

## AGENDA

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, August 2, 2010, 7:15 p.m.  
Or upon completion of Inland Wetlands Agency Meeting  
Council Chambers, Audrey P. Beck Municipal Building

#### Minutes

7/19/10

#### Scheduled Business

##### Zoning Agent's Report

- A. Monthly Activity Report
- B. Enforcement Update
- C. Other

#### Old Business

1. Request to authorize overhead utility lines over conservation easement area dedicated in association with the Hawthorne Park Subdivision, PZC File # 1177  
Memos from Director of Planning, Conservation Commission
2. Rezoning of Industrial Park Zone and Associated Regulation Revisions, PZC File 907-33  
Memo from Director of Planning
3. Other

#### New Business

1. Request for Filing Extension, Mansfield Hollow Estates, Bassetts Bridge Road & S. Bedlam Rds, File #1278  
Memo from Director of Planning
2. Verbal Update from Director of Planning on Storrs Center Project
3. Other

#### Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee (meetings to resume in August)
4. Other

#### Communications and Bills

1. 7/14/10 ZBA Decision Notice
2. Coventry Referral: Zoning Amendment- Agricultural Accessory Structures
3. Other

Reminder: The 2<sup>nd</sup> August Meeting has been cancelled due to vacation schedules. The next PZC/IWA Meeting will be Tuesday, September 7<sup>th</sup> following the Labor Day Holiday.

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**DRAFT MINUTES**

MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting, Monday, July 19, 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, P. Plante, B. Ryan  
Alternates present: V. Stearns, F. Loxsom (arrived 7:07 p.m.)  
Alternates absent: K. Rawn  
Staff Present: Gregory J. Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:00 p.m.

**Minutes:**

7-6-10-Hall MOVED, Beal seconded, to approve the 7/6/10 minutes as written. MOTION PASSED with all in favor except Stearns who disqualified herself. Hall, Lewis and Goodwin noted that they listened to the recording of the meeting.

7-13-10 Field Trip- Beal MOVED, Holt seconded, to approve the 7/13/10 field trip minutes as written. MOTION PASSED with Beal, Holt, Favretti and Plante in favor and all others disqualified.

**Zoning Agent's Report:**

Noted.

**Old Business:**

**1. Request to authorize overhead utility lines over conservation easement area dedicated in association with the Hawthorne Park Subdivision, PZC File # 1177**

Padick summarized his 7/15/10 memo and suggested the Commission table discussion to allow adequate time for the Conservation Commission and abutting neighbors to review the proposal. The consensus of the PZC was to table discussion until the August 2<sup>nd</sup> meeting.

**New Business:**

**3. 8-24 Referral from Regional School District 19, Proposed Athletic Facility Renovation Project**

Bruce Silva, Superintendent, Regional School District 19, presented the proposed athletic facility renovation project. He noted that conduit will be laid for future installation of lighting, but at this time there is no lighting proposed due to the expense. Members questioned Silva regarding: the life span of the synthetic field; if there are any plans to illuminate the tennis courts; re-location plans for existing sports during construction; and the construction timeline.

Holt MOVED, Hall seconded, that the PZC has:

RESOLVED,

(a) That the following project, which has been referred to this Commission by Regional School District Number 19, is approved by the Commission solely for purposes of Section 8-24 of the General Statutes of Connecticut, Revision of 1958, as amended:

Renovations and improvements to various athletic facilities of the District at E.O. Smith High School, contemplated to include renovation of the onsite athletic track, inner game field and exterior tennis/basketball courts, installation of a synthetic athletic field and installation of light fixture stanchions and related conduits and wiring, and which may include bleacher installation and related improvements.

(b) That this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and

permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.

(c) That the Commission report its approval of this project, for purposes of Section 8-24 of the General Statutes, by sending a certified copy of this resolution to Regional School District Number 19.

MOTION PASSED UNANIMOUSLY.

**4. Request to delay construction of overflow parking until Spring 2011, Twin Ponds Farm Stand, 483 Browns Road, PZC File #1292**

Ryan MOVED, Holt seconded, that condition #8 of the PZC's approval of the Twin Ponds Farm Stand at 483 Browns Road be amended to authorize a postponement of the overflow parking area until May 1, 2011. All other approved site improvements shall be completed before the issuance of a Certificate of Compliance. The property owner shall be responsible for monitoring traffic and parking to help prevent parking along Browns Road and all other potential safety problems. MOTION PASSED UNANIMOUSLY.

**Old Business Continued:**

**2. Draft Revisions to the Zoning Map, Zoning and Subdivision Regulations, PZC File 907-33**

**a. Rezoning of Industrial Park Zone and Associated Regulation Revisions**

Item tabled pending staff's continuing research regarding fiscal impact, tax revenue, services provided and student numbers from multi-family housing. The consensus was to schedule discussion at August 2 meeting.

**b. Aquifer and Public Water Supply Protection Regulations and Invasive Plant Species Regulations**

Note: Agenda items b & c have been combined to one motion as follows:

Holt MOVED, Hall seconded, to approve, effective August 15, 2010, revisions to two sets of regulations:

- A. Article V and VI of the Zoning Regulations and Sections 5, 6, 7 and 13 of the Subdivision Regulations to clarify and strengthen existing submission and approval criteria regarding aquifer and public water supply well protection, and
- B. Article V, VI, and X of the Zoning Regulations and Section 8 of the Subdivision Regulations to specify that invasive plant species identified by the CT Department of Environmental Protection shall not be used.

The subject Zoning Regulation revisions, which are attached, were presented as 4/14/10 drafts at a June 7, 2010 Public Hearing.

In approving these Zoning and Subdivision Regulation revisions, the Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications including reports from the WINCOG Regional Planning Commission, Mansfield's Director of Planning, Mansfield's Conservation Commission and the Mansfield Town Attorney. The regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapters 124 and 126 of the Connecticut General Statutes, including Section 8-2, which grants the Commission the following:

- the authority to regulate the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- the mandate to consider the Plan of Conservation and Development prepared under Section 8-23;
- the mandate to promote health and the general welfare and to facilitate the adequate provision for water, sewerage and other public requirements;
- the mandate to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;

- the authority that reasonable consideration be given for the protection of potential public surface and ground drinking water supplies;

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

1. The subject regulation revisions help implement goals, objectives and recommendations contained in Mansfield's 2006 Plan of Conservation and Development and are fully consistent with recommendations contained in State and Regional land use plans.
2. The subject regulation revisions promote goals and objectives contained in Article I of the Zoning Regulations and are consistent with the approval considerations contained in Article XIII, Section D of the Zoning Regulations.
3. The revisions are acceptably worded and suitably coordinated with related Zoning and Subdivision provisions. The proposed wording has been found legally acceptable to the Town Attorney
4. The revisions clarify and strengthen existing policies regarding the protection of aquifers and existing and potential public water wells.
5. The revisions clarify and strengthen existing policies regarding invasive plant species. The regulations will now uniformly refer to the CT Department of Environmental Protection listing of invasive plant species.

MOTION PASSED UNANIMOUSLY.

### **3. Draft Revisions to the Zoning Regulations Definitions of Family and Boarding House; Political Signs, PZC File 907-32**

- a. Draft Revisions to the Zoning Regulations Definitions of Family and Boarding House  
Beal MOVED, Holt seconded, to approve, effective August 15, 2010, revisions to Article IV, Sections B.7 and B.25 of the Zoning Regulations regarding the definitions of Boarding House and Family. The revisions to the definition of Family, which had not been amended since 1972, are comprehensive and include criteria for five distinct groups that would qualify as a family for zoning occupancy purposes. These revisions update and refine provisions regarding blood relations, incorporate new provisions that authorize "functional families", incorporate new provisions that authorize 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 revision to the definition of Boarding House is needed to be consistent with the new definition of Family. The subject Zoning Regulation revisions, which are attached, were presented as 4/8/10 drafts at May 3, 2010 and June 7, 2010 Public Hearings. As a minor correction in category 5 of the definition of family, "pursuant" has been changed to "pursuit".

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

- the authority to regulate the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- the mandate to consider the Plan of Conservation and Development prepared under Section 8-23;
- the mandate to promote health and the general welfare and to facilitate the adequate provision for water, sewerage and other public requirements;
- the mandate to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;

The subject regulation revisions have been adopted because they promote these statutory goals. Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

1. The subject regulation revisions promote goals, objectives and recommendations contained in Mansfield's 2006 Plan of Conservation and Development. In particular, the revisions will promote policy goal 4: "To strengthen and encourage a sense of neighborhood and community throughout Mansfield". The revisions also implement a specific action item contained in Mansfield's 2008 "A Unified Vision Strategic Plan" and the revisions are consistent with state and regional land use plans. The proposed reduction in the number of unrelated individuals that would automatically qualify as a family was recommended by Mansfield's Community Quality of Life Committee.
2. The subject regulation revisions promote goals and objectives contained in Article I of the Zoning Regulations and are designed to promote the public's health, welfare and safety. The revisions are consistent with the approval considerations contained in Article XIII, Section D of the Zoning Regulations.
3. The subject regulation revisions have been found to be appropriately worded and legally acceptable to the Town Attorney (see 5/3/10 report from Attorney O'Brien).
4. The subject regulation revisions recognize and provide for significant changes that have occurred in family composition since 1972 and are intended to help address significant neighborhood impacts that have occurred in recent years in many of Mansfield's single family residential neighborhoods. The new regulations are designed to:
  - a. promote cohesiveness and reduce negative neighborhood impacts,
  - b. preserve the character of Mansfield's single family neighborhoods and protect property values,
  - c. enhance housing opportunities for families meeting the new definition and
  - d. reduce the increasing number of single family homes purchased for the purpose of renting to temporary residents, primarily college students.

MOTION PASSED with all in favor except Plante who was opposed.

b. Draft Revisions to the Zoning Regulations Definitions of Political Signs

Holt MOVED, Hall seconded, to approve, effective August 15, 2010, revisions to Article X, Section C.4.h.4 of the Zoning Regulations regarding political signs. The revisions will replace current standards for political signs with new provisions. The subject Zoning Regulation revisions, which are attached, were presented as 3/10/10 drafts at May 3, 2010 and June 7, 2010 Public Hearings.

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

- the authority to regulate the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- the mandate to promote health and the general welfare and to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;

The subject regulation revisions have been adopted because they promote these statutory goals. Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

1. The subject regulation revisions are consistent with recommendations contained in local, state and regional land use plans.

2. The subject regulation revisions promote goals and objectives contained in Article I of the Zoning Regulations and are consistent with the approval considerations contained in Article XIII Section D of the Zoning Regulations.
3. The proposed revisions have been found to be appropriately worded and legally acceptable to the Town Attorney.

MOTION PASSED UNANIMOUSLY.

**New Business Continued:**

**3. Report of the Willimantic River Study**

Padick summarized the report noting that the entire report is available in the office or on line at [http://www.facilities.uconn.edu/Willimantic\\_River\\_Study\\_Final\\_Report.pdf](http://www.facilities.uconn.edu/Willimantic_River_Study_Final_Report.pdf)

**Reports of Officers and Committees:**

Chairman's report: Favretti announced that he represented the Commission at a ceremony on July 12<sup>th</sup> at which time Congressman Courtney announced a federal grant in the amount of \$4.9 million for the Downtown Partnership project. Padick added that he will be prepared at the August 2 meeting to give a report on the status of the Downtown Partnership's projects.

**Communications and Bills:**

The Town of Coventry's proposed Design Guidelines were noted.

**Adjournment:**

Chairman Favretti declared the meeting adjourned at 8:14 p.m.

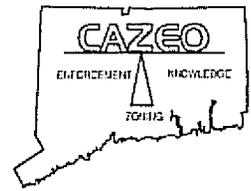
Respectfully submitted,

Katherine Holt, Secretary

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# Town of Mansfield



CURT B. HIRSCH  
ZONING AGENT  
HIRSCHCB@MANSFIELDCT.ORG

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

Memo to: Planning and Zoning Commission  
From: Curt Hirsch, Zoning Agent  
Date: July 29, 2010

## MONTHLY ACTIVITY for July, 2010

### ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Cobb	28 Jacobs Hill Rd.	deck & shed
Doyle	92 Summit Rd.	6 x 44 porch
Enviro Enterprises	483 Browns Rd.	farm stand
Hadden	34 Fern Dr.	3-seasons room
Lambert	1491 Stafford Rd.	12 x 16 shed
McMahon	163 Highland Rd.	24' above pool
Berthellette	11 Lodi Dr.	2-car garage
Kiss	834 Mansfield City Rd.	8 x 20 membrane storage
Cepelak	43 Sawmill Brook La.	18 x 30 storage structure

### CERTIFICATES OF COMPLIANCE

Bockholdt	705 Middle Tpke.	carport
Frasca	447 Stafford Rd.	deck
Orsos	202 Baxter Rd.	carport addition
Arpin	474 Bassett's Bridge Rd.	barn
Bellizzi	36 Crane Hill Rd.	shed
Garewski	9 Lorraine Cir.	garage & breezeway
Watson	56 Lorraine Dr.	addition & screen room
Kalichman	279 Woodland Rd.	shed
Olson	189 Cedar Swamp Rd.	above pool
Hodgins	23 Old Schoolhouse Rd.	house addition
Yukon Jacks	497 Middle Tpke.	full service restaurant
Zannoni	37 Marybell Dr.	porch
Valley View Park	57 Marybell Dr.	replacement home
Ramsdell	108 Maple Rd.	deck
Bachiachi	78 Mansfield Hollow Rd.	inground pool

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# TOWN OF MANSFIELD

## CONSERVATION COMMISSION

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Memo to: Mansfield Planning and Zoning Commission  
From: Mansfield Conservation Commission  
Date: 7/29/10  
Re: CL&P Interstate Reliability Project/Hawthorne Lane

At a meeting held on 7/21/10, the Mansfield Conservation Commission made the following comments on this proposal:

“The PZC has been asked by residents of Hawthorne Lane to relocate CL&P’s right-of-way (ROW) closer to Bassetts Bridge Road so that trees on their properties would not be cleared to make way for CL&P’s proposed new 345 kV line. The new ROW would include the Hawthorne Lane cul-de-sac and 0.35 acres of conservation easement. After some discussion, the Commission unanimously agreed (motion: Kessel, Lehmann) to offer the following comments:

- The Commission does not understand why the Town should give up a 0.35 acre conservation easement to provide approximately 2.5 acres of easement-free land to the Hawthorne Lane homeowners. Accordingly, the Commission suggests that a conservation easement be granted to the Town on land removed from the present ROW as a condition of approving its relocation.
- The Commission observes that this proposal to relocate the ROW comes from those with the most to gain from it, and hopes that the PZC will solicit opinion from other nearby landowners before making a decision.
- The Commission is disappointed that CL&P continues to prefer this route through northeast Connecticut to less environmentally costly alternatives and to prefer a second line of poles to a single pylon installation requiring no additional tree-clearing.
- It is unclear to the Commission why the ROW through Mansfield Hollow State Park need extend beyond the currently cleared area shown on the map.”



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

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission  
From: Gregory Padick, Director of Planning  
Date: July 29, 2010  
Re: Proposed Overhead Utility Line, Hawthorne Lane Conservation Easement Area  
PZC File #1177



This memo updates and supplements my 6/15 and 7/15 reports. Since the 7/19/10 meeting, a report has been received from the Conservation Commission (attached) and two abutting property owners on Bassetts Bridge Road have been provided information regarding the subject request. To date, the Planning Office has not received any comments from these Bassetts Bridge Road abutters. The Conservation Commission comments have been forwarded to Wayne Hawthorne, representing the Hawthorne Lane property owners, and Mr. Hawthorne verbally related that he anticipates neighborhood acceptance of the Conservation Commission recommendation that a new conservation easement be placed on the land that would be removed from a CL&P easement if the proposed alternative utility line route is approved. Based on submitted mapping this area is about two (2) acres in size and is primarily wooded.

Since the PZC will not be meeting again until September 7<sup>th</sup>, I have prepared the following motion for potential consideration in the event the Commission is ready to act affirmatively on the subject request:

**That the PZC approve, subject to the conditions cited below, a 6/8/10 request of residents of Hawthorne Lane to authorize an overhead power line crossing of a .35 acre portion of an existing conservation easement area and associated vegetative clearing within the easement area as described in applicant submissions, including a 5/7/10 letter from Tony Mele of CL&P and a map entitled: "Interstate Reliability Project 345-KV Proposed Line (Hawthorne Lane)", dated 1/28/10, as prepared by Burns and McDonnell. This authorization is subject to the following conditions:**

- 1. No vegetative clearing shall take place within the existing conservation easement area until the subject "Hawthorne Alternative" route for new power lines has been approved by CL&P and the Connecticut Siting Council and until all required easements between CL&P and affected property owners, including the Town of Mansfield, have been executed. Mansfield's Director of Planning shall confirm compliance with this condition before any disturbance of the existing conservation easement area.**
- 2. Vegetative clearing within the conservation easement area shall be the minimum necessary to meet State and Federal requirements and CL&P maintenance requirements.**

**OPTIONAL:**

- 3. To help mitigate environmental impacts, a new conservation easement shall be required for land north of existing lines that will be released from an existing CL&P right-of-way easement. The new easement, which shall be based on the Town's model format, shall include authorizations for existing driveways, lawn areas and any existing site improvements. No disturbance of the existing conservation easement area shall take place until this easement is approved by the PZC Chairman, with staff assistance, and filed on the Land Records.**

**TOWN OF MANSFIELD  
CONSERVATION COMMISSION**

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Memo to: Mansfield Planning and Zoning Commission  
From: Mansfield Conservation Commission  
Date: 7/29/10  
Re: CL&P Interstate Reliability Project/Hawthorne Lane

At a meeting held on 7/21/10, the Mansfield Conservation Commission made the following comments on this proposal:

“The PZC has been asked by residents of Hawthorne Lane to relocate CL&P’s right-of-way (ROW) closer to Bassetts Bridge Road so that trees on their properties would not be cleared to make way for CL&P’s proposed new 345 kV line. The new ROW would include the Hawthorne Lane cul-de-sac and 0.35 acres of conservation easement. After some discussion, the Commission unanimously agreed (motion: Kessel, Lehmann) to offer the following comments:

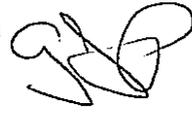
- The Commission does not understand why the Town should give up a 0.35 acre conservation easement to provide approximately 2.5 acres of easement-free land to the Hawthorne Lane homeowners. Accordingly, the Commission suggests that a conservation easement be granted to the Town on land removed from the present ROW as a condition of approving its relocation.
- The Commission observes that this proposal to relocate the ROW comes from those with the most to gain from it, and hopes that the PZC will solicit opinion from other nearby landowners before making a decision.
- The Commission is disappointed that CL&P continues to prefer this route through northeast Connecticut to less environmentally costly alternatives and to prefer a second line of poles to a single pylon installation requiring no additional tree-clearing.
- It is unclear to the Commission why the ROW through Mansfield Hollow State Park need extend beyond the currently cleared area shown on the map.”

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

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GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission  
From: Gregory Padick, Director of Planning  
Date: July 29, 2010  
Re: Proposed Rezoning of Industrial Park Zone File # 907-33



In association with a post public hearing discussion on the proposed Industrial Park rezoning proposal, members asked for additional information on “Cost of Community Services” studies and fiscal impact analysis. To assist the PZC with the ongoing review, I have attached the following:

- The American Farmland Trust fact sheet on Cost of Community Services Studies.
- A 2008 Build-Out Analysis for Coventry, prepared by the Green Valley Institute.
- An Introduction to Fiscal Impact Analysis prepared by the University of New Hampshire Cooperative Extension.
- A chart providing certain information regarding students residing at three Mansfield multi-family housing developments and associated educational costs and property taxes generated.

I plan to be present at Monday’s meeting to assist the PZC with its review of this information.

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FARMLAND  
INFORMATION  
CENTER

FACT  
SHEET

COST OF

COMMUNITY

SERVICES

STUDIES



FARMLAND INFORMATION CENTER  
One Short Street, Suite 2  
Northampton, MA 01060  
(800) 370-4879  
www.farmlandinfo.org

NATIONAL OFFICE  
1200 18th Street, NW, Suite 800  
Washington, DC 20036  
(202) 331-7300  
www.farmland.org

DESCRIPTION

Cost of Community Services (COCS) studies are a case study approach used to determine the fiscal contribution of existing local land uses. A subset of the much larger field of fiscal analysis, COCS studies have emerged as an inexpensive and reliable tool to measure direct fiscal relationships. Their particular niche is to evaluate working and open lands on equal ground with residential, commercial and industrial land uses.

COCS studies are a snapshot in time of costs versus revenues for each type of land use. They do not predict future costs or revenues or the impact of future growth. They do provide a baseline of current information to help local officials and citizens make informed land use and policy decisions.

METHODOLOGY

In a COCS study, researchers organize financial records to assign the cost of municipal services to working and open lands, as well as to residential, commercial and industrial development. Researchers meet with local sponsors to define the scope of the project and identify land use categories to study. For example, working lands may include farm, forest and/or ranch lands. Residential development includes all housing, including rentals, but if there is a migrant agricultural work force, temporary housing for these workers would be considered part of agricultural land use. Often in rural communities, commercial and industrial land uses are combined. COCS studies findings are displayed as a set of ratios that compare annual revenues to annual expenditures for a community's unique mix of land uses.

COCS studies involve three basic steps:

1. Collect data on local revenues and expenditures.
2. Group revenues and expenditures and allocate them to the community's major land use categories.
3. Analyze the data and calculate revenue-to-expenditure ratios for each land use category.

The process is straightforward, but ensuring reliable figures requires local oversight. The most complicated task is interpreting existing records to reflect COCS land use categories. Allocating revenues and expenses requires a significant amount of research, including extensive interviews with financial officers and public administrators.

HISTORY

Communities often evaluate the impact of growth on local budgets by conducting or commissioning fiscal impact analyses. Fiscal impact studies project public costs and revenues from different land development patterns. They generally show that residential development is a net fiscal loss for communities and recommend commercial and industrial development as a strategy to balance local budgets.

Rural towns and counties that would benefit from fiscal impact analysis may not have the expertise or resources to conduct a study. Also, fiscal impact analyses rarely consider the contribution of working and other open lands, which is very important to rural economies.

American Farmland Trust (AFT) developed COCS studies in the mid-1980s to provide communities with a straightforward and inexpensive way to measure the contribution of agricultural lands to the local tax base. Since then, COCS studies have been conducted in at least 128 communities in the United States.

FUNCTIONS & PURPOSES

Communities pay a high price for unplanned growth. Scattered development frequently causes traffic congestion, air and water pollution, loss of open space and increased demand for costly public services. This is why it is important for citizens and local leaders to understand the relationships between residential and commercial growth, agricultural land use, conservation and their community's bottom line.

# COST OF COMMUNITY SERVICES STUDIES

For additional information on farmland protection and stewardship contact the Farmland Information Center. The FIC offers a staffed answer service, online library, program monitoring, fact sheets and other educational materials.

[www.farmlandinfo.org](http://www.farmlandinfo.org)

(800) 370-4879

COCS studies help address three claims that are commonly made in rural or suburban communities facing growth pressures:

1. Open lands—including productive farms and forests—are an interim land use that should be developed to their “highest and best use.”
2. Agricultural land gets an unfair tax break when it is assessed at its current use value for farming or ranching instead of at its potential use value for residential or commercial development.
3. Residential development will lower property taxes by increasing the tax base.

While it is true that an acre of land with a new house generates more total revenue than an acre of hay or corn, this tells us little about a community’s bottom line. In areas where agriculture or forestry are major industries, it is especially important to consider the real property tax contribution of privately owned working lands. Working and other open lands may generate less revenue than residential, commercial or industrial properties, but they require little public infrastructure and few services.

COCS studies conducted over the last 20 years show working lands generate more public revenues than they receive back in public services. Their impact on community coffers is similar to that of other commercial and industrial land uses. On average, because residential land uses

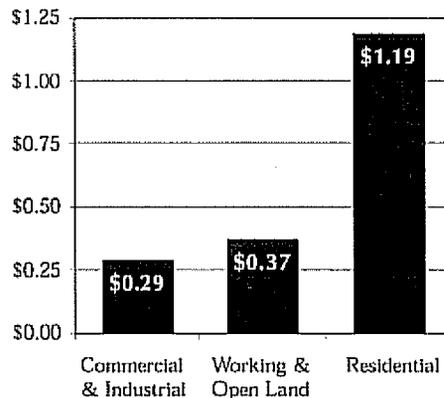
do not cover their costs, they must be subsidized by other community land uses. Converting agricultural land to residential land use should not be seen as a way to balance local budgets.

The findings of COCS studies are consistent with those of conventional fiscal impact analyses, which document the high cost of residential development and recommend commercial and industrial development to help balance local budgets. What is unique about COCS studies is that they show that agricultural land is similar to other commercial and industrial uses. In every community studied, farmland has generated a fiscal surplus to help offset the short/fall created by residential demand for public services. This is true even when the land is assessed at its current, agricultural use. However as more communities invest in agriculture this tendency may change. For example, if a community establishes a purchase of agricultural conservation easement program, working and open lands may generate a net negative.

Communities need reliable information to help them see the full picture of their land uses. COCS studies are an inexpensive way to evaluate the net contribution of working and open lands. They can help local leaders discard the notion that natural resources must be converted to other uses to ensure fiscal stability. They also dispel the myths that residential development leads to lower taxes, that differential assessment programs give landowners an “unfair” tax break and that farmland is an interim land use just waiting around for development.

One type of land use is not intrinsically better than another, and COCS studies are not meant to judge the overall public good or long-term merits of any land use or taxing structure. It is up to communities to balance goals such as maintaining affordable housing, creating jobs and conserving land. With good planning, these goals can complement rather than compete with each other. COCS studies give communities another tool to make decisions about their futures.

Median COCS Results



*Median cost per dollar of revenue raised to provide public services to different land uses.*

AMERICAN FARMLAND TRUST · FARMLAND INFORMATION CENTER

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
<b>Colorado</b>				
Custer County	1 : 1.16	1 : 0.71	1 : 0.54	Haggerty, 2000
Sagauche County	1 : 1.17	1 : 0.53	1 : 0.35	Dirt, Inc., 2001
<b>Connecticut</b>				
Bolton	1 : 1.05	1 : 0.23	1 : 0.50	Geisler, 1998
Durham	1 : 1.07	1 : 0.27	1 : 0.23	Southern New England Forest Consortium, 1995
Farmington	1 : 1.33	1 : 0.32	1 : 0.31	Southern New England Forest Consortium, 1995
Hebron	1 : 1.06	1 : 0.47	1 : 0.43	American Farmland Trust, 1986
Litchfield	1 : 1.11	1 : 0.34	1 : 0.34	Southern New England Forest Consortium, 1995
Pomfret	1 : 1.06	1 : 0.27	1 : 0.86	Southern New England Forest Consortium, 1995
<b>Florida</b>				
Leon County	1 : 1.39	1 : 0.36	1 : 0.42	Dorfman, 2004
<b>Georgia</b>				
Appling County	1 : 2.27	1 : 0.17	1 : 0.35	Dorfman, 2004
Athens-Clarke County	1 : 1.39	1 : 0.41	1 : 2.04	Dorfman, 2004
Brooks County	1 : 1.56	1 : 0.42	1 : 0.39	Dorfman, 2004
Carroll County	1 : 1.29	1 : 0.37	1 : 0.55	Dorfman and Black, 2002
Cherokee County	1 : 1.59	1 : 0.12	1 : 0.20	Dorfman, 2004
Colquitt County	1 : 1.28	1 : 0.45	1 : 0.80	Dorfman, 2004
Dooly County	1 : 2.04	1 : 0.50	1 : 0.27	Dorfman, 2004
Grady County	1 : 1.72	1 : 0.10	1 : 0.38	Dorfman, 2003
Hall County	1 : 1.25	1 : 0.66	1 : 0.22	Dorfman, 2004
Jones County	1 : 1.23	1 : 0.65	1 : 0.35	Dorfman, 2004
Miller County	1 : 1.54	1 : 0.52	1 : 0.53	Dorfman, 2004
Mitchell County	1 : 1.39	1 : 0.46	1 : 0.60	Dorfman, 2004
Thomas County	1 : 1.64	1 : 0.38	1 : 0.67	Dorfman, 2003
Union County	1 : 1.13	1 : 0.43	1 : 0.72	Dorfman and Lavigno, 2006
<b>Idaho</b>				
Canyon County	1 : 1.08	1 : 0.79	1 : 0.54	Hartmans and Meyer, 1997
Cassia County	1 : 1.19	1 : 0.87	1 : 0.41	Hartmans and Meyer, 1997
<b>Kentucky</b>				
Campbell County	1 : 1.21	1 : 0.30	1 : 0.38	American Farmland Trust, 2005
Kenton County	1 : 1.19	1 : 0.19	1 : 0.51	American Farmland Trust, 2005
Lexington-Fayette County	1 : 1.64	1 : 0.22	1 : 0.93	American Farmland Trust, 1999
Oldham County	1 : 1.05	1 : 0.29	1 : 0.44	American Farmland Trust, 2003
Shelby County	1 : 1.21	1 : 0.24	1 : 0.41	American Farmland Trust, 2005
<b>Maine</b>				
Bethel	1 : 1.29	1 : 0.59	1 : 0.06	Good, 1994
<b>Maryland</b>				
Carroll County	1 : 1.15	1 : 0.48	1 : 0.45	Carroll County Dept. of Management & Budget, 1994
Cecil County	1 : 1.17	1 : 0.34	1 : 0.66	American Farmland Trust, 2001
Cecil County	1 : 1.12	1 : 0.28	1 : 0.37	Cecil County Office of Economic Development, 1994

AMERICAN FARMLAND TRUST · FARMLAND INFORMATION CENTER

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
Frederick County	1 : 1.14	1 : 0.50	1 : 0.53	American Farmland Trust, 1997
Harford County	1 : 1.11	1 : 0.40	1 : 0.91	American Farmland Trust, 2003
Kent County	1 : 1.05	1 : 0.64	1 : 0.42	American Farmland Trust, 2002
Wicomico County	1 : 1.21	1 : 0.33	1 : 0.96	American Farmland Trust, 2001
<b>Massachusetts</b>				
Agawam	1 : 1.05	1 : 0.44	1 : 0.31	American Farmland Trust, 1992
Becket	1 : 1.02	1 : 0.83	1 : 0.72	Southern New England Forest Consortium, 1995
Deerfield	1 : 1.16	1 : 0.38	1 : 0.29	American Farmland Trust, 1992
Franklin	1 : 1.02	1 : 0.58	1 : 0.40	Southern New England Forest Consortium, 1995
Gill	1 : 1.15	1 : 0.43	1 : 0.38	American Farmland Trust, 1992
Leverett	1 : 1.15	1 : 0.29	1 : 0.25	Southern New England Forest Consortium, 1995
Middleboro	1 : 1.08	1 : 0.47	1 : 0.70	American Farmland Trust, 2001
Southborough	1 : 1.03	1 : 0.26	1 : 0.45	Adams and Hines, 1997
Westford	1 : 1.15	1 : 0.53	1 : 0.39	Southern New England Forest Consortium, 1995
Williamstown	1 : 1.11	1 : 0.34	1 : 0.40	Hazler et al., 1992
<b>Michigan</b>				
Marshall Twp., Calhoun County	1 : 1.47	1 : 0.20	1 : 0.27	American Farmland Trust, 2001
Newton Twp., Calhoun County	1 : 1.20	1 : 0.25	1 : 0.24	American Farmland Trust, 2001
Scio Twp., Washtenaw County	1 : 1.40	1 : 0.28	1 : 0.62	University of Michigan, 1994
<b>Minnesota</b>				
Farmington	1 : 1.02	1 : 0.79	1 : 0.77	American Farmland Trust, 1994
Lake Elmo	1 : 1.07	1 : 0.20	1 : 0.27	American Farmland Trust, 1994
Independence	1 : 1.03	1 : 0.19	1 : 0.47	American Farmland Trust, 1994
<b>Montana</b>				
Carbon County	1 : 1.60	1 : 0.21	1 : 0.34	Prinzing, 1997
Gallatin County	1 : 1.45	1 : 0.16	1 : 0.25	Haggerty, 1996
Flathead County	1 : 1.23	1 : 0.26	1 : 0.34	Citizens for a Better Flathead, 1999
<b>New Hampshire</b>				
Deerfield	1 : 1.15	1 : 0.22	1 : 0.35	Auger, 1994
Dover	1 : 1.15	1 : 0.63	1 : 0.94	Kingsley, et al., 1993
Exeter	1 : 1.07	1 : 0.40	1 : 0.82	Niebling, 1997
Fremont	1 : 1.04	1 : 0.94	1 : 0.36	Auger, 1994
Groton	1 : 1.01	1 : 0.12	1 : 0.88	New Hampshire Wildlife Federation, 2001
Stratham	1 : 1.15	1 : 0.19	1 : 0.40	Auger, 1994
Lyme	1 : 1.05	1 : 0.28	1 : 0.23	Pickard, 2000
<b>New Jersey</b>				
Freehold Township	1 : 1.51	1 : 0.17	1 : 0.33	American Farmland Trust, 1998
Holmdel Township	1 : 1.38	1 : 0.21	1 : 0.66	American Farmland Trust, 1998
Middletown Township	1 : 1.14	1 : 0.34	1 : 0.36	American Farmland Trust, 1998
Upper Freehold Township	1 : 1.18	1 : 0.20	1 : 0.35	American Farmland Trust, 1998
Wall Township	1 : 1.28	1 : 0.30	1 : 0.54	American Farmland Trust, 1998

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
<b>New York</b>				
Amenia	1 : 1.23	1 : 0.25	1 : 0.17	Bucknall, 1989
Beekman	1 : 1.12	1 : 0.18	1 : 0.48	American Farmland Trust, 1989
Dix	1 : 1.51	1 : 0.27	1 : 0.31	Schuyler County League of Women Voters, 1993
Farmington	1 : 1.22	1 : 0.27	1 : 0.72	Kinsman et al., 1991
Fishkill	1 : 1.23	1 : 0.31	1 : 0.74	Bucknall, 1989
Hector	1 : 1.30	1 : 0.15	1 : 0.28	Schuyler County League of Women Voters, 1993
Kinderhook	1 : 1.05	1 : 0.21	1 : 0.17	Concerned Citizens of Kinderhook, 1996
Montour	1 : 1.50	1 : 0.28	1 : 0.29	Schuyler County League of Women Voters, 1992
Northeast	1 : 1.36	1 : 0.29	1 : 0.21	American Farmland Trust, 1989
Reading	1 : 1.88	1 : 0.26	1 : 0.32	Schuyler County League of Women Voters, 1992
Red Hook	1 : 1.11	1 : 0.20	1 : 0.22	Bucknall, 1989
<b>North Carolina</b>				
Alamance County	1 : 1.46	1 : 0.23	1 : 0.59	Renkow, 2006
Chatham County	1 : 1.14	1 : 0.33	1 : 0.58	Renkow, 2007
Orange County	1 : 1.31	1 : 0.24	1 : 0.72	Renkow, 2006
Union County	1 : 1.30	1 : 0.41	1 : 0.24	Dorfman, 2004
Wake County	1 : 1.54	1 : 0.18	1 : 0.49	Renkow, 2001
<b>Ohio</b>				
Butler County	1 : 1.12	1 : 0.45	1 : 0.49	American Farmland Trust, 2003
Clark County	1 : 1.11	1 : 0.38	1 : 0.30	American Farmland Trust, 2003
Knox County	1 : 1.05	1 : 0.38	1 : 0.29	American Farmland Trust, 2003
Madison Village, Lake County	1 : 1.67	1 : 0.20	1 : 0.38	American Farmland Trust, 1993
Madison Twp., Lake County	1 : 1.40	1 : 0.25	1 : 0.30	American Farmland Trust, 1993
Shalersville Township	1 : 1.58	1 : 0.17	1 : 0.31	Portage County Regional Planning Commission, 1997
<b>Pennsylvania</b>				
Allegheny Twp., Westmoreland County	1 : 1.06	1 : 0.14	1 : 0.13	Kelsey, 1997
Bedminster Twp., Bucks County	1 : 1.12	1 : 0.05	1 : 0.04	Kelsey, 1997
Bethel Twp., Lebanon County	1 : 1.08	1 : 0.17	1 : 0.06	Kelsey, 1992
Bingham Twp., Potter County	1 : 1.56	1 : 0.16	1 : 0.15	Kelsey, 1994
Buckingham Twp., Bucks County	1 : 1.04	1 : 0.15	1 : 0.08	Kelsey, 1996
Carroll Twp., Perry County	1 : 1.03	1 : 0.06	1 : 0.02	Kelsey, 1992
Hopewell Twp., York County	1 : 1.27	1 : 0.32	1 : 0.59	The South Central Assembly for Effective Governance, 2002
Maiden Creek Twp., Berks County	1 : 1.28	1 : 0.11	1 : 0.06	Kelsey, 1998
Richmond Twp., Berks County	1 : 1.24	1 : 0.09	1 : 0.04	Kelsey, 1998
Shrewsbury Twp., York County	1 : 1.22	1 : 0.15	1 : 0.17	The South Central Assembly for Effective Governance, 2002
Stewardson Twp., Potter County	1 : 2.11	1 : 0.23	1 : 0.31	Kelsey, 1994
Straban Twp., Adams County	1 : 1.10	1 : 0.16	1 : 0.06	Kelsey, 1992
Sweden Twp., Potter County	1 : 1.38	1 : 0.07	1 : 0.08	Kelsey, 1994
<b>Rhode Island</b>				
Hopkinton	1 : 1.08	1 : 0.31	1 : 0.31	Southern New England Forest Consortium, 1995
Little Compton	1 : 1.05	1 : 0.56	1 : 0.37	Southern New England Forest Consortium, 1995
West Greenwich	1 : 1.46	1 : 0.40	1 : 0.46	Southern New England Forest Consortium, 1995

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
<b>Tennessee</b>				
Blount County	1 : 1.23	1 : 0.25	1 : 0.41	American Farmland Trust, 2006
Robertson County	1 : 1.13	1 : 0.22	1 : 0.26	American Farmland Trust, 2006
Tipton County	1 : 1.07	1 : 0.32	1 : 0.57	American Farmland Trust, 2006
<b>Texas</b>				
Bandera County	1 : 1.10	1 : 0.26	1 : 0.26	American Farmland Trust, 2002
Bexar County	1 : 1.15	1 : 0.20	1 : 0.18	American Farmland Trust, 2004
Hays County	1 : 1.26	1 : 0.30	1 : 0.33	American Farmland Trust, 2000
<b>Utah</b>				
Cache County	1 : 1.27	1 : 0.25	1 : 0.57	Snyder and Ferguson, 1994
Sevier County	1 : 1.11	1 : 0.31	1 : 0.99	Snyder and Ferguson, 1994
Utah County	1 : 1.23	1 : 0.26	1 : 0.82	Snyder and Ferguson, 1994
<b>Virginia</b>				
Augusta County	1 : 1.22	1 : 0.20	1 : 0.80	Valley Conservation Council, 1997
Bedford County	1 : 1.07	1 : 0.40	1 : 0.25	American Farmland Trust, 2005
Clarke County	1 : 1.26	1 : 0.21	1 : 0.15	Piedmont Environmental Council, 1994
Culpepper County	1 : 1.22	1 : 0.41	1 : 0.32	American Farmland Trust, 2003
Frederick County	1 : 1.19	1 : 0.23	1 : 0.33	American Farmland Trust, 2003
Northampton County	1 : 1.13	1 : 0.97	1 : 0.23	American Farmland Trust, 1999
<b>Washington</b>				
Okanogan County	1 : 1.06	1 : 0.59	1 : 0.56	American Farmland Trust, 2007
Skagit County	1 : 1.25	1 : 0.30	1 : 0.51	American Farmland Trust, 1999
<b>Wisconsin</b>				
Dunn	1 : 1.06	1 : 0.29	1 : 0.18	Town of Dunn, 1994
Dunn	1 : 1.02	1 : 0.55	1 : 0.15	Wisconsin Land Use Research Program, 1999
Perry	1 : 1.20	1 : 1.04	1 : 0.41	Wisconsin Land Use Research Program, 1999
Westport	1 : 1.11	1 : 0.31	1 : 0.13	Wisconsin Land Use Research Program, 1999

Note: Some studies break out land uses into more than three distinct categories. For these studies, AFT requested data from the researcher and recalculated the final ratios for the land use categories listed in this table. The Okanogan County, Wash., study is unique in that it analyzed the fiscal contribution of tax-exempt state, federal and tribal lands.

American Farmland Trust's Farmland Information Center acts as a clearinghouse for information about Cost of Community Services studies. Inclusion in this table does not necessarily signify review or endorsement by American Farmland Trust.

# Town of Coventry

## Build-Out Analysis and Cost of Community Services Study

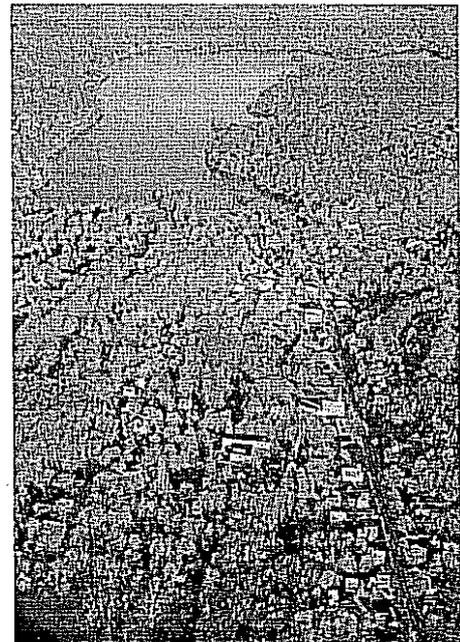
Prepared by  
Green Valley Institute  
June 19, 2008

A *Build-Out Analysis* is a valuable tool to help a community understand the impacts of development based on current land use regulations. Once a community understands these implications and has a clear vision for its future, it can determine if current regulations and planning strategies meet their needs or if alternatives should be investigated and additional steps taken to address their goals.

*The Cost of Community Services Study* is a tool used to demonstrate the cost to provide town services on a land use basis. The American Farm Land Trust developed the methodology 20 years ago, and it has been used across the country to evaluate the differences between revenue generated, and services required, by specific land uses.



A Coventry farm along the Willimantic River



Coventry Village

Aerial photos courtesy of [GLSweetnam.com](http://GLSweetnam.com)

**BUILD-OUT**

The Build-Out Analysis is based on current zoning regulations that stipulate site conditions prohibiting development (such as wetland soils or steep slopes) and minimum lot size or building envelope size. The analysis then calculates the maximum development possible in a community. A Build-Out Analysis isn't an attempt to forecast what will happen, but rather what is possible under current zoning regulations.

**Process.** The first step in determining how much can be built in a town is to determine what is potentially available for development. Meaning, a fully developed site cannot be developed further, nor can sites smaller than the regulated minimum lot size or others with wetland soils or steep slopes.

This step is made somewhat easier with computerized mapping, known as Geographic Information System (GIS) mapping. GIS links maps with a database similar to an Excel spreadsheet. Each specific point on the map is geo-rectified (precise latitude and longitude), as new information is layered on, each bit of data sits precisely in its proper geo-rectified location. With a mouse click you can see soil type, depth to bedrock, vegetation, zone, parcel data, etc. for a specific area. GIS is an excellent tool for town-wide planning, but site specific planning still requires detail field work, especially to determine soil types and wetland areas.

**Parcel Information.** Once a year the Town Assessor develops a Grand List of all the properties within the town along with an assessment, for tax purposes, of each property. The Coventry Assessor had developed a list for 10/1/07 and was in the process of verifying each assessment when we began the data gathering. A digitized GIS Coventry parcel map, dated 2005, was also utilized. By merging the Assessor data with the parcel map, a table listing all Coventry parcels, the owner, the use and the acreage was developed. Care was taken to remove from the GIS database any parcels that, based on the assessor's grand list and information from the Town Planner, had been subdivided and considered 'developed'; in all cases, when in doubt, the conservative approach was taken.

Table 1, to the right, summarizes Coventry's parcel data, based on the 10/1/07 Assessor's Grand List. Coventry is currently divided into 6,727 properties totaling over 23,000 acres.

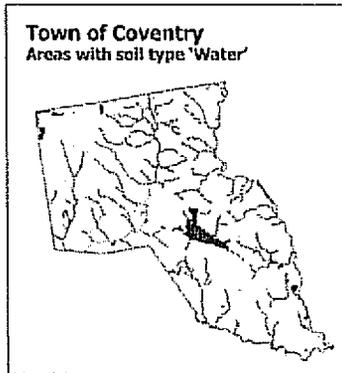
Category	Number of Lots	Acres	Avg Acres
<b>Residential</b>			
Condo	112	-	-
Less than or equal to 1 acre	2,335	1,285.89	0.55
Between 1 and 2 acres	1,127	1,567.40	1.39
Between 2 and 3 acres	418	1,015.21	2.43
Between 3 and 5 acres	302	1,182.98	3.92
Between 5 and 20 acres	334	2,959.38	8.86
Greater than 20 acres	92	4,507.94	49.00
	<u>4,720</u>	<u>12,518.80</u>	
<b>Commercial, Industrial and Public Utility</b>			
Less than or equal to 3 acres	51	60.04	1.18
Between 3 and 5 acres	3	11.85	3.95
Between 5 and 10 acres	2	19.56	9.78
Greater than 10 acres	5	353.16	70.63
Industrial	9	42.05	4.67
Public Utility	29	111.04	3.83
	<u>99</u>	<u>598</u>	
<b>State/Municipal/Institution</b>			
CT/Coventry less than 1 acre	197	54.28	0.28
CT/Coventry more than 1 acre	190	2,572.46	13.54
Quaisi Government	15	53.38	3.56
Almada Lodge	11	355.91	32.36
Trust	4	35.63	8.91
Church/Cemetery	16	141.49	8.84
	<u>433</u>	<u>3,213.15</u>	
<b>Vacant Land</b>			
Less than 1 acre	1,017	222.98	0.22
Between 1 and 2 acres	110	155.29	1.41
Greater than 2 acres	348	6,538.08	18.79
	<u>1,475</u>	<u>6,916.35</u>	
	<u><u>6,727</u></u>	<u><u>23,246.00</u></u>	

Source: 10/1/07 Coventry Grand List

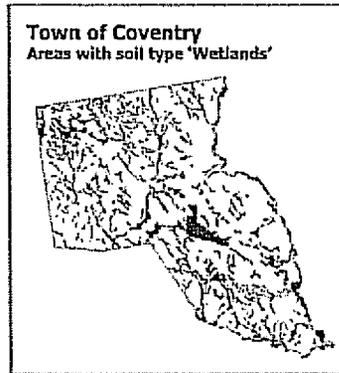
According to GIS calculations, the total area within the town borders is 24,505 acres. This calculation is determined by spatial analysis of the GIS Town Boundary data layer. The variance between the Grand List totals and the GIS totals was researched; the primary difference is because the Assessor's Grand List does not include Coventry Lake, nor streets and roads.

**Site Limitations.** The next step was to look at site limitation based on current zoning and wetlands regulations that place restrictions for development. In Coventry, building is not permitted on wetland soils, flood plain soils, within a 100-year flood plain, or slopes greater than 20%; and Inland Wetland regulations required that any activity within 75' area of wetland soils, or 150' from an important river or waterbody, be reviewed.

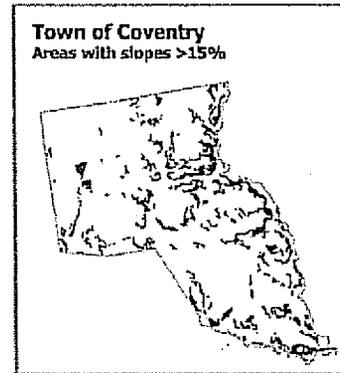
By analyzing Coventry's GIS information, the potential site limitations for development can be determined. The USGS Soil Survey data defines soils by various categories including water, hydric or wetland soils, and also by the amount of slope. You can't build in water; Map A shows the amount and locations of soils classed as water. Regulations stipulate that you cannot build in wetland soils, or areas with flood plain soils; the USGS Soil Survey refers to these as Hydric Soils and they are shown in Map B. The USGS Soil Survey does not classify slope at 20%, so slopes greater than 15% were used as depicted in Map C, the actual limited areas are less than shown.



Map A: Water

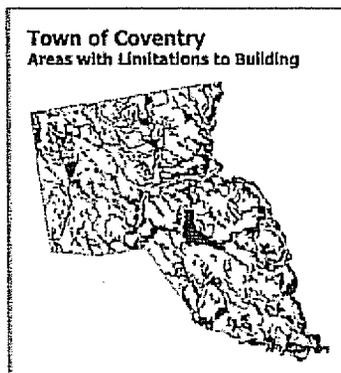


Map B: Hydric Soils



Map C: Slopes > 15%

The result of this analysis is summarized in Map D and also Table 2. 37.5% of the land in Coventry has some site limitations for development, additionally 12.2% is within the wetland review area. Much of Coventry was developed long before these regulations were in place, so some of these 'unbuildable' areas have actually been built upon.



Map D: Summary of all Site Limitations

Total Acres per GIS	24,505
Coventry Lake	374
Streets and Roads ROWs	791
	1,165
	Net 23,340
Town-wide Site limitation (in acres):	
Slopes > 15%	3,194
Ponds, Streams and Rivers	1,246
Wetlands	4,304
	8,744
Total Acres with limitations	8,744
average site limitations town-wide	37.5%
Buffer on Wetlands, Rivers.	2,838
average additional limitations	12.2%

Source: GIS soil data layer by classification from GVI 2/08

**Potential for Development.** The next step was to determine the parcels that have potential to be developed based on the existing land use. Clearly, vacant parcels over 2 acres, without conservation easements or other protection, have the potential to be developed. Also, some developed parcels are not fully developed and conceivably could be subdivided in the future. For this analysis, a single family home on a parcel larger than 5 acres was considered to have excess land that could also be subdivided and later developed. The State of Connecticut and the Town of Coventry combined have ownership of over 2,500 acres of the land, for this analysis those lands were considered not available for further development. Table 3 summarizes the land, by category, which for this study was considered potentially developable for residential purposes.

**Table 3**  
**Town of Coventry**  
**Current Parcels with Potential for Development**  
**(based on Use and Size)**

	Number of Lots	Total Acres
Residential Use (between 5 and 20 acres)	334	2,959
Residential Use (greater than 20 acres)	92	4,508
Vacant Parcels (greater than 2 acres)	348	6,538
<b>Total</b>	<b>774</b>	<b>14,005</b>

Source: Synthesis of Table 1

**Build-out Calculation.** The process of calculating a mathematical build-out includes setting aside land for any existing use, reducing available land by Coventry's average site limitations (49.6% including wetland review), then subtracting land (15%) for infrastructure that would be needed to accommodate future growth such as roads and new municipal buildings and parks. If future lot size averaged 4.5 acres (2.2 acres without site limitations), an additional 2,329 homes could be built in Coventry, a 49% increase in the number of residences. If the future average lot size were 3.0 acres (1.5 acres without site limitations) the number of additional homes would increase to 3,417 homes, a 72% increase. Table 4 summarizes the build-out analysis. Because the GIS data was also available, the buildout was calculated on a parcel level for comparison; those results were within a 3.9% variance.

In each of the previous two decades, Coventry's population has increased 13% and 14%. With the housing pressures facing Eastern Connecticut in the future, a 10% growth rate per decade is likely, if so, build-out could be reached as soon as 42 years from now, only 30 years if the growth rate is 15%.

**Table 4**  
**Town of Coventry**  
**Buildout Calculations**

	Lots	Tot Ac.	Avg. Acre	Ac. Set Aside for Ex Use	Avg. Acre	Reduced by Avg Limitations	Less 15% for Future Infrast.	Net Available Acres	If 3 acre with 1.5 acres buildable	If 4.5 acre with 2.2 acres buildable	
Residential Use: 5 to 20 ac	334	2,959	8.9	5.0	3.9	2.0	1.7	567.8	379	258	
Residential Use: > 20 acres	92	4,508	49.0	5.0	44.0	22.2	18.9	1738.8	1,159	790	
Vacant Parcels > 2 acres	348	6,538	18.8		18.8	9.5	8.1	2818.8	1,879	1,281	
	<b>774</b>	<b>14,005</b>									
									<b>Additional households projected</b>	<b>3,417</b>	<b>2,329</b>
									<b>Current Residences (Table 1)</b>	<b>4,720</b>	<b>4,720</b>
									<b>72%</b>	<b>49%</b>	
								<b>Projected population</b>	<b>21,582</b>	<b>18,695</b>	

**COST OF COMMUNITY SERVICES STUDY (COCS)**

The Green Valley Institute conducted a COCS study for Coventry based on the 2008 FY budget. Budget documents, bonding structure and financial statements were analyzed, and each budget revenue and expenditure was allocated to one of three land use categories: Residential, Commercial/ Industrial or Open Space/Farm/Vacant.

The residential category includes all town revenues and town expenditures associated with single- and multi-family residences, apartment buildings, farmhouses, and rental units and the people that inhabit them. Town revenues and expenditures associated with businesses, manufacturers or retailers are allocated to the commercial and industrial category. The open space/farm/vacant category includes all town revenues and town expenditures associated with all undeveloped lands, agriculture lands, forests, and excess residential land (based on Town Assessor data).

For the fiscal year ending June 30, 2008, the study showed that tax revenues from residential properties are not sufficient to support the cost of services provided to them; for each dollar paid in town taxes \$1.06 was used in services. The other two land use categories each paid more in taxes than were used in services.

Although counterintuitive, development over time may not bring lower taxes. There is an immediate increase in tax revenue, but gradually the demand for increased services, and the need to upgrade infrastructure increases expenditures to an amount that exceeds the increased revenue, and the mill rate must be increased. Even new commercial and industrial development can cause an increase in residential development, require additional infrastructure, increase traffic, and have other impacts that can contribute to an increased cost of services.

<b>Coventry Cost of Community Services Study</b>			
<i>The dollar cost of services for every dollar paid in local taxes</i>			
	Residential	Commercial Industrial	Open Space Farm/Vacant
Coventry 2007-08	1.06	.25	.25

**Table 1.** Cost of Community Services Study shows the amount of services provided to each land use category for every \$1.00 paid in local taxes. These results indicate that as land use shifts from undeveloped to residential use, the demand for services increases. This increased demand will result in an increased mill rate.

<b>Other Connecticut COCS Studies</b>			
<i>The dollar cost of services for every dollar paid in local taxes</i>			
	Residential	Commercial Industrial	Open Space Farm/Vacant
Bolton (1)	1.05	.23	.50
Brooklyn (3)	1.09	.17	.30
Durham (2)	1.07	.27	.23
Farmington (2)	1.33	.32	.31
Lebanon (4)	1.12	.16	.17
Litchfield (2)	1.11	.34	.34
Pomfret (2)	1.06	.27	.86
Windham (3)	1.15	.24	.19

(1) Geisler 1998; (2) SoNE Forest Consort 1995; (3) GVI 2002  
(4) GVI 2007

**Table 2.** Cost of Community Services Studies for other Connecticut towns parallels the Coventry results and shows that the more developed towns have increased demand for services from residential properties.

### **FUTURE FISCAL IMPACT: A 20-YEAR PROJECTION**

Any land use changes, will have a fiscal impact in the future. Developing a parcel removes it from a vacant status to 'developed' and increases the Grand List for tax assessments. Because this developed parcel now has a greater demand for town services, town expenses will also increase. For example, if a large parcel were to become a factory employing 50 people with many truck deliveries, perhaps the town would have an added expense of upgrading and maintaining nearby town roads. Many future expenses are incremental – one more house won't mean the need for an addition to the elementary school, but perhaps 50 or 100 more houses would increase the student population enough that an expansion would be necessary.

**Assumptions.** Projections are based on assumptions. The assumptions that were used for this study are based on information received from Coventry and other fiscal forecasting studies.

To isolate the effect of change in land use from the effect of inflation and other budget increases, the following assumptions were made for the calculations:

- State aid to Coventry would remain the same
- State reimbursement rate ( % ) for education would remain the same
- Coventry's mill rate was fixed at 27.59, the current rate
- There would be 0 % inflation
- All town salaries would remain the same
- All 2008 debt would be paid within 20 years

Assuming a 10% per decade population growth, in 20 years:

- Revenue from town services and fees would increase at the rate of growth
- Taxes would increase by the growth in the grand list from the shift from vacant to developed
- Certain expenses would increase at the rate of growth (i.e. library, public works)
- Certain expenses would increase at less than the rate of growth because population increase would have limited affect (i.e. legal counsel, elections)
- Certain expenses would increase at a higher rate than the rate of growth because population increase would have a greater affect (i.e. public safety may require additional officers, or additional fire safety personnel and equipment may be needed)
- Bonding for municipal non-educational projects would total \$25 million during those 20 years.

Assumptions made regarding Coventry education system

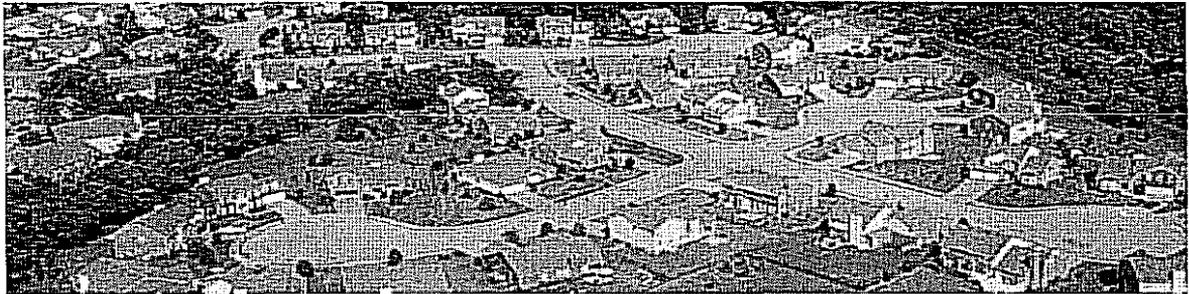
- Primary and Intermediate Schools will reach capacity in less than 20 years
- High School and Middle School have capacity for 20 year's growth
- School population would increase at a rate of 1.2 per new households for 13 of the 20 years, and at the current town average for the other 7 years.

**Projections.** If Coventry were to grow at 10% per decade, in 2028 (20 years from today) land use could shift with 2,917 acres removed from vacant land and developed into 939 homes and 10 new businesses. This could result in an increase in the grand list of over \$133 million and bring in \$4.1 million in additional local taxes at today's mill rate. However, even with conservative estimates, the demand for services for an increased population and additional school children would cost an additional \$6.7 million in expenditures, and create a short fall of \$2.8 million, a 3.31 mill rate increase (12%), would be needed to balance the budget. This increase is only due to the services needed for the additional population as inflation and other variables were excluded from the study.



## ***An Introduction to Fiscal Impact Analysis***

By Thane Harrison and Charlie French, UNH Department of Resource Economics



"Is growth good or bad for the property tax base in my town?" asks a member of the Planning Board? "Why yes," answers the town assessor, "yes it can be good, and it can be bad." All depends on the type of growth and the town's capacity to absorb that growth. Short of that, there is really no easy answer to the question of whether growth is good or bad for a city or town's purse strings.

### ***Estimating the Fiscal Impact of New Development***

Whenever land is developed in a given municipality – no matter if it is for residential, industrial, or commercial use – a host of new costs are incurred by the municipal government in order to provide additional services and infrastructures to that development. Such services include the expansion of fire protection, policing, and emergency services, just to name a few. A variety of infrastructure costs are also incurred, such as the provision of water, sewer and roads. Therefore, it is important that municipalities determine whether or not the flow of new property tax revenues from a new development will balance out the incurred costs. After all, it is municipal government's responsibility to its property taxpayers to project the demand that new development places on municipal services and on the budget. The following merely introduces one of many possible methods that municipalities can use to estimate the cost of new development. This method is called Fiscal Impact Analysis (FIA).

### ***What is Fiscal Impact Analysis?***

Fiscal impact analysis is "[a] projection of the direct, current and public costs and revenues associated with residential or non-residential growth to the local jurisdiction(s) in which the growth is taking place" (Burchell, 1978).

The terms 'direct,' 'current,' and 'public' in the preceding definition are critical to understanding the concept of fiscal impact analysis (FIA). With regard to direct costs, FIA is constrained to examining the *immediate* costs and revenues of the development being examined. For example, if one were analyzing a proposal to build a new baseball stadium, the new tax revenue from the building and property – as well as the costs for providing additional public security and emergency services (police, fire, ambulance, etc.) – would factor into the analysis. However, the effect of the stadium on neighboring property values or the impact on business at local restaurants would *not* be accounted for. Those latter effects are considered to be indirect effects of the new development.

The current effects aspect of FIA means that the analysis provides a means of estimating the financial impact of a development as if the project were in existence and in use today. This entails an implicit assumption that changes in prices over time affect both revenues and costs on a parallel basis over time, so that the projection made in the 'current' period will stay consistent over the near-term.

The final key to understanding fiscal impact analysis is that it only deals with public, or governmental, costs and revenues. Logic would dictate that any development will also have a fiscal impact on the private sector. Hence, it is important to note that FIA only seeks to quantify the cumulative effect on the government's revenues and expenses and not the effect on private interests that are affected by a development.

### ***How is a Fiscal Impact Analysis Performed?***

The types of fiscal impact analysis outlined in this article are based on the work of Robert W. Burchell and other scholars from the *Rutgers University Center for Urban Policy Research*. It is not uncommon to hear the term 'Fiscal Impact Analysis' used to include other methods, including Cost of Community Services studies, Input-Output Models, and Fiscal Impact Models. While it would be unfair to exclude those other techniques from being referred to as FIA, it is important that municipal leaders understand the foundations of FIA.

There are essentially 6 methods outlined in the "Fiscal Impact Handbook" that can be used to estimate the cost of development (Burchell, 1978). These methods are the Per Capita Multiplier, Case Study, Service Standard, Comparable City, Proportional Valuation, and Employment Anticipation. In most cases, revenues are calculated by multiplying the current tax rates by expected changes in the tax base. In municipalities with few forms of taxation, this is relatively simple. In areas where there are a multitude of taxes, this process can be more difficult. In any case, the following are six methods for estimating the cost of development that are summarized from Burchell's "Fiscal Impact Handbook":

### 1) Per Capita Multiplier Method

This technique – primarily used for residential development FIA – uses average government cost per person and school costs per pupil multiplied by a projection of the expected number of new people and students to estimate the costs of a new development. The recommended multipliers for population and enrollment changes can be derived using US Census data.

### 2) Case Study Method

The case study method can be used for residential and non-residential FIA. This method involves interviewing local officials and experts (i.e., school administrators, people involved in local budget process, etc.) to get an estimate of how different government bodies will be affected by a given development. The expert estimates are then combined, to account for the impacts in different areas to create an overall estimate of the fiscal impact of a development.

### 3) Service Standard Method

The Service Standard method uses U.S. Census of Governments data to calculate the average manpower per 1000 people and capital-to-operating expenditure ratios for 8 municipal functions. The fiscal expenses are then calculated based on expected population changes, service manpower requirements, local salaries, statutory obligations and expenses per employee.

### 4) Comparable City Method

As the name indicates, this method is based on finding a municipality that has a similar population and growth rate as the city in question is projected to have. The underlying assumption of this method is that cities of comparable size and growth rates spend similar amounts on municipal and educational expenditures.

### 5) Proportional Evaluation Method

This method is used for non-residential development FIA, whereby the development is assigned a portion of the municipality's costs based on the proportion of local property it comprises. However, because municipal expenditures for a single development are not always linear with regard to the development's size, this method can overstate the cost of large developments and understate the cost of small developments.

### 6) Employment Anticipation Method

Another method for estimating the fiscal impact of non-residential developments is the employment anticipation method. This method hinges on an estimate of the number of employees a development would add to the municipality. In effect, estimates of the additional cost for each new employee across various municipal sectors are multiplied by the anticipated increase in employees in order to create the total cost estimate for the city.

## ***Pluses and Minuses of FIA***

\* Compared to simpler methods of examining the fiscal impacts of development, such as Cost of Community Services studies, the FIA provides a much more refined estimate, since it is calculated using a more stratified level of analysis. Likewise, it enables one to examine the marginal impacts of development as opposed to the total and average impacts. The advantage of using FIA to look at the marginal effects on a development by development basis is that it provides officials a more detailed forecast of what to expect from a particular development.

In spite of FIA's increased specificity over other fiscal impact methods, one drawback is that it requires more data in order to get refined estimates. This often proves to be an obstacle for those unfamiliar with economic models who attempt to use FIA methods. As new software modules are developed to incorporate increasingly complex variables, users may find themselves lost in the technical aspects of the process. If users lack an understanding of the process, then they may also be unfamiliar with the limitations of the analysis. One particular limitation is that most simple forms of FIA fail to incorporate variation in the costs of providing services over space. For example, residential development in an urban setting that is close to existing roadways is likely to cost less in terms of government services than a new development several miles away from the nearest existing residential area. This may not be reflected in the analysis. In spite of its limitations and its complexities, FIA can certainly provide municipalities with a wealth of data that they can incorporate into the land use decision making process.

## ***What do FIA's Generally Find?***

\* Based on studies done by Burchell (1992) and others, there appear to be certain types of development that *generally* pose a positive fiscal impact on municipalities and school districts, including research parks, general office parks, industrial development, high-rise garden apartments, age-restricted housing, and 1-2 bedroom condominiums. Not only do these forms of development typically generate enough property tax revenue to pay for new municipal infrastructures and services, but they also have a positive fiscal impact on the school district.

\* Other types of development may actually have a negative fiscal impact on municipalities and a positive impact on the school district. These include retail facilities, 1-2 bedroom townhouses, and expensive 3-4 bedroom homes. In fact, some studies indicate that certain types of housing developments can cost municipalities more in infrastructure and services than they generate in new property tax revenues over the short term. Even so, it is important to note that while small townhouses and expensive 3-4 bedroom homes may cost municipalities with

regard to infrastructure and services, they may actually generate enough tax revenue to have a positive fiscal impact on the school district (Burchell 1992).

\* Lastly, and perhaps most controversial, are research findings indicating that certain types of development have a negative fiscal impact on both the municipality and on the school district. These include 3-4 bedroom townhouses, inexpensive 3-4 bedroom homes, 3+ bedroom garden apartments, and mobile homes. These types of development often do not bring in enough tax revenues to cover the added infrastructure and service costs, and they may also negatively impact the school budget (Burchell 1992).

### ***Can FIA Answer all of your Municipality's Questions?***

While FIA can answer some specific questions regarding the impacts of various types of development on a municipality's budget, one must remember that FIA is entirely dependent on the assumptions that the analyst makes – assumptions about the number of school-aged kids per household and assumptions about the costs of providing infrastructure and services in a varied landscape. Furthermore, no two developments are alike. Therefore, the actual fiscal impacts of a given development on the municipal budget are influenced by factors such as the location of existing infrastructures and the current capacity of the school system.

\* There are also a lot of important considerations that are fall outside of the realm of municipal budgets. For example, fiscal impacts of development on abutters, local businesses and natural resources are not accounted for in most Fiscal Impact models. Perhaps more important, FIA does not consider the issue of equity and social responsibility. For instance, while it may be easy to identify the fiscal downsides of low-income housing on municipal and school budgets, municipalities also bear some level of responsibility for ensuring access to affordable housing, as is dictated by the Fair Housing Act. Last off, communities maintain certain values that cannot be assigned a price tag, such as the intrinsic value of nature, cultural heritage, and aesthetics. In fact, according to a recent UNH study conducted by Drs. Mark Ducey, Richard England, and Andrew Smith, 29 communities across the state considered bond issues to finance land conservation projects in 2002. The bond issues passed in most of these communities, with nearly half of them over \$1 million dollars. Many argue that open space doesn't cost communities much in the way of services or infrastructure, and therefore should have a positive fiscal impact on the municipality, as well as the school district. Others disagree with this notion, citing that open space precludes other land uses that may have a stronger positive fiscal impact on both the municipality and the school district.

To conclude, while Fiscal Impact Analysis may not provide *all* of the answers for a municipality to base land use decisions upon, it is one of many useful tools that decision-makers can utilize in their decision-making process.

### ***Resources for More Information of FIA***

- Burchell, R.W. and D. Listokin. "Fiscal Impact Procedures-- State of the Art: The Subset Questions of Nonresidential and Open Space Costs," The Center for Urban Policy Research: New Brunswick, NJ, 1992, p 43.
- Burchell, R.W., D. Listokin, & W.R. Dolphin. "The New Practitioner's Guide to Fiscal Impact Analysis." Center for Urban Policy Research: New Brunswick, NJ, 1985.
- Burchell, R.W. "The Fiscal Impact Handbook." The Center for Urban Policy Research: New Brunswick, NJ, 1978.
- Indiana Local Government Information Website: The Fiscal Impact of Development ([www.agecon.purdue.edu/crd/Localgov/Second Level pages/topic\\_fiscal\\_impact.htm](http://www.agecon.purdue.edu/crd/Localgov/SecondLevel/pages/topic_fiscal_impact.htm))
- Ryan, B. & S.J. Taff. "Estimating Fiscal Impacts of Residential Developments in Smaller Communities." Minnesota Extension Service, University of Minnesota. December, 1996.

**Student Data Associated with  
Three Multi-Family Developments in Mansfield  
(2009-2010 Fiscal Year)**

	# of Units	Elementary Schools Students	Middle School Students	High School Students	Total # of students per complex	Average Property Tax per Unit	Taxes paid - entire complex
Eastbrook Heights	75	10	6	13	29	\$ 2,428.00	\$ 182,100.00
Freedom Green	272	24	8	34	66	\$ 3,500.00	\$ 952,000.00
Crystal Springs	38	0	0	0	0	\$ 2,157.00	\$ 81,966.00
<b>Totals</b>	<b>385</b>	<b>34</b>	<b>14</b>	<b>47</b>	<b>95</b>		<b>\$ 1,216,066.00</b>
							Or rounded to:
							\$ 1,215,000.00

Ed. Cost Per Student	\$ 16,179.00	\$ 16,179.00	\$ 15,346.00				
cost per year per school	\$ 550,086.00	\$ 226,506.00	\$ 721,262.00	\$ 1,497,854.00	or rounded to:	\$ 1,500,000.00	
				Approx. State Share (25%)		\$ 375,000.00	
				Approx. Net Town Share		\$ 1,125,000.00	

**Note: All figures are approximate**

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

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GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission  
From: Gregory Padick, Director of Planning  
Date: July 29, 2010  
Re: Mansfield Hollow Estates Subdivision, PZC File #1278



On 4/5/10, the PZC re-approved the above referenced three lot subdivision located at the intersection of Bassetts Bridge and South Bedlam Roads. In the attached 7/29/10 letter, the applicant's Land Surveyor has requested a 30-day extension, which requires PZC approval.

The subdivider has made the request for a filing extension in order to submit final maps and monumentation certification. Required deeds, easements and notices have been submitted. Subdivision Regulations provide for 90-day extensions which is preferable to granting a 30 day extension which may not provide adequate time for map and monumentation submissions. This reviewer has no objection, and the following motion is recommended:

**That the Planning and Zoning Commission, pursuant to Section 6.5 of the Subdivision Regulations, grant a ninety-day extension for filing final subdivision plans and monumentation certification for the Mansfield Hollow Estates Subdivision (File #1278)**

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

July 28, 2010

Town of Mansfield  
Planning and Zoning Commission  
4 South Eagleville Road  
Storrs/Mansfield, CT 06268

Re: Mansfield Hollow Estates Subdivision,  
Bassets Bridge Rd. and South Bedlam Rd.  
PZC file # 1278

Dear Chairperson and Members:

I am requesting a 30 day extension on this subdivision for the completion of road monumentation and map signatures.

Sincerely,



Stephen A. Filip, P.L.S



## ZONING BOARD OF APPEALS

### DECISION NOTICE

On July 14, 2010, the Mansfield Zoning board of Appeals took the following action:

Approved the application of James Dixon & Lisa Holle for a Variance of Art VIII, Sec A to construct a one-car garage which would be located 18' from the front property line where 60' is required at 7 Storrs Hgts Rd for a one bay garage measuring 13' x 21', according to the submitted application with landscaping to be maintained between the garage and the front property line and not to exceed 10 ½' in height.

In favor: Accorsi, Fraenkel, Katz, Singer-Bansal, Wright

Reasons for approval:

- topographical – no other place for garage
- size of lot
- location of septic

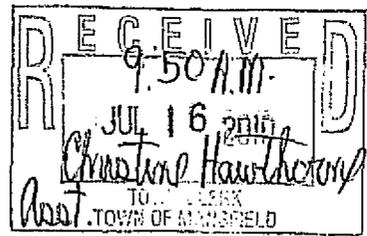
Additional information is available in the Town Clerk's Office.

Dated July 15, 2010

***Suzanne Singer-Bansal***  
***Vice-Chairman***

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Notice of Certain  
Planning and Zoning Matters  
in Neighboring Municipalities



DATE: July 14, 2010

TO: Town Clerks of: Andover Vernon Mansfield  
Tolland Columbia Windham  
Bolton Willington

FROM:  Planning and/or Zoning Commission  Zoning Board of Appeals  
 Inland Wetland Commission

Town of Coventry

Pursuant to P.A. 87-307 which requires zoning, planning, and inland wetland commissions and zoning boards of appeals to notify the clerk of any adjoining municipality of the pendency of an application, petition, request, or plan concerning any project on any site in which:

- 1) Any portion of the property affected by a decision of such board is within five hundred feet of the boundary of the adjoining municipality;
- 2) A significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
- 3) A significant portion of the sewer or water drainage from the project on site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; or
- 4) Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Notice is to be made by registered mail and mailed within seven days of the date of receipt of the application, petition, request, or plan.

No hearing may be conducted unless the adjoining municipality has received notice required by P.A. 87-307. A representative may appear and be heard at any such hearing.

This letter is to inform you of the pendency of such a project described as follows:

Description of application and location Zoning Regulation Amendment  
involving Agricultural Accessory Structures.

Scheduled hearing: Date: August 23, 2010  
Time: 7:30 pm  
Place: Town Hall Annex  
1712 Main Street  
Coventry, CT 06238

JULY 2, 2010

DRAFT REVISION

HANKS ZONING TEXT AMENDMENT

AGRICULTURAL ACCESSORY STRUCTURES

(NEW LANGUAGE IS UNDERLINED)

INTENT – To provide flexibility for owners of residential properties who wish to establish ‘small backyard family farms’ or ‘4H projects’ involving the keeping of a small number of poultry in a manner that does not negatively affect neighboring properties.

GR 40/80 Zones – SECTION 6.03.01.a.3.i – “that any structures for the enclosure or feeding of poultry are located no less than 100 feet from a property line, with the exception of a structure for the enclosure of livestock that is less than 100 square feet in area and less than 10 feet in height may be located no less than 25 feet to a property line and no less than 50 feet to a neighboring residence. The other provisions of this section shall also apply.”

River Aquifer Zone – SECTION 6.05.01.a.2.i - “that any structures for the enclosure or feeding of poultry are located no less than 100 feet from a property line, with the exception of a structure for the enclosure of livestock that is less than 100 square feet in area and less than 10 feet in height may be located no less than 25 feet to a property line and no less than 50 feet to a neighboring residence. The other provisions of this section shall also apply.”

Commercial Agriculture Zone – SECTION 6.06.01.a.1.i - “that any structures for the enclosure or feeding of poultry are located no less than 100 feet from a property line, with the exception of a structure for the enclosure of livestock that is less than 100 square feet in area and less than 10 feet in height may be located no less than 25 feet to a property line and no less than 50 feet to a neighboring residence. The other provisions of this section shall also apply.”