized to prepare site plans under these Regulations.

The amendments being requested are set forth below.

AMEND "Section 2.2 Definitions" by adding:

Dog Boarding and Training. A business use which is strictly limited to the temporary boarding and/or training of dogs.

AMEND "Section 5.2 - Rural Agricultural Residence District - subsection B. - Uses Requiring Special Permit" by adding a new use allowed by Special Permit as follows:

12. Dog Boarding and Training Facility provided:

- a. Such operation is conducted on a parcel of twenty five (25) acres or more.
- b. No involved facilities or activities shall be conducted within fifty (50) feet of any property line.
- c. Not more than four (4) dogs may be boarded at any given time.
- d. All activities shall be under the direct supervision of a Professional Dog Trainer certified by the Certification Council for Professional Dog Trainers, a Certified Applied Animal Behaviorist, or a Veterinarian licensed by the State of Connecticut. Any such person shall be a full-time resident of the subject premises.
- e. There shall be no free dog access between indoors and outdoors at any time, and no outside activity of any form shall occur between the hours of 11:00 PM and 7:00 AM.
- f. Facility must be maintained in a clean and sanitary condition at all times.
- g. All Connecticut State laws and regulations shall be complied with in full. A copy of each annual Pet Facility License issued by the State shall be submitted to the Commission for its files.

AMEND Section 8.7 Site Plan Review Requirements by adding the following paragraph to subsection B.

.....and any use which requires a Special Permit.

“Following an optional pre-application conference, and upon written request by the applicant, the Planning and Zoning Commission may authorize modifications to one or more of the Submission Requirements of the site plan application (subsection H.) if: (1) the proposed improvements or development shall not affect existing traffic circulation, grading and drainage, building relationships, environmental effects or any other consideration of site plan approval; or (2) if the information required shall be unnecessary for the particular application or the lack of such information shall not impair or prejudice the Commission’s determination as to the application’s conformity to these Regulations.”

AMEND Section 8.7 Site Plan Review Requirements by adding “licensed land surveyor” to subsections E, H, and H.2. They would thus read in part:

8.7 E *.....shall be prepared by a registered professional engineer, architect, landscape architect, or licensed land surveyor at a scale of one.....*

8.7H *.....plans shall be prepared by a registered professional engineer, architect, landscape architect, or licensed land surveyor at a scale of.....*

8.7H(2) *.....developer, and seal of the engineer, architect, landscape architect, or licensed land surveyor.*

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Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on April 14, 2010 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:

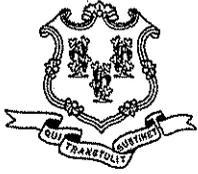
7:00 P.M. – Windham Water Dept for a Special Exception of Art IX, Sect C.2.b to construct a 12' x 24' lean-to addition to an existing non-conforming garage, 14½' from side property line where 35' is required, at 174 Storrs Rd.

At this public hearing, interested parties may appear and written communications may be received. No information shall be received after the close of the public hearing. Additional information is available in the Mansfield Town Clerk's Office. Dated March 25, 2010.

Carol Pellegrine

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G. Padick



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051
Phone: (860) 827-2935 Fax: (860) 827-2950
E-Mail: siting.council@ct.gov
Internet: ct.gov/csc

Daniel F. Caruso
Chairman

REC'D MAR 23

March 15, 2010

Matthew W. Hart, Town Manager
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

RE: Hearing Date -- May 25, 2010 in connection with **DOCKET NO. 400** - Celco Partnership d/b/a Verizon Wireless application for a Certificate of Environmental Compatibility and Public need for the construction, maintenance and management of a telecommunications facility located at 343 Daleville Road, Willington, Connecticut.

Dear Mr. Hart:

The Connecticut Siting Council (Council) has received an application for the above referenced project that entails the construction of an 100-foot telecommunications tower in the Town of Willington. Connecticut General Statute § 16-501(p) provides for municipalities within 2,500 feet of a proposed facility to receive adequate notice of the project. The Town of Mansfield is within 2,500 feet of the proposed facility.

The Council fully understands that municipal input and guidance is absolutely necessary to achieve a thoughtful and balanced decision in matters such as this. Accordingly, I am extending to you my personal invitation to participate in the hearing for this proceeding that is scheduled in the Town of Willington on May 25, 2010.

Please be advised that the Council's processes enable the affected municipal governments to engage in meaningful discourse and, if they choose, to even assert a legal role in the proceedings of applications that come before the Council. Municipalities are afforded a right of pre-filed technical information and consultation with applicants 60 days before an application is filed with the Council. During this period the municipality may conduct public hearings and meetings, as it deems necessary. Both the municipal and applicant filings become part of the Council's record.

Once an application is filed with the Council at least one public hearing is held in the affected community as well as a public inspection of the proposed site. Your participation at such hearing may take many forms; municipal officials may make opening statements to the Council, present written documents, or may seek Party or Intervenor Status and put on a case with witnesses.

Our staff is available to assist you in understanding our process and your options. In the event you have specific legal questions, please contact our Staff Attorney Melanie Bachman (860 827-2951). Otherwise, you may contact Executive Director S. Derek Phelps (860 827-2935).

The Council weighs many issues before rendering its decisions. It is important that we know the Town's views as part of that decision making process. We hope you will take part in our hearing process.

Sincerely,


Daniel F. Caruso
Chairman

DFC/SDP/laf



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STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

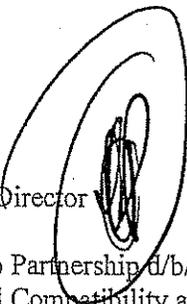
Internet: ct.gov/csc

Gray

Daniel F. Caruso
Chairman

March 15, 2010

TO: Council Members

FROM: S. Derek Phelps, Executive Director 

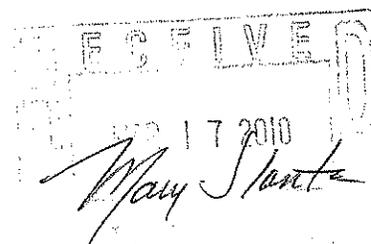
RE: **DOCKET NO. 400** - Celco Partnership d/b/a Verizon Wireless application for a Certificate of Environmental Compatibility and Public need for the construction, maintenance and management of a telecommunications facility located at 343 Daleville Road, Willington, Connecticut.

Enclosed please find a copy of the Council's notice of public hearing.

SDP/RDM/laf

Enclosure (1)

- c: Secretary of the State (via e-mail service)
- Robert L. Marconi, Assistant Attorney General
- Melanie A. Bachman, Staff Attorney
- Parties and Intervenors
- Application Service Recipients
- Ginger Teubner, DPUC
- Jeff Nelson, Director, Governor's Eastern Connecticut Office



**LIST OF PARTIES AND INTERVENORS
SERVICE LIST**

Status Granted	Document Service	Status Holder (name, address & phone number)	Representative (name, address & phone number)
Applicant	<input checked="" type="checkbox"/> E-mail	Cellco Partnership d/b/a Verizon Wireless	<p>Kenneth C. Baldwin, Esq. Robinson & Cole LLP 280 Trumbull Street Hartford, CT 06103-3597 (860) 275-8200 (860) 275-8299 fax kbaldwin@rc.com</p> <p>Sandy Carter Regulatory Manager Verizon Wireless 99 East River Drive East Hartford, CT 06108</p>



Daniel F. Caruso
Chairman

STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

Internet: ct.gov/csc

HEARING NOTICE

Pursuant to provisions of General Statutes § 16-50m and Section 16-50j-21 of the Regulations of Connecticut State Agencies, notice is hereby given that the Connecticut Siting Council (Council) will conduct a public hearing on May 25, 2010, beginning at 3:00 p.m., and continued at 7:00 p.m., at the Old Town Hall, 11 Common Road, Willington, Connecticut, and thereafter as necessary. The hearing will be on an application from Cellco Partnership d/b/a Verizon Wireless for a Certificate of Environmental Compatibility and Public need for the construction, maintenance and management of a telecommunications facility located at 343 Daleville Road, Willington, Connecticut.

The purpose of the hearing is to hear evidence on the applicant's contentions that the public need for the facility outweighs any adverse environmental effects that would result from the construction, operation, or maintenance of a tower, ground equipment, and access road. The 3:00 p.m. hearing session will provide the applicant, parties, and intervenors an opportunity to cross-examine positions. The applicant will be allowed a final rebuttal. Briefs will be entertained after the close of the last hearing session. The 7:00 p.m. hearing session will be reserved for the public to make brief statements into the record. Cross-examination of parties and intervenors will resume, if necessary, after all statements have been heard.

The Council will conduct a public field review of the proposed site on May 25, 2010, beginning at 2:00 p.m. The applicant will fly a balloon during the field review to simulate the height of the proposed facility.

Applicable law for this proceeding includes the Public Utility Environmental Standards Act, General Statutes § 16-50g, et seq., and Sections 16-50j-1 through 16-50v-1a of the Regulations of Connecticut State Agencies.

The Council will hold a pre-hearing conference on procedural matters on April 1, 2010 beginning at 10:00 a.m. at the Council's office, 10 Franklin Square, New Britain, Connecticut.

The Council directs that all testimony and exhibits be pre-filed with the Council and all parties and intervenors by May 18, 2010. In accordance with the State Solid Waste Management Plan, the Council requests that all filings be submitted on recyclable paper, primarily regular weight white office paper. Please avoid using heavy stock paper, colored paper, and metal or plastic binders and separators.

Individuals are encouraged to participate through their elected officials, and other party/intervenor groupings.

Any person seeking to be named or admitted as a party or intervenor to the proceeding may file a written request to be so designated at the office of the Connecticut Siting Council, 10 Franklin Square, New Britain, Connecticut 06051, on or before May 18, 2010.

Parties and intervenors will be allowed to submit briefs and proposed findings of fact within 30 days after the close of the hearing.

Any person who is not a party or intervenor to this proceeding may file a written statement with the Council at the hearing or any time up to 30 days thereafter. Such statements will become part of the record. No written statement or any other material, evidence, or other information will be accepted from any person not a party or intervenor to the proceeding after 30 days following the close of the hearing, except as otherwise prescribed by law or the Council.

A verbatim transcript of the hearing session(s) will be made and deposited with the Town Clerk's Offices of the Willington and Mansfield Town Hall for the convenience of the public.

Requests for information in alternative formats or for sign-language interpreter services must be submitted in writing by May 18, 2010.

The applicant of this facility is represented by the following:

Applicant

Cellco Partnership d/b/a Verizon Wireless

Its Representative

Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103-3597

A copy of the application is available for review at the Council's office during office hours at 10 Franklin Square, New Britain, Connecticut, (860) 827-2935. The Council has assigned this application docket no. 400.

March 15, 2010

Connecticut Siting Council

Memo

To: Town Council
From: Matt Hart, Town Manager
CC: Maria Capriola, Sara-Ann Chaine, Audrey Conrad
Date: March 22, 2010
Re: Quarterly Status Report: October - December 2009

Below please find a status report regarding the current projects, initiatives and responsibilities of the Town Manager's Office. This list does not encompass every activity, but does provide a summary of the more important items. I welcome any questions or comments that the Town Council may have.

Major Projects and Initiatives

- 1) Assisted/Independent living project– Masonicare, the Town's preferred developer, has completed an independent market analysis and has determined that this area can support a facility with approximately 200 units of combined independent/assisted living. Masonicare has purchased an option on a parcel of property in Mansfield. However, this is a challenging time to obtain financing, and Masonicare is waiting for the equity markets to clear up before proceeding with facility modeling and other important tasks. Despite the current economy my understanding is that Masonicare remains strongly committed to the Mansfield project.
- 2) Communications and information technology – there are two important initiatives under this heading:
 - a. *Town Council media project* – the media upgrade was successful, and our three UCONN work study students seem to be doing a fine job recording the Council meetings. In addition to regular meetings, the students will be available to record a majority of the upcoming budget workshops and information sessions.
 - b. *Website upgrade* – a staff committee is working with the firm of QScend Technologies, Inc. to upgrade the website to improve citizen and staff usability. We have completed the domain configuration (we will be moving to a .gov domain) and have programmed the templates. Staff is now focused on the content migration. Once we have developed a draft site, we will make a

presentation to the Town Council and the Communications Advisory to solicit your review and comment.

- 3) Community/campus relations – some of the most important items are as follows:
 - a. Committee on Community Quality of Life – during this quarter the committee endorsed the proposed off-street parking ordinance for Town Council review as well as a proposed change to the definition of “family” to be considered by the Planning and Zoning Commission (PZC). The committee continues to meet on a regular basis and is focused on the following tasks:
 - Developing a proposed tenant registry ordinance
 - Drafting language to close various loopholes in the housing code and other ordinances
 - b. Mansfield Community-Campus Partnership – the MCCP continues to meet monthly on the second Thursday of the month throughout the academic year to discuss substance abuse, quality of life and related issues. At its December meeting, the partnership from UMASS and Amherst made a presentation on its success in this area. MCCP is currently developing goals and action items. The MCCP is planning to conduct off-campus visits in the Spring 2010, with a focus on prevention/education regarding personal safety, behaviors, etc. during Spring Weekend.
 - c. UConn Spring Weekend – the Town-University Relations Committee issued the first ever joint Town/University comprehensive after-action report for the 2009 event; this report will be conducted annually. Various planning activities for Spring Weekend 2010 are underway.
- 4) Community water and wastewater issues – Gregory Padick and I continue to participate as members of the UConn Water and Wastewater Policy Advisory Committee. Key action items for this committee include the Willimantic River study, the UConn water supply update and water system management.
- 5) Mansfield Community Center – the management team continues to oversee and review operations of the center. As of February 26, 2010, memberships total 2,024. (There are 4,343 members in total). During the holiday season and continuing into the New Year, community center staff conducted various marketing campaigns that garnered some impressive results. Memberships have increased by 7.8% since November 1, 2009.
- 6) *Mansfield 2020: A Unified Vision* (strategic plan) – staff and other key stakeholders continue to implement various elements of the strategic plan. The Town Council has also adopted a set of goals and objectives for its two-year term, which are all compatible with the larger plan. In April 2010, we will provide the Council with a more comprehensive update on the strategic plan.
- 7) Mansfield Downtown Partnership and Storrs Center – leasing continues in earnest for Phase 1A of the Storrs Center project, and master developer LeylandAlliance has received letters of intent (LOI) from new and existing tenants. LeylandAlliance is also focused on obtaining financing for the first phase of the project. In addition, the

Town is making continued progress negotiating a comprehensive development agreement between the Town and the developer concerning the public components of the project. Furthermore, the Parking Steering Committee is engaged in its work to prepare a parking management plan for Storrs Center and staff is proceeding with the design of the Storrs Road streetscape enhancements.

- 8) Regionalism – there are four important items under this heading:
 - a. *Governor’s Council on Public Health Regionalization* – given the Town’s interest in regionalism, I volunteered to serve as the CCM representative to this committee. In late December 2009, we submitted our report to the Governor; the report includes a number of recommendations to promote the regional delivery of public health services in Connecticut.
 - b. *MORE Commission* – I served as a CCM and Council of Small Towns (COST) representative on the town functions subcommittee of Speaker Donovan’s Commission on Municipal Opportunities for Regional Efficiencies (MORE). As a whole, the commission developed a number of recommendations that have become the basis for various pieces of legislation under consideration by the General Assembly.
 - c. *Probate court consolidation* – under legislation approved by the General Assembly, the Mansfield/Coventry and the Tolland/Willington courts will merge as of January 5, 2011. I am meeting with my colleagues in the three other communities and the two incumbent probate judges to work out the key issues, most notably the location of the court, the court name and a proposed budget. In the near future, I will present the Council with a report on our activities.
 - d. *WINCOG Regional Economic Development Plan* – WINGOG is the lead agency on this project. One key recommendation in the report prepared by the consulting firm of AKRF is that the WINCOG member Towns collectively fund staff or retain a consulting firm to implement a regional economic development program; WINCOG staff is presently researching grant opportunities to fund the recommendations.
- 9) *Police Study* – Staff issued a request for qualifications (RFQ) to solicit letters of interest from consultants qualified to conduct a study of police services in Mansfield. The Town Council’s Regionalism Committee has reviewed the proposals. In the next one to two months the committee will meet with potential consultants, evaluate their abilities, and make a determination as to which consultant(s) will work with us on this project.
- 10) *Sustainability* – staff is assisting the new Sustainability Advisory Committee with its tasks. Most notably, the committee is preparing an inventory of greenhouse gas emissions related to the operation of the municipal government. The committee is also studying the proposed school building project.
- 11) *Town Council Orientation* – over the past quarter and during the winter months staff conducted a comprehensive orientation for the new Town Council, to include an overview of government operations, financial management and the budget process as

well as a goal-setting exercise. From a staff perspective, this exercise was valuable and I trust that Council members found that the sessions were informative and helped to prepare them for their work.

Capital Projects

- 1) Birch Road bikeway – staff has executed the requisite construction agreement with the Connecticut Department of Transportation and will bid this federally-funded project shortly. The project is scheduled to be completed this construction season.
- 2) Four Corners water and sewer project – engineering staff is working on survey and design for the wastewater components of the project, and the Four Corners Sewer and Water Advisory Committee is studying design standards for the Four Corners commercial area. The committee is also studying various options to provide public water to the commercial area; in particular, we have looked at the feasibility of bringing water in from the north along 195, the location of a well somewhat south of the UConn wellfield on the Willimantic River as well as a well at the local aquifer (Cedar Swamp).
- 3) Four schools renovation project/School Building Committee – in December 2009, the School Building Committee provided the Town Council and the Mansfield Board of Education with an update on the consolidated school alternative as well as the other three primary options for the project. The building committee recently issued its report, recommending its Proposed New Community PreK-4 Elementary School and Mansfield Middle School Project. The Mansfield Board of Education is reviewing the report and is scheduled to make a recommendation to the Council in May 2010.
- 4) Mansfield Middle School Fuel Conversion project – the contractor completed the base project, including the gas line and related connection, to install the new heating system in the main part of the building. The contractor is in the process of completing the project alternates, pursuant to a project budget amendment approved by Town Council.
- 5) Storrs Road improvements project – this project to construct various improvements to the western side of Storrs Road, as well as walkway and streetscape improvements to Flaherty Road, is in the design stage.

Employee Benefits, Human Resources and Labor Relations

- 1) Employee wellness program – in October, Be Well, in conjunction with staff, held the annual health and benefits fair for employees. The annual “Maintain Don’t Gain” Program helped over 70% of participants maintain or loose weight during the holiday season. The employee fitness program continues to grow and we are approaching nearly 80 participants! The “Coach Kyle” fitness program has been up and running since the fall. With nearly 20 participants, Coach Kyle has been helping employees of varying fitness levels meet their fitness needs. With the New Year, the 10,000 steps a day program is back; employees participating in this program track the number of steps they take each day, with a goal of 10,000 steps per day.

- 2) *Employee benefits – working with Milliman, our health insurance broker, staff executed a favorable health insurance renewal with Anthem. Milliman and staff were successful in obtaining a favorable renewal from Anthem, including over \$40,000 in savings over the original proposal. We completed plan year 2009 with only a 1.21% increase in health insurance claims utilization, far less than medical inflation and the public sector average in Connecticut. Staff made improvements to its communications with active and retired employees about open enrollment, which occurred in November. Staff has also made improvements to the flexible benefits program for employees. In November, staff conducted an in-depth benefits overview with the career firefighters/EMTs. Staff is working with Milliman on a number of other benefits issues such as pricing options for short and long term disability insurance, life insurance, the update to the GASB 45 actuarial study, insurance options for retirees, and wellness incentives.*
- 3) *Labor negotiations – preparations have begun for upcoming contract negotiations with both CSEA units and the IAFF units. We have commenced negotiations with the two units represented by CSEA.*
- 4) *Personnel rules & policies – staff is presently drafting proposed revisions to the town's personnel rules, which provide the conditions of employment for nonunion personnel. Revisions to the cell-phone policy are complete and a new I-9 employment form compliance policy has been completed and implemented. A draft version of an anti-harassment policy is nearing completion. With the assistance of our graduate student, we currently have **draft** updates to a number of our personnel policies including technology use, drug-free workplace, vehicle use, professional travel and professional attire.*
- 5) *Recruiting – two of our part-time firefighters/EMTs have filled our full-time firefighter/EMT vacancies. Two members of the Mansfield Firefighters Association became part-time firefighters/EMTs with the Department this fall. We are currently in the process of conducting a promotional captain recruitment for career staff and a number of promotional recruitments within the volunteer ranks. We have made a conditional offer of employment to a candidate for the part-time social worker position and anticipate a start date of April 5, 2010. We recently received the union's acceptance of our proposal to reclassify the Senior Services Coordinator to Senior Center Coordinator; the recruitment will begin promptly as a result.*

PAGE
BREAK



STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

March 1, 2010

To Town Clerks:

Enclosed please find a statement concerning Geographic Information Systems (GIS). Please distribute this to your GIS, Planning, Zoning, Building and Wetland agencies, and any other agencies that might rely on spatial data provided by such systems.

The State Board of Examiners for Professional Engineers and Land Surveyors developed this statement pursuant to a public hearing held on January 12, 2010 to address circumstances, which may be causing confusion and concern.

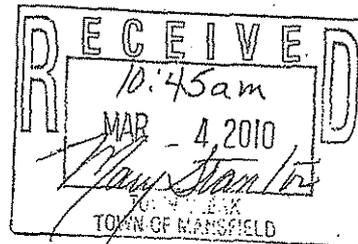
The purpose of the statement is to protect the public by providing guidance to authorities concerning which GIS data elements might fall under the definition of Land Surveying and therefore require professional land surveying supervision.

Please distribute the above immediately. Questions or comments to the Board may be addressed by contacting Barbara Syp, the Board administrator, at (860) 713-6142 or by email: barbara.syp@ct.gov.

Very truly yours,

A handwritten signature in black ink that reads "Anthony D'Andrea".

Anthony D'Andrea, PE & LS
Chairman, Board of Examiners for PE & LS



STATE OF CONNECTICUT
BEFORE THE STATE BOARD OF EXAMINERS FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

In the Matter of
Geographic Information Systems

Docket No. 10-45

DECLARATORY RULING

The Connecticut Board of Examiners for Professional Engineers and Land Surveyors (the "Board") is charged by Connecticut General Statutes Chapter 391, §§ 20-299, et seq., with regulating the practice in Connecticut of professional engineering and land surveying. It has, pursuant to statute, enacted regulations which further address Connecticut's requirements.

In order to determine which aspects of the use of a Geographic Information System (GIS) fall under the definition of Land Surveying it is important to understand the purpose of the GIS data in question. An important distinction is whether the data are intended for use as (a) an authoritative reference for spatial elements that include property boundaries, fixed works or topography or deal with safeguarding life and property or (b) a non-authoritative reference depicting unqualified approximate boundaries, fixed works or topographic information for the purposes of planning, infrastructure management, tax assessment, etc.

It is the opinion of this Board that spatial data elements under item (a) above require the supervision of a licensed surveyor. Spatial data elements under (b) do not.

For the purposes of this statement, "authoritative" is taken to mean a GIS with components that are declared as equivalent or superior in accuracy to similar data normally depicted in land surveys, or deemed suitable for use for engineering design, peremptive determination of property boundaries or the locations of fixed works or topography, enforcement of regulations that pertain to the location and bulk of improvements or fixed works, or the certification or declaration of positional accuracy of any spatial data therein.

In situations where non-authoritative GIS data may be mistaken for survey data, the Board strongly recommends that GIS professionals include a note, either on map products or as metadata, that the spatial information is not a survey, and is subject to any changes an actual land survey discloses.

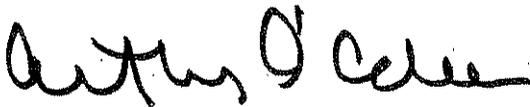
Activities that must be accomplished under the responsible charge of a licensed land surveyor (except individuals or agencies exempt under CGS Section 20-309) include, but are not limited to, the following:

1. The creation of maps and georeferenced databases representing authoritative locations for boundaries, the location of fixed works, or topography. This includes maps and georeferenced databases prepared by any person, firm, or government agency where those data are provided to the public as a survey product.
2. Original data acquisition, or the resolution of conflicts between multiple data sources, when used for the authoritative location of features within geodetic control, orthoimagery, elevation and hydrographic, fixed works, private and public boundaries, and cadastral information data themes.
3. Certification of positional accuracy of maps or measured positional and/or survey data.
4. Authoritative interpretation of raw survey data.
5. Geographic Information System (GIS) - based parcel or cadastral mapping used for authoritative boundary definition purposes wherein land title or development rights for individual parcels are, or may be, affected.
6. Authoritative interpretation of maps, deeds, or other land title documents and/or resolution of conflicting data elements.
7. Acquisition of field data required to authoritatively position fixed works or cadastral data relative to established horizontal and vertical datums.

8. Analysis, adjustment or transformation of cadastral data of the parcel layer(s) with respect to the geodetic control layer within a GIS resulting in the affirmation of positional accuracy.

The following items are not to be included as activities within the definition of surveying:

1. The creation of general maps which are: (a) prepared by private firms or government agencies for use as guides to motorists, boaters, aviators, or pedestrians; (b) prepared for publication in a gazetteer or atlas as an educational tool or reference publication; (c) prepared for or by educational institutions for use in the curriculum of any course of study; (d) produced in electronic or print media as an illustrative guide to the geographic location of any event; (e) prepared by laypersons for conversational or illustrative purposes. This includes advertising material and users guides.
2. The transcription of previously georeferenced data into a GIS or LIS by manual or electronic means, and the maintenance thereof, provided the data are clearly not intended to indicate the authoritative location of property boundaries, the precise definition of the shape or contour of the earth, and/or the precise location of fixed works.
3. The transcription of public record data, without modification except for graphical purposes, into a GIS- or LIS-based cadastre (tax maps and associated records) by manual or electronic means, and the maintenance of that cadastre, provided the data are clearly not intended to authoritatively represent property boundaries. This includes tax maps and zoning maps.
4. The preparation of any document by any federal government agency that does not define real property boundaries. This includes civilian and military versions of quadrangle topographic maps, military maps, satellite imagery, and other such documents.
5. The incorporation or use of documents or databases prepared by any federal agency into a GIS/LIS, including but not limited to federal census and demographic data, quadrangle topographic maps, and military maps.
6. Inventory maps and databases created by any organization, in either hard-copy or electronic form, of physical features, facilities, or infrastructure that are wholly contained within properties to which they have rights or for which they have management responsibility. The distribution of these maps and/or databases outside the organization must contain appropriate metadata describing, at a minimum, the accuracy, method of compilation, data source(s) and date(s), and disclaimers of use clearly indicating that the data are not intended to be used as a survey product.
7. Maps and databases depicting the distribution of natural resources or phenomena prepared by foresters, geologists, geophysicists, biologists, archeologists, historians, or other persons qualified to document such data.
8. Maps and georeferenced databases depicting physical features and events prepared by any government agency where the access to that data is restricted by statute. This includes georeferenced data generated by law enforcement agencies involving crime statistics and criminal activities.



Anthony L. D'Andrea, Chairman
Board of Examiners for Professional Engineers
and Land Surveyors

March 1, 2010

STATE OF CONNECTICUT
BEFORE THE STATE BOARD OF EXAMINERS FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

In the Matter of
Maps and Plans in Digital Form

Docket No. 10-46

DECLARATORY RULING

The State Board of Examiners for Professional Engineers and Land Surveyors (the "Board") is charged by Connecticut General Statutes Chapter 391, §§ 20-299, et seq., with regulating the practice in Connecticut of professional engineering and land surveying. It has, pursuant to statute, enacted regulations which further address Connecticut's requirements.

The Board has been advised that various municipal agencies are seeking to require licensed land surveyors and professional engineers to provide certain data in digital format for use by the municipalities.

The release of land surveying maps, plats, reports and other official documentation is subject to the requirements for signature and seal set forth in Sections 20-300-10 and 20-300b-20 of the Regulations of Connecticut State Agencies.

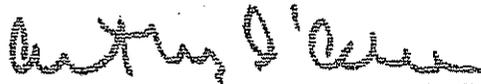
The Board recognizes the potentially negative consequences of providing detailed land surveying and engineering information in transparently editable, digital formats. Because of this, vector CADD versions of survey maps or engineering plans shall only be released to licensed design professionals working cooperatively on a project as part of a client's design team.

Vector CADD files include drawings in any digital format that can be invisibly modified without the knowledge or approval of the preparer, or subsequent users of the data. (Vector CADD file types include, but are not limited to, DWG, DXF, SHP and SHX formats.)

Portable Document Format (PDF) and raster image files are more difficult to alter, and unauthorized changes are easier to detect. To facilitate inclusion of accurate survey and/or engineering information into Geographic Information Systems, PDF and raster image files are acceptable for distribution to public agencies. (Raster image file types include, but are not limited to, JPEG, TIFF and BMP formats.)

These statements were developed by the State Board of Examiners for Professional Engineers and Land Surveyors to protect the public by providing guidance to authorities concerning which types of data may be provided by licensed land surveyors and professional engineers in accordance with State regulations. Again, it is the position of the Board that land surveyors and professional engineers are not permitted to release unsealed materials in violation of State statutes and regulations. Should this occur, the offending licensee would be subject to discipline by the Board.

Questions or comments can be addressed by contacting the Board at (860) 713-6145.



March 1, 2010

Anthony L. D'Andrea, Chairman
Board of Examiners for Professional
Engineers and Land Surveyors

CLEARSCAPES

A Newsletter of the Center for Land Use Education and Research at the University of Connecticut

Spring 2010

Tools

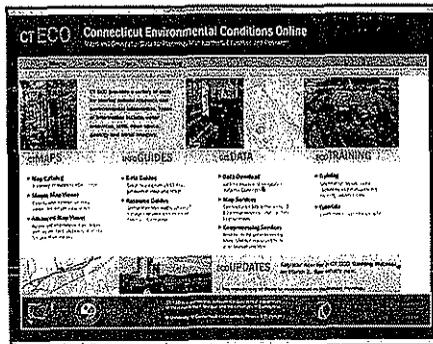
CLEAR and CT DEP Launch New Website with Digital Maps and Data on Connecticut's Environment and Natural Resources

CLEAR and the Connecticut Department of Environmental Protection (CT DEP) have jointly produced a new website, **Connecticut Environmental Conditions Online (CT ECO)**, that includes a variety of online maps and tools for viewing

Connecticut's environmental and natural resource information.

The new CT ECO website includes an extensive catalog of environmental and natural resource information for Connecticut, and several sets of high resolution imagery, the most recent from 2008. CT ECO uses advanced software that combines internet and geographic information system (GIS) technology. A previous website collaboration between the University of Connecticut (UConn) and CT DEP, the Community Resource Inventory Online, provides basic natural resource maps for every town in the state, with an emphasis

on basic land use planning. CT ECO builds upon this approach, providing many additional data layers suitable for a variety of uses, including new soils data layers from USDA NRCS, and new open space and habitat data layers from CT DEP.



CT ECO provides a variety of tools for sharing natural resources and environmental information. The CT ECO's home page is shown above. Access the site online at cteco.uconn.edu.

the workings of the site and some of its many uses. In addition, brief video tutorials will be posted on the site this spring.

A visual tour of the CT ECO website appears on page 2 of this newsletter. ●

cteco.uconn.edu

Tools - CT ECO Website

Research - TMDL, Riparian Corridors, Agricultural Soils

Outreach - Positions Available, Land Use Academy Update

New & Noteworthy @ CLEAR

Read about recent projects, awards, websites and other updates.

Research

TMDL Project

The first impervious cover TMDL (total maximum daily load) water regulation in the country is being implemented in the Eagleville Brook watershed in Mansfield, which includes much of the University of Connecticut (UConn) main campus. The response of the University and the town will focus on reducing the amount and impacts of stormwater runoff from impervious surfaces, which magnify, concentrate and channel pollutants into the brook. Project partners include CLEAR, CT DEP, the Town of Mansfield, the UConn Office of Environmental Policy, the Center for Watershed Protection and Horsley-Witten Group.

The field assessment portion of the project is almost complete. However, there has already been considerable

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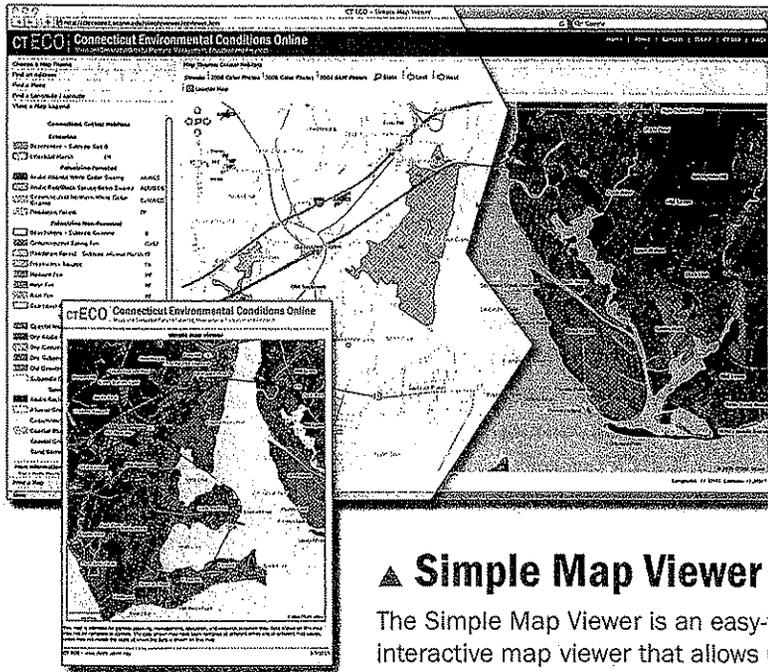
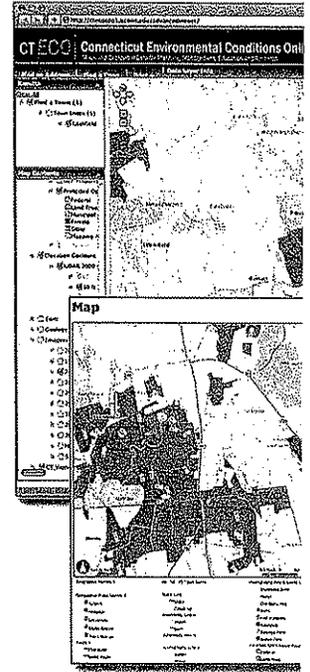
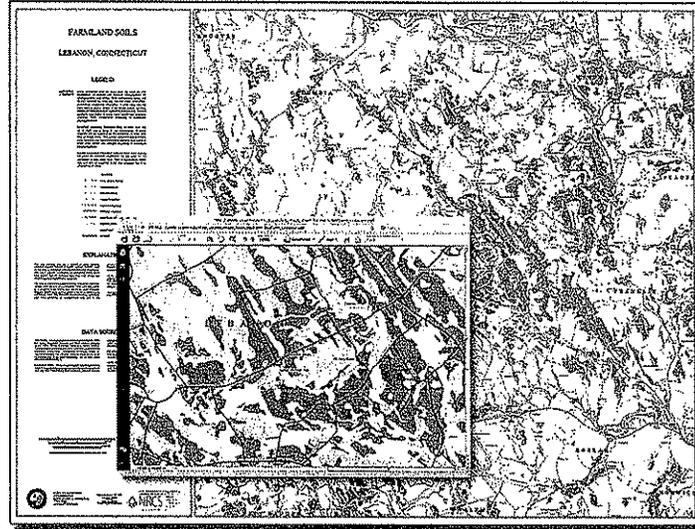
Porous asphalt parking lot on the UConn campus, during a rain storm. Note the runoff on the conventional asphalt in the foreground. Photo by C. Bellucci, CT DEP.

Connecticut Environmental Conditions Online **cteco.uconn**

Website Tour, the Basics

► Map Catalog

The Map Catalog provides 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. (Images, right) Town of Lebanon displaying Farmland Soils data layer. (Image inset) The PDF file allows users to turn on and off a variety of layers as well as zoom and pan to different geographic extents.



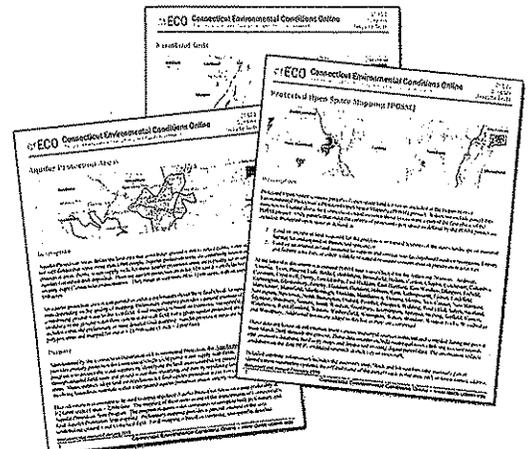
▲ Simple Map Viewer

The Simple Map Viewer is an easy-to-use interactive map viewer that allows users to view a single map theme, such as soils, protected open space or critical habitats areas overlaid on various dates of aerial imagery.

The viewer allows users to interact with the map themes on a level above what is available in the Map Catalog. In addition, users can create ready-to-print map layouts within the viewer (image inset). (Images above) The Old Saybrook area displaying critical habitat areas, the most recent data layer to be added to CT ECO. Maps can be viewed both with and without aerial imagery.

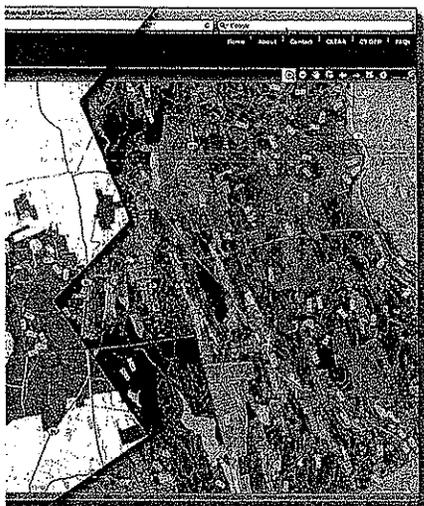
▼ Reference Guides

The website offers online reference guides that contain comprehensive explanations of all of the natural resource and environmental datasets available on CT ECO. The Data Guides and Resource Guides help users determine appropriate uses of the data and provide access to complete GIS metadata records.



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New & Noteworthy @ CLEAR



▲ Advanced Map Viewer

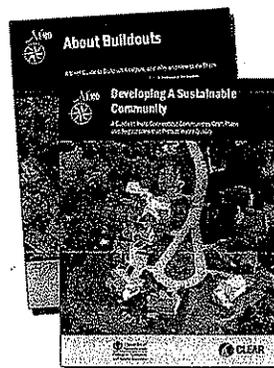
The Advanced Map Viewer takes the interactive mapping experience a step further by including additional data layers and tools. Unlike the simple viewer, the advanced viewer allows a user to display and interact with multiple layers at once. Users can also print customized map layouts within the viewer (image inset). (Images, above) Area of Litchfield displaying multiple layers including protected open space, elevation and waterbodies. Maps can be viewed both with and without aerial imagery.

► Map Services

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

► CLEAR's research team has just received a grant to use remotely-sensed data to **track the health of Connecticut's lakes**. Satellite-derived data will be used to track lake water clarity, which has long been used by the scientific community as a key indicator of lake quality. The results will provide a cost-effective way to assess the state's historical record of water clarity, identify change in water clarity in Connecticut lakes, and provide a methodology for continued assessment into the future. The grant is from the Connecticut Institute of Water Resources, part of a national network of 54 state water institutes that promote federal/state partnerships in water resources research and information transfer.

► CLEAR's CT NEMO Program has produced a new publication on low impact development, **Developing a Sustainable Community**, that provides step-by-step guidelines for community leaders interested in implementing practices that help to reduce the impact of development on water resources. The booklet goes over 14 separate recommended site planning and design practices, each with real-life examples, illustrations, and most important, specific information



NEMO's new publication, *Developing a Sustainable Community*.

on which plans, regulations and procedures need to be changed to implement them. The booklet is featured on the CT NEMO website (Publications section) right next to another recent NEMO *tour de force*, the **About Buildouts** booklet featured in CLEARScapes Issue #1. View both booklets at nemo.uconn.edu/tools/publications.htm

► The National NEMO Network is holding its seventh national meeting,

NEMO U7, in Portland, Maine this coming September. The Network is comprised of 32 programs in 30 states, all focused on educating local land use officials about the connections between land use and natural resource protection. Network programs are patterned after, and coordinated by, CLEAR's CT NEMO program.

► The CLEAR website has averaged over 4800 unique visitors per month for the

past three years. Some of the most popular sites: the CT NEMO Program, the Community Resource Inventory (CRI) Online tool, and the Connecticut's Changing Landscape (CCL) research project. The "Your Town" section of CCL, where one can get maps and charts for any town in the state, attracts over 1200 unique visitors per month. ☺

New Online CLEAR Calendar

Workshops, Webinars and More at clear.uconn.edu

The CLEAR homepage has a useful new feature—a CLEAR-wide training Calendar. The calendar includes dates and details on all upcoming CLEAR trainings, workshops, and webinars from CT NEMO, National NEMO, Geospatial Training, Forestry, Land Use Academy and GVI. So whether you are interested in GIS trainings or basic training for land use commissioners, the CLEAR Calendar is a great place to discover learning opportunities.

Research continued...

progress on the ground (literally). UConn's new twin pervious parking lots—one of porous asphalt and one of porous concrete—both allow rainfall to infiltrate directly into the ground through their surfaces, rather than generate runoff (see photos).

Coming This Spring!

► Riparian Corridors Project

This spring CLEAR will be completing its statewide assessment of land cover and



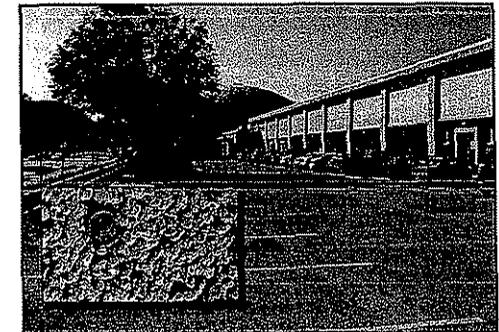
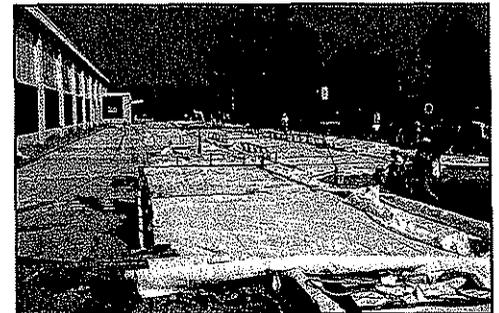
land cover change within **Connecticut's riparian (streamside) corridors**. Riparian areas are known to be important contributors to the health, stability and habitat value of waterways. CLEAR's previous study of coastal riparian areas has been expanded statewide and updated/upgraded with our new Connecticut's Changing Landscape project land cover data from 1985 – 2006. Preliminary statewide results have been completed and shared with key stakeholders, but the full-blown study and website, complete with town and watershed maps, will be completed this spring.

► Prime Agricultural Soils

CLEAR will be completing another statewide assessment based on Changing

Landscape data—this one investigating **land cover and land cover change over areas of the state having prime or important agricultural soils**, as designated by USDA/NRCS. What's happening to these areas, and are the changes taking place over these soils different than what is happening, on average, for the entire state? Look for a new website and announcement early this spring. ☉

Porous concrete parking lot on the UConn campus, during construction (top) and completed (bottom). Inset shows closeup of lot surface.



Outreach

► **John Rozum**, Land Use Planning Educator and longtime CLEAR principal, left the Center at the end of 2009 to return to his West Coast roots. In his 10 years at CLEAR John was the first to head the National NEMO Network, and oversaw that effort during its most frantic growth period. Having conquered, John moved on to head the CT NEMO Program and led that program for many years, in addition to being a major contributor to the Land Use Academy. John's absence is keenly felt on many levels. His replacement(s) are currently being sought (see below).

► **Land Use Academy Update** - To channel Hartford's own Mark Twain, reports of the death of CLEAR's Land Use Academy, our basic training for new and continuing land use commissioners, are greatly exaggerated. While it's true that the Academy lost its state funding last year to the state budget axe, we are hanging in there with a reduced schedule of one training this spring (May) and hope to have at least one more this fall. We are in the process of hiring a Land Use Educator (see below) to help put the Academy back on its feet, and to determine what can be done given the fiscal realities. Check out the Academy website at clear.uconn.edu/lua for updated Academy information. ☉

Positions Available

► CLEAR is in the process of filling two of the positions that it lost through retirement and resignation over the past year.

We are looking for a **water resources educator** to lead the CT NEMO Program, which works with communities on water resource protection and related land use issues; and a **land use educator** to lead the Land Use Academy and related programs. Both positions are 12-month faculty appointments in the Department of Extension, dependent on grant funds for annual renewal.

Visit clear.uconn.edu (Highlights column) for more information. ☉

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