

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, **Tuesday**, September 7, 2010, 7:15 p.m.
Or upon completion of Inland Wetlands Agency Meeting
Council Chambers, Audrey P. Beck Municipal Building

Minutes
8/2/10

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**
Memo from Director of Planning (to be tabled-awaiting additional information)
- 2. **Rezoning of Industrial Park Zone and Associated Regulation Revisions, PZC File 907-33**
Memo from Director of Planning
- 3. **Other**

New Business

- 1. **New Special Permit Application, Proposed Efficiency Unit Apartment at 147 Stafford Rd., D. Rice o/a, PZC File #1293**
- 2. **Request for Tree Removal, 24 Adeline Place, PZC File #1187-2**
Memo from Zoning Agent
- 3. **Request to Revise Building Area Envelope, 156 Coventry Rd, PZC File #1214**
Memo from Director of Planning
- 4. **Town Council Referrals:**
Memo from Director of Planning
 - a. **Open Space Acquisition Funding**
 - b. **Laurel Lane and Stone Mill Road Bridge Repairs**
 - c. **Town Facilities and Transportation Improvement Projects**
- 5. **Other**

Reports from Officers and Committees

- 1. Chairman's Report
- 2. Regional Planning Commission (8/4/10 referral comments re: Proposed Coventry Zoning Regulations)
- 3. Regulatory Review Committee (8/18/10 and 9/1/10 minutes attached; next meeting scheduled for 9/15/10 at 1pm)
- 4. Other

Communications and Bills

- 1. New Agriculture Committee Charge
- 2. Mansfield Grown (Agricultural Products and Services)
- 3. WINCOG Regional GIS Website Notice
- 4. 8/13/10 UConn Stage 2 Drought Watch & NEWUS Water Supply Assessment
- 5. Other

PAGE
BREAK

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, August 2, 2010

Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:40 p.m. and appointed Loxsom to act in Pociask's absence.

Minutes:

~~7-19-10-Hall~~ MOVED, Ryan seconded, to approve the 7/19/10 minutes as written. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Noted.

Padick referenced the 8-2-10 communication distributed this evening regarding the Former Husky Mobil and Rosal Apartment Complex groundwater remediation system. A summary of the proposed remedial activities was submitted by Groundwater & Environmental Services, Inc. on behalf of Drake Petroleum, Inc. Padick stated that he and the Chairman determined this to be a minor modification and will approve this as such. Based on the discussion in the IWA meeting, he will also request from this applicant a final report depicting information on the results found versus the standards as set by the CT DEP.

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 recommended that this item be tabled pending CL&P's review of the draft motion by their regulators for acceptability and wording. He added that Tony Mele from CL&P stated that they would not be moving forward on this project until the end of the year at the earliest, and delaying a decision until September would not interfere with any timelines. Padick stated that he has relayed this to Mr. Hawthorne who will be present at the September 7th meeting. Padick also expects to have heard from the two abutting property owners by then. Item was tabled.

2. **Rezoning of Industrial Park Zone and Associated Regulation Revisions, PZC File 907-33**

Padick summarized the information gathered and distributed in the packet regarding fiscal impact studies, tax income and services provided from multi-family units in Mansfield. These handouts provide technical data but are estimated figures. He encouraged members to review this information and be prepared to discuss the rezoning at the September 7th meeting. Item was tabled.

New Business:

1. **Request for Filing Extension, Mansfield Hollow Estates, Bassetts Bridge Road & S. Bedlam Rds, File #1278**

Ryan MOVED, Holt seconded, 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). MOTION PASSED UNANIMOUSLY.

2. **Verbal Update from Director of Planning on Storrs Center Project**

Padick distributed a 7/20/10 Storrs Center Update which gives a projected timeline of events. He noted that he anticipates a modification and zoning permit application this fall.

Reports of Officers and Committees:

Chairman Favretti reminded members that the second meeting of August will be cancelled due to vacation schedules.

Communications and Bills:

Noted.

Adjournment:

Chairman Favretti declared the meeting adjourned at 8:56 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: August 31, 2010

MONTHLY ACTIVITY for August, 2010

ZONING PERMITS

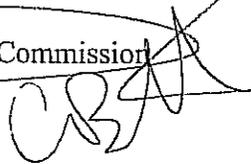
<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Bohn	77 StoneMill Rd.	10 x 12 shed
Ghiaei	1620 Storrs Rd.	8 x 16 deck
Cromier	33 Adeline Pl.	14 x 34 deck
Baker	109 Thornbush Rd.	flood-proof house/porch
Mansfield Retirement Comm.	1 Silo Cir.	site/drainage work
Holle / Dixon	7 Storrs Heights Rd.	12 X 20 garage
Enviro Enterprises	438 Browns Rd.	(2) hoop structures
Brodin / Chernushek	473/497 Middle Tpke.	lot-line revision
Windham Water Works	174 Storrs Rd.	lean-to addition
Peddler's Post	1029 Storrs Rd.	building identity sign
Ahern	53 Cedar Swamp Rd.	replace / enlarge deck
O'Brien	293 Stearns Rd.	12 x 26 Deck
Johnson	38 Beacon Hill Rd.	inground pool
Lewis	7 September Rd.	12 x 16 shed
Woodland	269 N. Eagleville Rd.	shed & deck

CERTIFICATES OF COMPLIANCE

Taylor	18 Stone Mill Rd.	house additions
Storrs Center Cycle	1132 Storrs Rd.	retail use
McMahon	163 Highland Rd.	above pool
Spring Hill Prop.	38 Beacon Hill dr.	1 fm dw
Enviro Enterprises	438 Browns Rd.	barn addition
Meyers	679 Browns rd.	house addition
Webster	54 Fern Rd.	house additions
Enviro Enterprises	438 Browns Rd.	2 hoop structures
Keenan	65 Jacobs Hill Rd.	ingrd. Pool
Woodmansee	70 Jonathan La.	shed
Conner / Matunas	151 Wormwood Hill Rd.	1 fm dw
Morrow	44 Hanks Hill Rd.	sunroom
Woodland	269 N. Eagleville Rd.	shed & deck

PAGE
BREAK

To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: July 29, 2010



Re: *Monthly Report of Zoning Enforcement Activity*
For the month of July, 2010

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	9	12	10	9	10
Certificates of Compliance issued	15	14	9	15	9
Site inspections	61	56	47	61	47
Complaints received from the Public	4	6	6	4	6
Complaints requiring inspection	4	5	4	4	4
Potential/Actual violations found	2	3	3	2	3
Enforcement letters	18	15	11	18	11
Notices to issue ZBA forms	0	0	1	0	1
Notices of Zoning Violations issued	1	2	2	1	2
Zoning Citations issued	2	0	0	2	0

Zoning permits issued this month for single family homes = 0, multi-fm = 0
 2010/2011 fiscal year total: s-fm = 0, multi-fm = 0

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: September 2, 2010
Re: Proposed Overhead Utility Line, Hawthorne Lane Conservation Easement Area
PZC File #1177

This memo updates and supplements my 6/15, 7/15 and 7/29/10 reports. Since the 8/2/10 meeting, Hawthorne Lane property owners and CL&P representatives have further discussed the subject project and in particular, the draft motion I presented in my 7/29/10 memo and the need to document easement commitments. These discussions are ongoing and both the Hawthorne Lane property owners and CL&P representatives are in agreement that any PZC action should be postponed until necessary commitments have been agreed upon.

The PZC does not have any action deadlines on this request and this matter should be tabled at the 9/7/10 meeting.

In a related matter, I have attached a letter from one of two abutting property owners on Bassetts Bridge Road that indicates no objection to the proposed alternative utility line route. In addition, I have been verbally informed that the second Bassetts Bridge Road abutter also does not oppose the Hawthorne Lane residents proposed alternative.

I HAVE REVIEWED THE INFO SENT TO ME
CONCERNING THE ALTERNATE ROUTE FOR
POWER LINES OVER HAWTHORNE LANE.
I HAVE NO OBJECTIONS TO THIS PLAN.

RICHARD MONGEAU
131 BASSETTS BRIDGE RD

Richard MONGEAU 8-1-10

Submitted to Planning Office 8/3/10



TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: 9/2/10
Re: Proposed Rezoning of Industrial Park Zone File # 907-33



As discussed at previous PZC meetings, a decision on whether to approve the proposed rezoning of the Industrial Park Zone south of Pleasant Valley Road should be reached as soon as possible. To facilitate discussion at next Tuesday's meeting, PZC member are encouraged to review the April 14, 2010 proposal that was presented at Public Hearings in the spring of 2010 and all associated comments and recommendations.

PAGE
BREAK

RECEIPT OF APPLICATION FOR SPECIAL PERMIT, SITE PLAN, (RE)SUBDIVISION:

_____, move and _____ seconds to receive the SITE PLAN,

SPECIAL PERMIT, (re)SUBDIVISION application (file # 1293)

submitted by Daniel Rice,

for an Efficiency Unit within a non-conforming single-family residence

(if subdivision, give title) _____,

on property located at 147 Stafford Road,

owned by the Applicant,

as shown on plans dated 8-30-2010, revised through _____,

and as described in other application submissions, and to refer said application to the staff, Design
~~Review Panel, Committee on the Needs of Persons with Disabilities.~~

(other)
for review and comments, and to set a Public Hearing (if applicable) for October 4, 2010

PAGE
BREAK

SPECIAL PERMIT APPLICATION
(see Article V, Section B of the Zoning Regulations)

Mansfield Planning and Zoning Commission

File # 1293
Date 8-30-10

1. Name of development (where applicable) _____
2. Proposed use of the property is In-Law Apartment
in accordance with Sec.(s) D, 3.6 of Article IX, (Non-Conforming Uses) of the Zoning Regulations

3. Address/location of subject property 147 Stafford Rd.
Assessor's Map 34 Block 82 Lot(s) 34 Vol. 647 Page 455

4. Zone of subject property PB-5 Acreage of subject property .674

5. Acreage of adjacent land in same ownership (if any) NONE

6. APPLICANT Daniel Rice _____
(please PRINT) Signature _____
Street Address 147 Stafford Rd. Telephone 413-427-6819
Town Mansfield Zip Code 04250

Interest in property: Owner Optionee _____ Lessee _____ Other _____
(If "Other", please explain) _____

7. OWNER OF RECORD: SAME _____
(please PRINT) Signature _____
(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address _____ Telephone _____
Town _____ Zip Code _____

8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:
Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____
Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____

9. The following items have been submitted as part of this application:

Application fee in the amount of \$ 360.00 ck # 1281 8/30/10

Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.

Site plan (6 copies) as per Article V, Section B.3.d

Site plan checklist including any waiver requests

Sanitation report as per Article V, Section B.3.e

Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).

~~N/A~~ As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section 1.

~~N/A~~ As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section 1. The State Department of Public Health's on line form (www.dph.state.ct.us/BRS/Water/Source_Protection/PA0653.htm) shall be used with a copy of the submittal delivered to the Planning Office.

Other information (see Article V, Section B.3.g). Please list items submitted (if any):

Floor Plan

10. **ALL APPLICATIONS, INCLUDING MAPS AND OTHER SUBMISSIONS, MUST COMPLY WITH ALL APPLICABLE SECTIONS OF THE ZONING REGULATIONS, INCLUDING, BUT NOT LIMITED TO:**

Art. X, Sec. E, Flood Hazard Areas, Areas Subject to Flooding

Art. V, Sec. B, Special Permit Requirements (includes procedure, application requirements, approval criteria, additional conditions and safeguards, conditions of approval, violations of approval, and revisions)

Art. VI, Sec. A, Prohibited Uses

Art. VI, Sec. B, Performance Standards

Art. VI, Sec. C, Bonding

Art. VII, Permitted Uses

Art. VIII, Dimensional Requirements/Floor Area Requirements

Art. X, Sec. A, Special Regulations for Designed Development Districts

Art. X, Sec. C, Signs

Art. X, Sec. D, Parking and Loading

Art. X, Sec. H, Regulations regarding filling and removal of materials

Art. X, Sec. S, Architectural and Design Standards

MAP CHECKLIST
FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File # 1293
 Date 8-30-10

Name of Development Efficiency Unit

Applicant Daniel Rice

This checklist is designed to assist applicants as well as the PZC and staff. It is not intended as a substitute for, nor does it contain all of, the information and requirements in the Zoning Regulations and other applicable Town Ordinances and requirements. It is important to note that the Zoning Regulations allow the PZC to waive certain site plan requirements for minor applications where the information is not needed to determine compliance with the Regulations. It is recommended that the Mansfield Director of Planning be contacted if an applicant intends to seek a waiver of certain site plan requirements or if any questions arise. **Any requested waivers must be identified on this checklist.**

Unless waived by the Planning & Zoning Commission, submitted site plans shall include the following information (for more complete and specific descriptions of site plan requirements, see Article V, Section A.3.d of the Zoning Regulations):

	Included	Not Included	Waiver Requested* (see p. 3)
1. Title block: Applicant and owner's- name, scale, date & all revision dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Original signature/seal of surveyor, landscape architect and/or engineer responsible. Unless waived, survey to be to A-2 standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Location map at 1"=1,000' scale (see Art. V. Sec. A.3.d.4 for more details)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Property lines, sq. footage, setback lines, N. arrow, zone(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Edges of adjacent street, utility poles & underground lines, stone walls, fences, roadside features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Names/addresses of abutting property owners, including those across street (for Special Permit property owners, within 500 ft. of site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Existing & proposed buildings, structures, signs, floor plans, buildings on adjacent land that may be affected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Existing & proposed contours, quantity of material to be added or removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(con't.)

	Included	Not Included	Waiver Requested* (see p. 3)
9. Watercourses, wetlands, flood hazard areas, aquifers	<u>Not Perual</u>	_____	_____
10. Exposed ledge, areas shallow to bedrock	_____	<u>None</u>	_____
11A. Waste disposal, water supply facilities	<u>✓</u>	_____	_____
11B. Test pit & percolation test locations & findings (include test dates)	_____	_____	_____
12A. Existing & proposed drainage facilities, roadways, bridges, pedestrian ways, utilities (including construction details)	_____	<u>None</u>	_____
12B. Existing & proposed easements, rights-to-drain	_____	<u>None</u>	_____
12C. Proposed sediment & erosion controls	_____	<u>None</u>	_____
13A. Existing & proposed offstreet parking & loading areas, fire access lanes	<u>✓</u>	_____	_____
13B. Outside storage & refuse areas, fuel & chemical storage tanks	_____	<u>None</u>	_____
14. Existing & proposed fencing, walls, landscaping (including plant size & type, historic features)	_____	<u>None</u>	_____
15. Existing & proposed outdoor illumination (including method & intensity of lighting)	_____	<u>None</u>	_____
16. Existing & proposed outdoor recreation features, with construction details for any recreation improvements	_____	<u>None</u>	_____
17. Other information (see Art. V, Sections A.3.g, B.3.g)	_____	_____	_____

Note: For non-exempt applications subject to Sand and Gravel regulations (Art. X, Sec. H), additional special application provisions must be met.

(PRINT) Name of individual completing this form

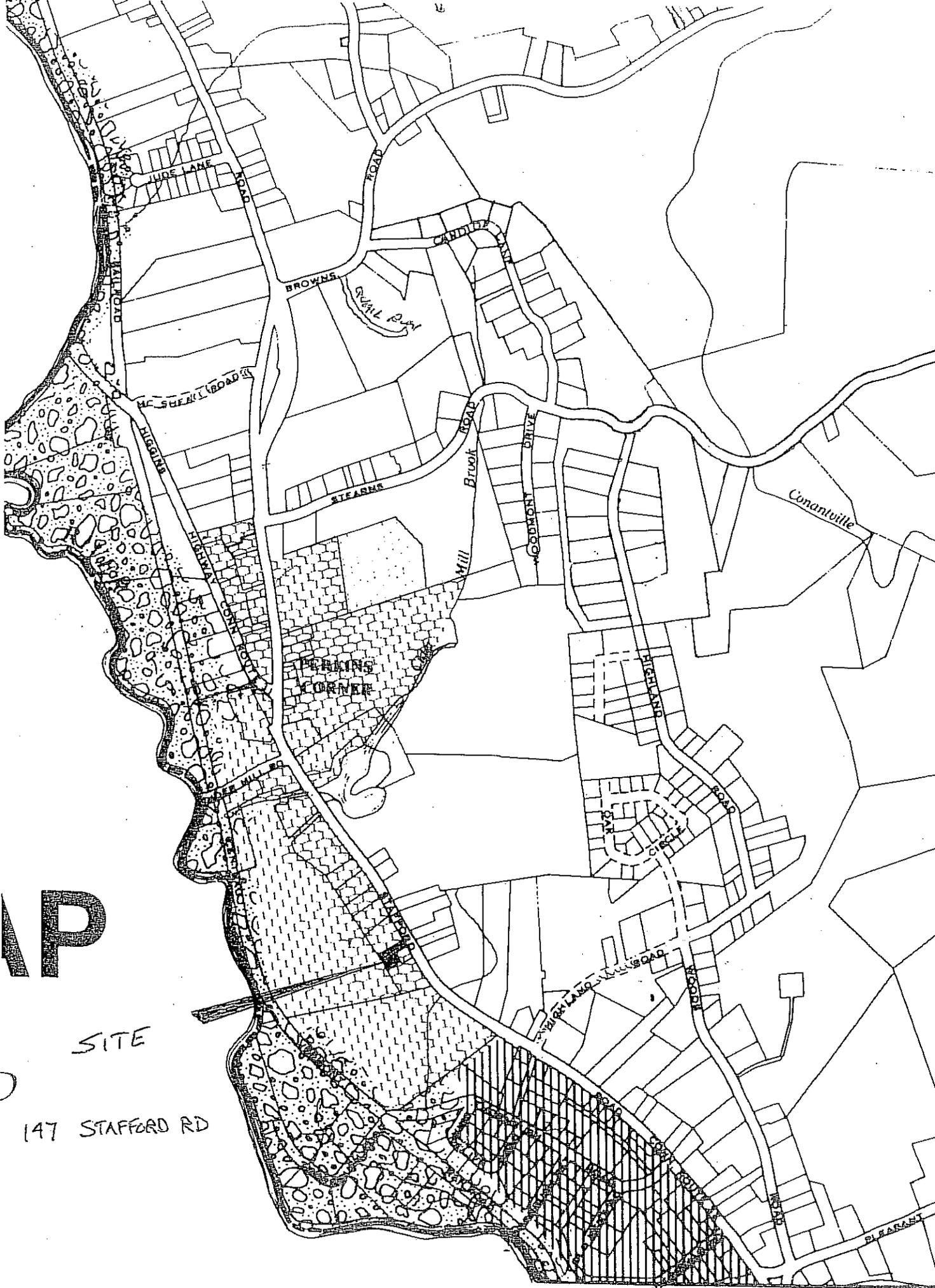
Signature

Date

(con't.)

Statement of Purpose

- 1) Existing Garage with flat roof, the roof has been replaced once, and repaired several times, but still leaks.
- 2) Demolition of flat roof and wood walls of existing structure, consisting of east and south walls.
- 3) All new construction of garage level on existing foundation, and adding one level to eventually use as an in-law apartment.
- 4) The footprint of the existing structure will not be changed. We are intending to add a level to resolve our water leaking issue, and at some time in the future provide a living area for in-laws.
- 5) The in-law unit will consist of a kitchen, dining area, open living area, bedroom, master-bath, 1/2 bath, and storage area. The total living area of the main house is 2432 sqft, the new level consists of 1200 sqft with 850 sqft devoted to the in-law suite, and the balance of 350 sqft added to the main house.
- 6) My wife and I are the owners of 147 Stafford Rd, Mansfield, and we will be occupying the main portion of the house.
- 7) There will be egress provided from the in-law suite and the main house on the main living levels.
- 8) The main house has a 4 door garage, and a paved driveway and parking area to accommodate 7 other vehicles.
- 9) The residence complies with the requirements of use district of the Town of Mansfield.
- 10) The in-law suite will eventually be occupied by two persons.
- 11) There are no additions to the footprint of the existing structure.
- 12) Inquirements were made at the Town of Mansfield Building Office and it is believed that the existing septic system is adequately sized for the addition of the in-law unit, the original house was 6 bedrooms, now currently 3 bedroom. The addition will make the total structure 4 bedrooms, occupied by 4 people. Currently waiting for confirmation from the Health Department

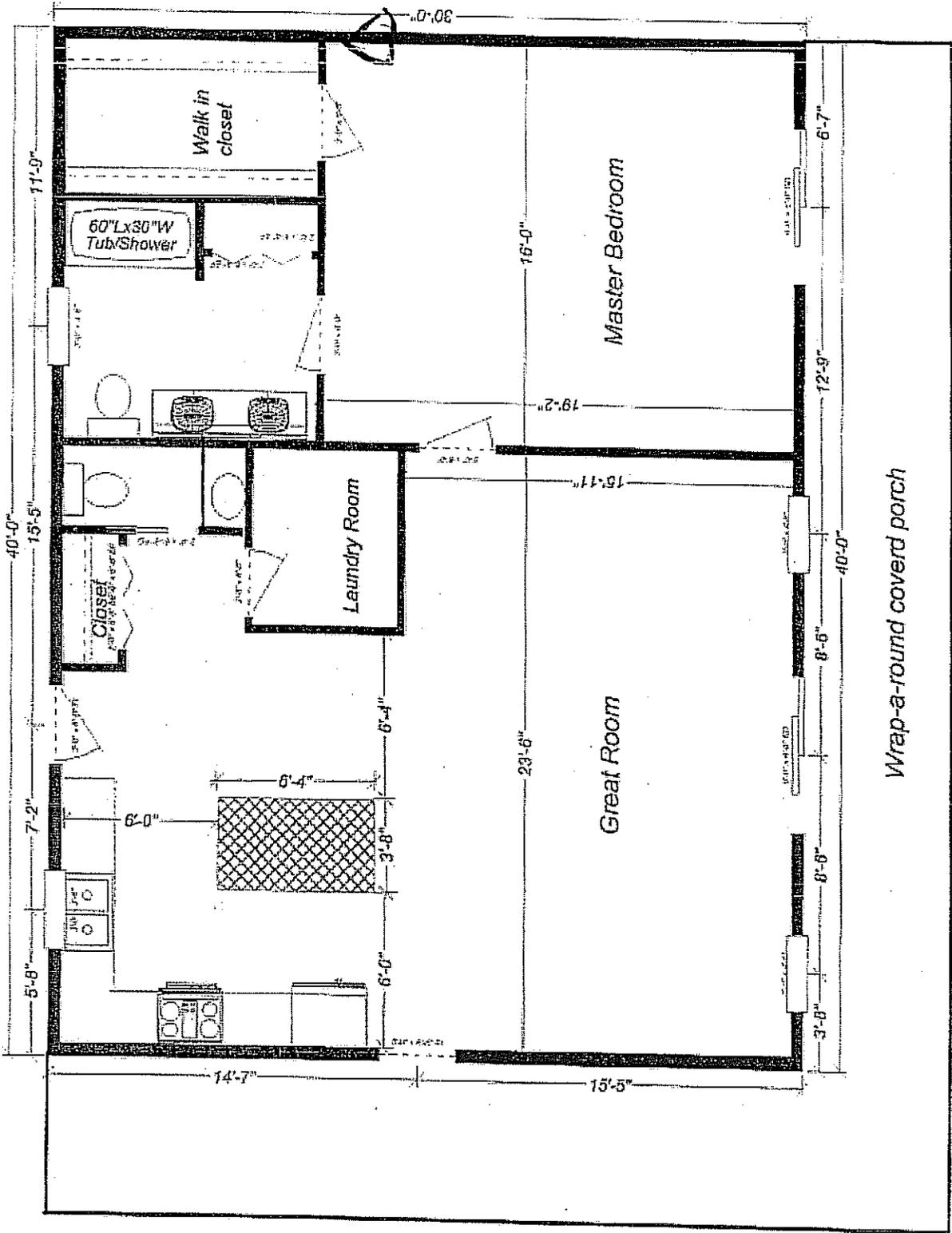


MAP

SITE

147 STAFFORD RD

Exposed
to
Main
House



147 Staford Rd
Mansfield Ct

31.88.34
CHENEY RICHARD and VERNA
87 HIGHLAND ROAD
MANSFIELD CENTER CT 06250

36.82.31
DUNNACK JESSIE L and
DUNNACK ROBERT A
127 STAFFORD ROAD
MANSFIELD CENTER CT 06250

36.82.32
POTTER GEORGE C and
POTTER BRUCE
141 STAFFORD ROAD
MANSFIELD CENTER CT 06250

36.82.33
GREATEX CORP
475 HOPE STREET
PROVIDENCE RI 02906-1639

36.82.34
CORNELL KELI L and
RICE DANIEL H
147 STAFFORD RD
MANSFIELD CENTER CT 06250

36.82.35
PLOURDE JACK R
153 STAFFORD ROAD
MANSFIELD CENTER CT 06250

36.82.37
CONNECTICUT LIGHT and POWER COMPANY
CLandP REAL ESTATE OFFICE
PO BOX 270
HARTFORD CT 06141

36.82.38
DUNNACK ROBERT A and JESSIE L
127 STAFFORD ROAD
MANSFIELD CENTER CT 06250

36.82.42
TRICKETT SARAH H
P O BOX 127
WILLIMANTIC CT 06226

36.82.32
POTTER GEORGE C and BRUCE
141 STAFFORD RD
MANSFIELD CENTER CT 06250

36.88.3
DANCOSSE GERALD A
170 STAFFORD ROAD
MANSFIELD CENTER CT 06250

36.88.4
CONNECTICUT LIGHT and POWER COMPANY
CLandP REAL ESTATE OFFICE
PO BOX 270
HARTFORD CT 06141

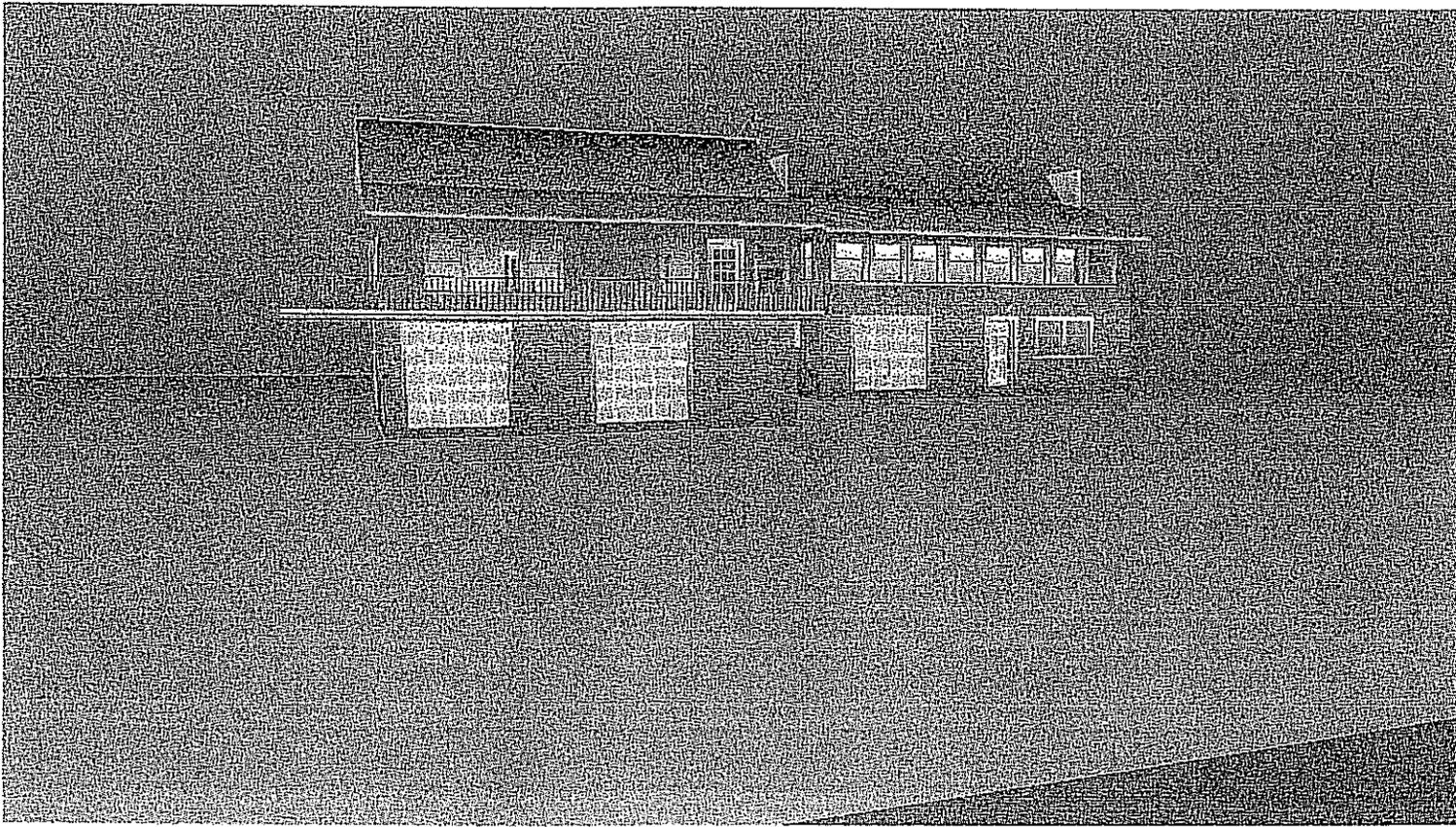
36.88.5
ADAMS WILLIAM E and
ADAMS STEVEN D
62 LIMA ST
WILLIMANTIC CT 06226

36.88.6
TAYLOR ELMER and PATRICIA A
150 STAFFORD ROAD
MANSFIELD CENTER CT 06250

36.88.7
LARSON DANIEL and PATRICIA A
147 HOPE VALLEY RD
AMSTON CT 06231

36.88.8
ESTABROOK RICHARD W
PO BOX 491
COVENTRY CT 06238

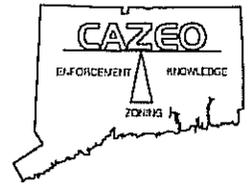
36.88.9
MANSFIELD TOWN OF
OPEN SPACE STAFFORD ROAD
4 S EAGLEVILLE RD
STORRS CT 06268







Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

Memo to: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: August 31, 2010

Re: Request for tree removal, 24 Adeline Place, PZC file # 1187-2

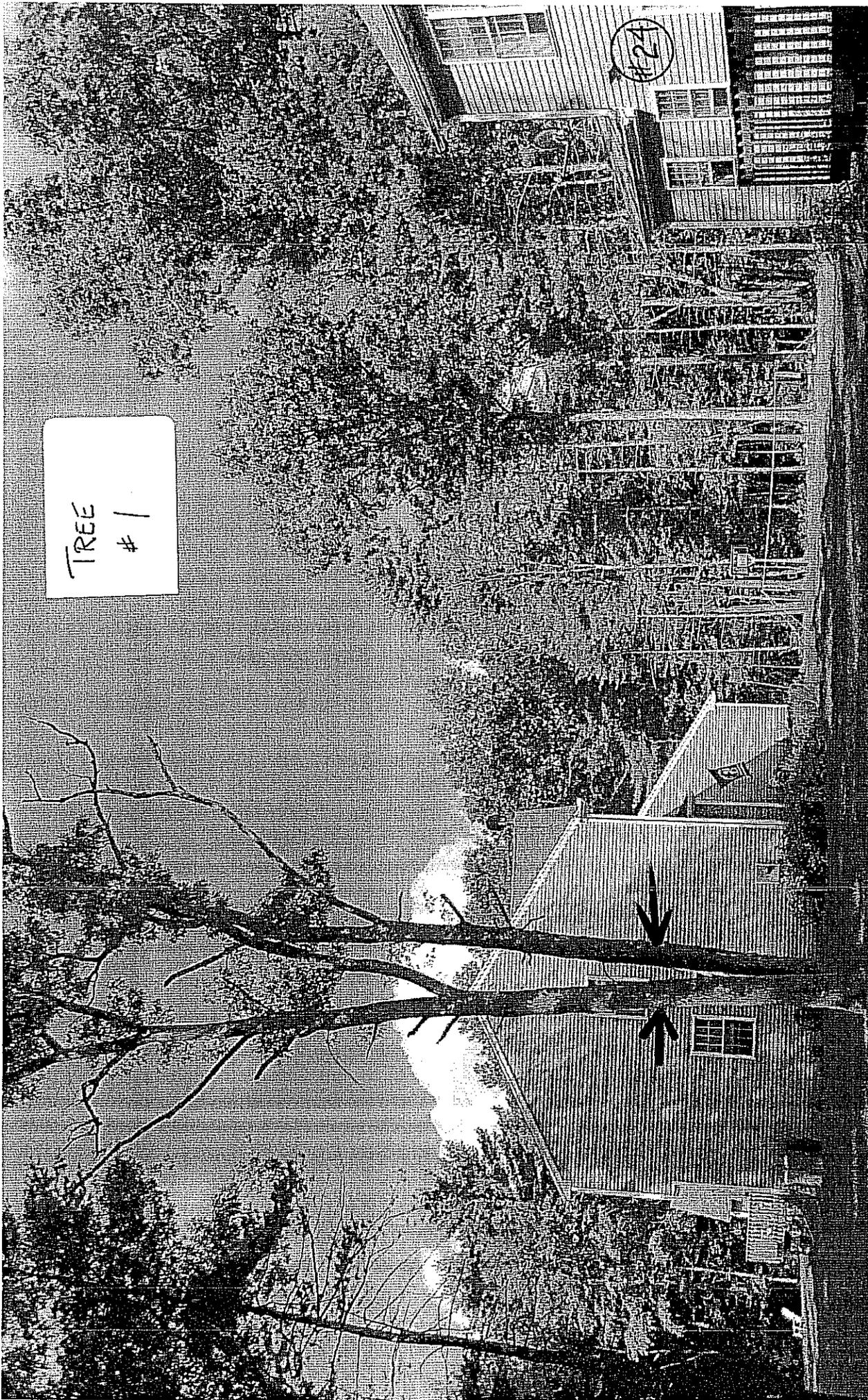
The Commission has received an 8/12/10 request from Zhiyi Chi, owner of property at 24 Adeline Place, to remove two trees from his property. I question whether either tree requires PZC approval for removal but to avoid any uncertainty I suggested that he put his request on record. As the submitted site plan indicates, the subject lot is on the inside of a significant curve in the road and has a 50-foot, undisturbed, tree buffer running parallel along the inside of the street-line. This buffer consists of a 25-foot wide conservation easement and an additional 25-foot wide 'secondary' conservation area that is not under easement protection. The secondary conservation areas are unique to this subdivision development. These secondary areas are intended to remain vegetated 'where possible'. On this particular lot, the secondary area is within the perimeter of the DAE.

There are two trees shown on the PZC-approved plan for Pine Grove Estates that are designated as trees 'To Be Saved'. On the plan they are both designated as pine trees but in fact the only tree still standing in the area depicted on the plan is a twin oak tree. This is a mature tree maybe 50 to 60 feet in height that is located about 30 feet from the rear deck of the house. It has green leaves in the highest portions of the crown and many dead branches on the lower portions of both trunks. Mr. Chi and his wife, whom I spoke with on site, both have concern for dead branches that may fall into the yard area where their children and other neighborhood children play. They would like to remove this tree completely. There is a second 'tree' that is located within the secondary conservation area on the edge of a finished lawn that they also want to remove. It has been dead for a substantial period of time and exists only as an approximately 20-inch trunk of a tree, ripped off completely about twenty feet up the trunks height. The removal of this dead tree is really for aesthetic reasons as the trunk will probably remain upright for as many years as it takes to rot away a 20-inch dead tree. To supplement Mr. Chi's submissions, I took pictures of the subject trees and have included them in your packet along with an aerial of the site upon which, I have approximately noted the location of the trees. The subject lot is probably one of the most treed lots in the development and I do not believe the subject trees need protection.

I recommend that the PZC grant the property owners request to remove the two subject trees as the trees have no significant features in need of protection and/or could present safety issues to persons and property if left in their current condition.

24 Adeline Pl.

TREE
1



08/26/2010 09:36

24 Adeline Pl.

TREE
2



08/26/2010 09:35

Town of Mansfield, CT - 24 Adeline Pl.

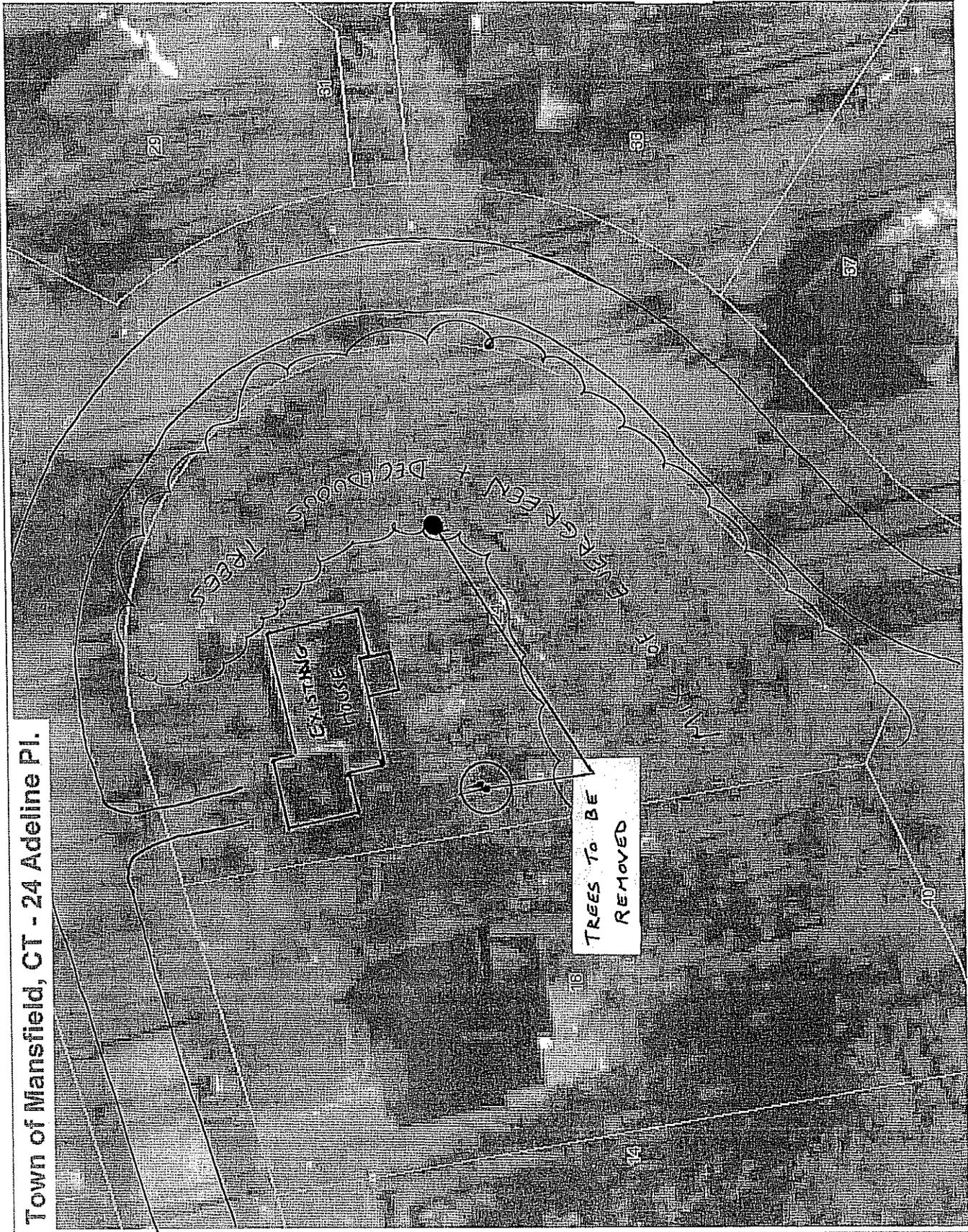


- MapGrid
- towns
- Dimensions
- Address
- ParcelID
- Area
- Streets
- Parcels
- powerlines
- wetlands
- water
- Town
- roads
- highways



1 in = 44.95 ft

Printed:
9/1/2010



August 12, 2010

Mansfield Planning & Zoning Commission
4 S. Eagleville Road
Storrs, CT 06268

Dear Sir/Madam,

I am the home owner of 24 Adeline Place (Lot #12), Mansfield Center, CT 06250. I am requesting to have some trees on the property cut down.

The highlighted area 1 on the map has ONE (1) oak tree with two large branches. The tree has many dead branches and does not look healthy. Dead branches, sometimes rather large, often fall from the tree, posing danger to our family and our neighbor. I would like to request to have this tree cut down.

The highlighted area 2 on the map has a dead oak tree, with its top having completely broken off. I would like to request to have this tree cut down.

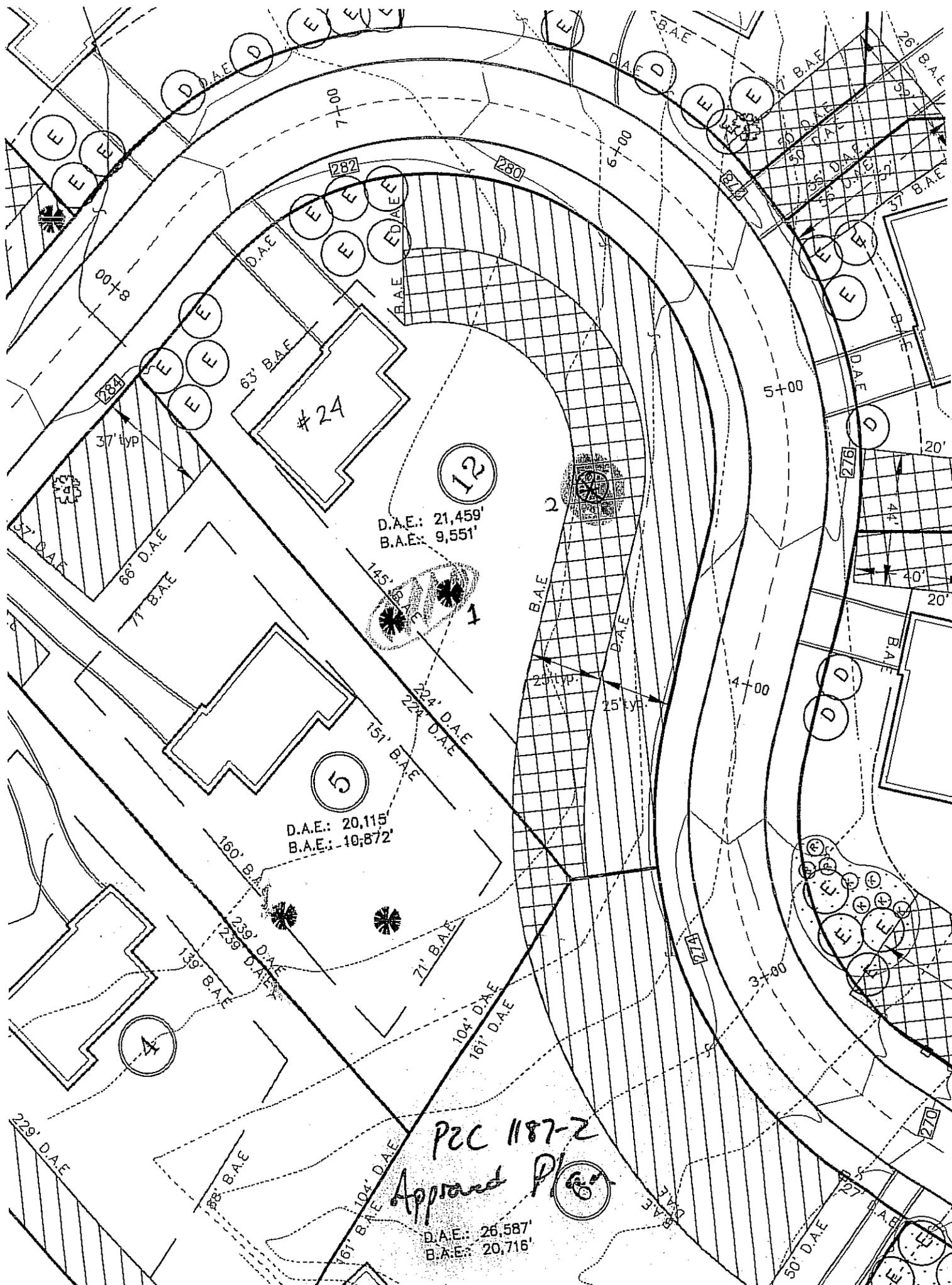
My contact phone number is 860-940-9427.

Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read 'Zhiyi Chi', written in a cursive style.

Zhiyi Chi



#24

12

D.A.E.: 21,459'
B.A.E.: 9,551'

1

5

D.A.E.: 20,115'
B.A.E.: 10,872'

4

PCC 1187-2
Approved P/

D.A.E.: 26,587'
B.A.E.: 20,716'

6

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

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning & Zoning Commission
From: Gregory J. Padick, Director of Planning
Date: 9/2/10
Re: Proposed Building Area Envelope revision, Smith Farms Subdivision, lot 2
File #1214



The attached 9/1/10 request from W. Keenan seeks PZC authorization for Building Area Envelope revisions on Lot 2 of the Smith Farms subdivision which was approved in 2004. The proposed revisions are associated with a planned garage/carriage house. The applicant has submitted mapping depicting existing and proposed BAE's and other information regarding the proposed garage. No revision of the approved DAE has been proposed. Based on the provisions of Section 6.13, BAE revisions require PZC approval.

My review indicates that the proposed BAE revision can be accomplished in an acceptable manner that will not significantly affect neighboring properties, natural or manmade features or the overall character of the subdivision. The subject envelopes were approved soon after the adoption of regulation revisions which created envelopes and, since that time, more attention has been given to help ensure BAE's are appropriately sized and configured to allow appropriate room for accessory structures. In the subject case, an expansion of the BAE is considered appropriate and in this reviewer's opinion should be larger than proposed and configured to be more uniformly distant from the property line and adjacent conservation easement line.

I have attached a marked up portion of the subdivision map depicting my suggested BAE. As proposed, the new BAE would not be within regulated wetland areas and is within the existing DAE. A ten foot setback from the easterly property line is consistent with the BAE on adjacent lots 1 and 3. It also is noted that the subject 11.9 acre lot contains 8.3 acres of conservation easement and a portion of the proposed BAE would be within 10 feet of the conservation easement line.

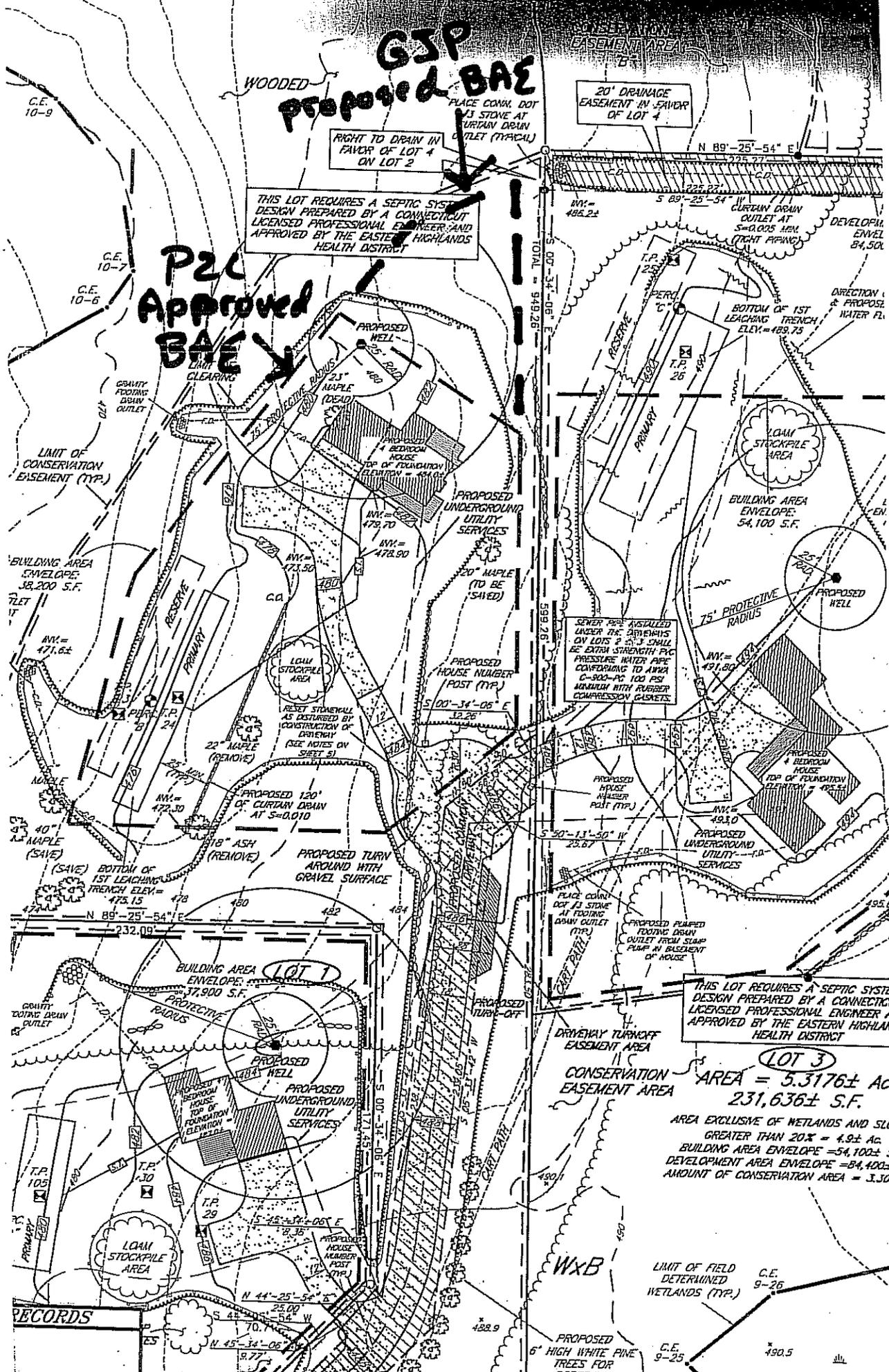
Accordingly, it is recommended that the Planning and Zoning Commission approve a Building Area Envelope revision for Lot 2 in the Smith Farms Subdivision as proposed subject to revising the BAE to more uniformly parallel the easterly property line at a distance of ten feet. This action shall be noticed on the Land Records.

PAGE
BREAK

GIP
Proposed BAE

THIS LOT REQUIRES A SEPTIC SYSTEM DESIGN PREPARED BY A CONNECTICUT LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE EASTERN HIGHLANDS HEALTH DISTRICT

P2C
Approved BAE



20' DRAINAGE EASEMENT IN FAVOR OF LOT 4

RIGHT TO DRAIN IN FAVOR OF LOT 4 ON LOT 2

N 89°-25'-54" E

NYI = 486.24

T.P. 25

T.P. 26

T.P. 27

T.P. 28

T.P. 29

T.P. 30

T.P. 31

T.P. 32

T.P. 33

T.P. 34

T.P. 35

T.P. 36

T.P. 37

T.P. 38

T.P. 39

T.P. 40

T.P. 41

T.P. 42

T.P. 43

T.P. 44

T.P. 45

T.P. 46

T.P. 47

T.P. 48

T.P. 49

T.P. 50

T.P. 51

5 89°-25'-54" W

5 89°-25'-54" E

5 89°-25'-54" W

5 89°-25'-54" E

5 89°-25'-54" W

5 89°-25'-54" E

5 89°-25'-54" W

5 89°-25'-54" E

5 89°-25'-54" W

5 89°-25'-54" E

5 89°-25'-54" E

5 89°-25'-54" E

5 89°-25'-54" E

WALTER R. KEENAN, ESQ.
156 Coventry Road
Mansfield Center, CT 06250
(860) 786-7036 – wkeenan@earthlink.net

September 1, 2010

Mr. Gregory Padick
Director of Planning
Mansfield Planning and Zoning Commission
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

Re: Request For Revision of Building Area Envelope at 156 Coventry Road

Dear Greg:

I am writing to request that the Planning and Zoning Commission revise the building area envelope (“BAE”) for the lot where I reside in Mansfield at 156 Coventry Road. This lot was originally designated as Lot 2 of the Smith Farms subdivision. The subdivision map was initially filed in February 2003, and approved in June 2004 according to my deed. The purpose of revising the BAE is to permit the construction of a detached two bay garage / carriage house on the property. The use of this structure will be for the storage of automobiles and lawn tractor. The current house has only a two car attached garage.

The garage will be 30 feet wide and 22 feet deep. I have enclosed the following documents:

1. Plot plan showing the original subdivision lots.
2. Plot plan showing the original BAE line and proposed house.
3. Plot plan showing the revised BAE line and proposed garage / carriage house.
4. Preliminary plan for the proposed garage / carriage house.
5. Building specification sheet for the proposed garage / carriage house.
6. Map showing the subject lot and abutters.

I have reviewed the Mansfield Subdivision Regulations relevant to this request for revision set forth at Section 6.13. I believe that the requirements of Section 6.13.b are met through the proposed revision. All applicable zoning and subdivision requirements were met through the original subdivision process and the only proposed change is to the BAE line. The proposed revision does not significantly impact natural or manmade features, scenic views and vistas, open space or recreational areas, or any other important features of the original subdivision. The revision of the BAE in order to construct the proposed garage / carriage house only affects a small area that is currently lawn, and

remains sufficiently distant from wetlands in the rear of the property that are under permanent conservation easement.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'W.R. Keenan', followed by a long horizontal flourish.

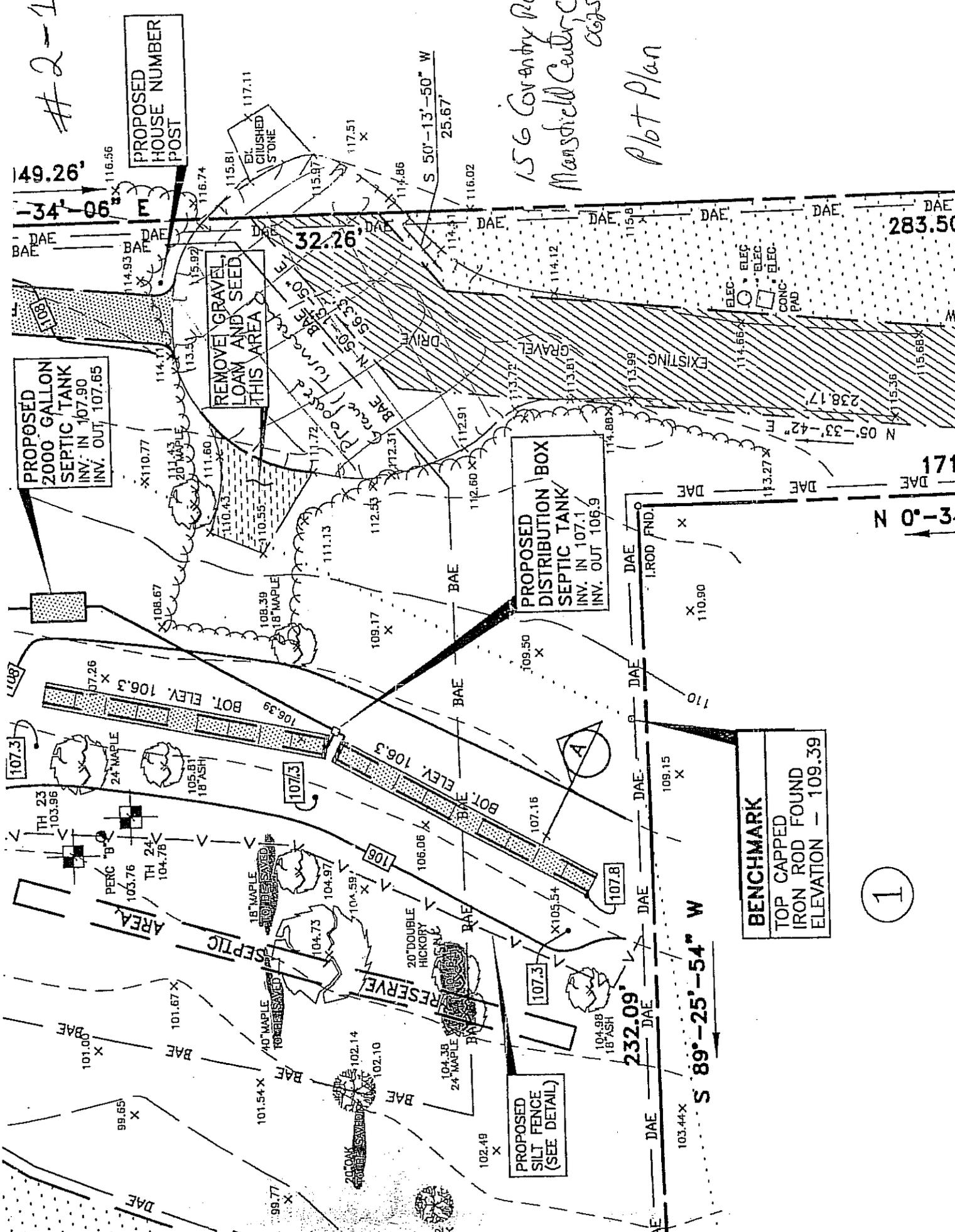
Walter R. Keenan

Enclosures

#2-1

156 Coranty Rd.
Mansfield Center CT
06250

Plot Plan



PROPOSED HOUSE NUMBER POST

PROPOSED 2000 GALLON SEPTIC TANK
INV. IN 107.90
INV. OUT 107.65

REMOVE GRAVEL, LOAM AND SEED THIS AREA

PROPOSED DISTRIBUTION BOX SEPTIC TANK
INV. IN 107.1
INV. OUT 106.9

BENCHMARK
TOP CAPPED IRON ROD FOUND
ELEVATION - 109.39

1

149.26'

34'-06" E

32.26'

S 50'-13'-50" W
25.67'

283.50

171.0
N 0'-34" E

232.09'
S 89'-25'-54" W

101.00

99.65

101.54

99.77

101.67

104.76

104.73

102.14

102.10

104.59

104.58

104.38

102.49

102.48

106.06

106.06

107.15

109.15

109.15

107.26

107.26

107.3

107.3

107.3

108.39

108.39

109.17

109.17

109.17

110.43

110.43

111.13

111.13

111.13

111.72

111.72

112.55

112.55

112.55

113.5

113.5

114.17

114.17

114.17

114.93

114.93

115.81

115.81

115.81

115.92

115.92

116.74

116.74

116.74

115.81

115.81

116.74

116.74

116.74

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

117.51

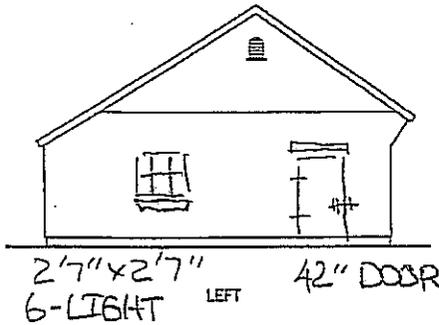
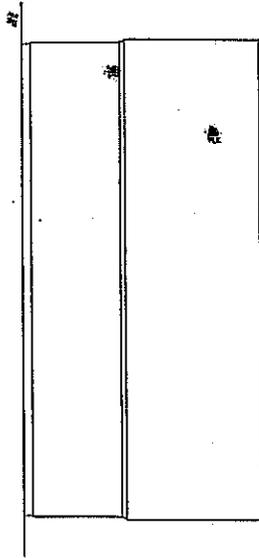
117.51

From The Workshops of
COUNTRY CARPENTERS, INC.



#4

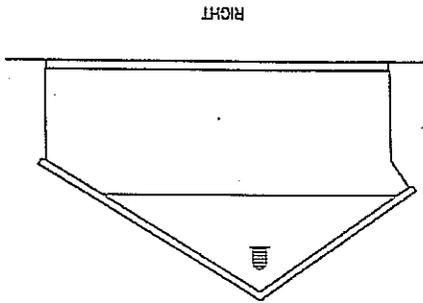
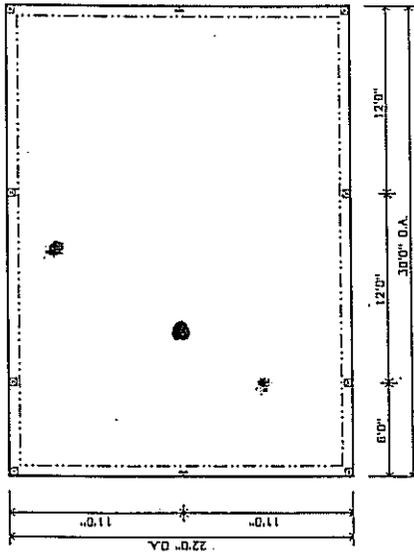
CONFIRM LOCAL REQUIREMENTS	
WIND LOAD	MPH
ROOF LOAD	#/PSF
HEIGHT RESTRICTIONS	FEET



2'7" x 2'7" 6-LIGHT LEFT

LEFT

42" DOOR



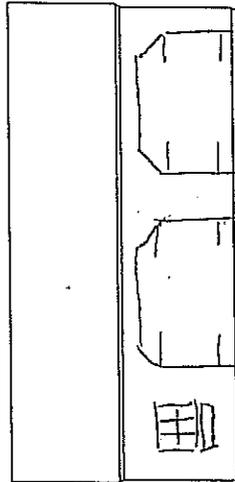
RIGHT

WKEENAN@EARTHINK.NET

PRELIMINARY PLAN

CUSTOMER:	WALTER KEENAN
CATALOG PAGE:	03
ROOF PITCH:	8/12
FOUNDATION TYPE:	BY OWNER
	<input type="checkbox"/> BLOCK <input type="checkbox"/> POURED WALL <input type="checkbox"/> PIERS
ROOF SHINGLES:	BY OWNER
	<input type="checkbox"/> METAL <input checked="" type="checkbox"/> ASPHALT <input type="checkbox"/> WOOD
SIDING:	<input checked="" type="checkbox"/> SHIP LAP <input type="checkbox"/> B & B
REMARKS:	(850) 786-7036

FOR OTHER INFORMATION SEE
AGREEMENT & SPECIFICATION SHEET



7'x9' O.H., DOORS
FRONT
W/FACING PKB.

2'7" x 2'7"
6-LIGHT

156 COVENTRY RD.
MANSFIELD, CENTER, CT. 06250

COPYRIGHT NOTICE: OWNER ACKNOWLEDGES THAT THE PLANS, SPECIFICATIONS, DESIGN AND DRAWINGS OF COUNTRY CARPENTERS, INC. ARE NOT TO BE USED BY ANY PERSONS OTHER THAN THE PURCHASER OF THESE PLANS AND DRAWINGS. THESE DOCUMENTS ARE NOT TO BE COPIED OR TRANSFERRED AND ANY VIOLATION OF THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

THIS PLAN IS LIMITED TO THE CONSTRUCTION OF THE ONE BUILDING PURCHASED FROM COUNTRY CARPENTERS INCORPORATED.

#5

For Carriage House.

DATE: 26MAY10

Addendum (B) to contract for Walter Keenan.

CATALOG PG: 3

Standard building description:

SIZE: 22'X30'

PLANS: to scale & color-coded and construction diagrams.

PITCH: 10/12

SILLS: pre-cut and color-coded #2 pressure treated 2" x 8".

POST & BEAM FRAME: pre-cut and color-coded; full dimension.

- POSTS: 6" x 6", rough sawn, #2 Eastern white pine.
- BEAMS: 6" x 8", rough sawn, #2 Eastern white pine.
- GIRTS and BRACES: 3" x 4", rough sawn, Eastern white pine.

ROOF SYSTEM:

- RAFTERS: (2") x (8") #2 dimensioned spruce (16") o. c.
- COLLAR TIES: (2") x (8") #2 dimensioned spruce (32") o. c.
- RIDGE: (2") x (10") #2 dimensioned spruce.

ROOF TRIM: premium grade, kiln dried, 1" x 6", Eastern white pine.

ROOF SHEATHING: standard grade, kiln dried, 1" x 6", Eastern white pine.

- (X) asphalt shingles. { *Shingles by Owner* }

SIDING: premium grade, kiln dried, 1" x 8" & 1" x 10" shiplap, Eastern white pine.

DOORS: (1) 42" walk-out batten door with oak latch and strap hinge.
 (2) 7' x 9' overhead door facing packages (1"x 10" T&G and false hinge plates).
 { *Overhead Doors by Owner* }

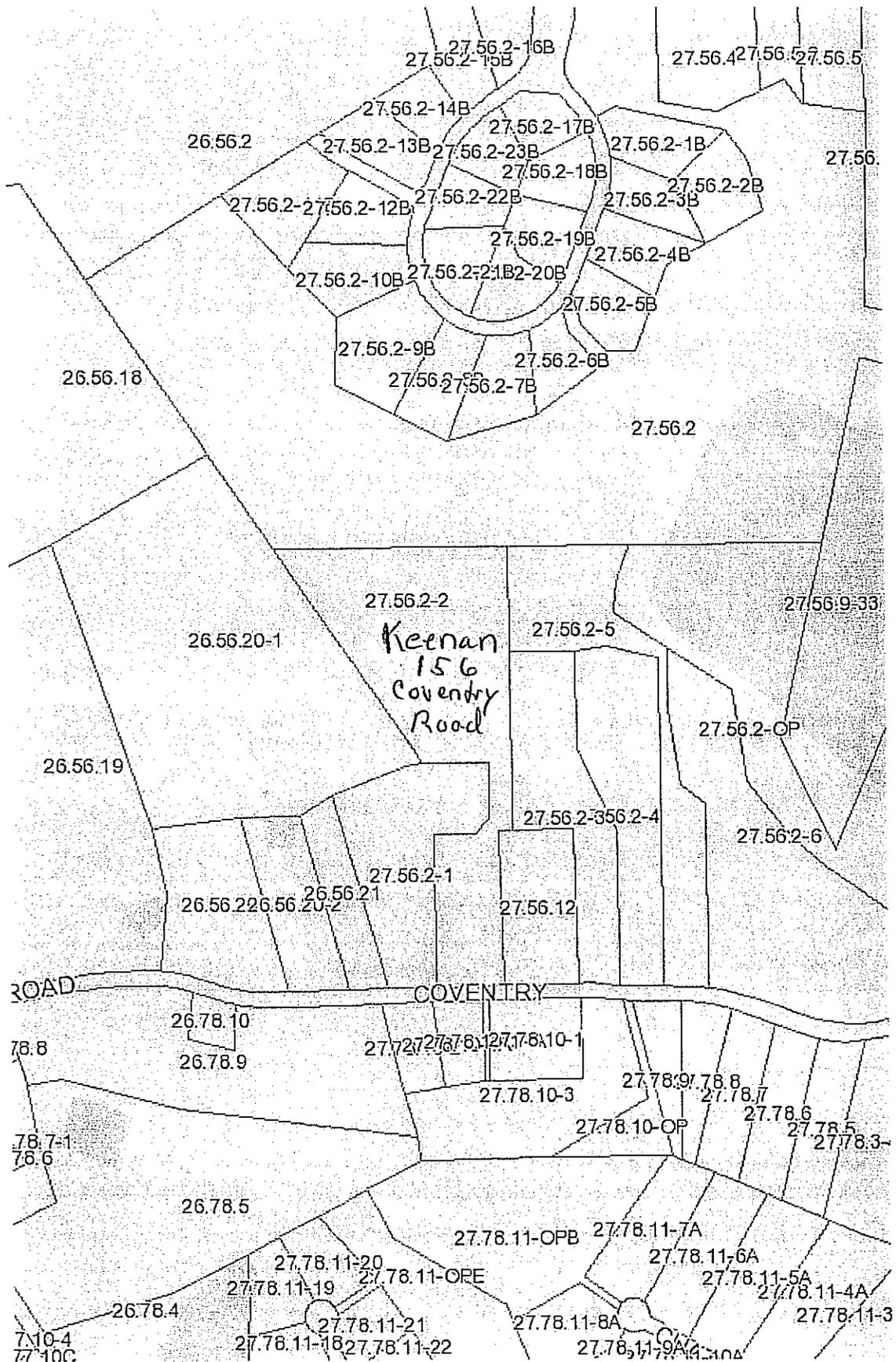
WINDOWS: (0) 6-lite @ 2'-0" x 1'-11" (2) flower boxes
 (2) 6-lite @ 2'-7" x 2'-7" (2) gable vents

*Due to constantly changing lumber costs, this quote will be held for 10 days from above date.
 Due to scheduling constraints, this tentative start date will be held for 10 days from above date.*

SCOPE OF WORK: Foundation and permits by owner. Country Carpenters, Inc. to deliver and erect frame, apply roof boards and asphalt roof shingles, apply trim and siding and install windows and swing door per plans to be furnished by C.C. Inc. All work to be done in a timely workmanship like manner. Painting, staining, electrical, plumbing and insulation are not included.

OPTIONS:	BASIC BLDG.:	\$ 10,970.00
(2) overhead door facing packages		\$ 570.00
Labels to build as specified in SCOPE OF WORK		\$ 6,600.00

#6



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

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning 
Date: 9/2/10
Re: 8-24 Referrals:
a. Open Space Acquisition Funding
b. Laurel Lane and Stone Mill Road Bridge Repairs
c. Town Facilities and Transportation Improvement Projects

Pursuant to the provisions of Section 8-24 of the State Statutes, the above-referenced projects have been referred to the PZC for comment. If possible, comments should be forwarded prior to the Town Council's 9/13/10 meeting. The PZC has 35 days to report to the Town Council. The following information is provided for the PZC's consideration.

- The attached referrals from the Town Manager contain descriptions of the subject projects and associated financing plans.
- The proposed \$1,040,000 open space acquisition funding proposal essentially seeks re-approval of a bond authorization that expired three years after referendum approval.
- The PZC previously has supported bonding for open space acquisition and this approach is specifically referenced in Mansfield's Plan of Conservation and Development. Policy Goal 2, Objective E specifies "To increase the amount of preserved open space land" and recommends "consider periodic referendum allotments to a specifically dedicated open space fund" (see page 47 of the Plan of Conservation and Development).
- Individual open space acquisition proposals would be referred to the PZC for review and comment.
- The proposed \$2,735,000 replacements of the Stone Mill Road and Laurel Lane Bridges would receive 80 percent Federal reimbursement grants. These bridge projects are specifically included in the Plan of Conservation and Development as priority improvement projects (see page 115 of the Plan of Conservation and Development).
- The subject bridge projects will be subject to Inland Wetland permit requirements.
- The \$93,000 equipment and capital maintenance project is for vehicle and rescue equipment bonding. It is unclear whether this project requires a PZC action.
- The \$40,000 Town facilities improvement project is for interior work at the Community Center and playground/park improvements. It is unclear whether this project requires a PZC action.
- The \$130,000 transportation improvements project is for drainage, road and bridge maintenance and walkway or public transit improvements. Some of these projects may need subsequent PZC and/or IWA review and approval.

Summary/Recommendation

All of the subject projects are considered to be consistent with Mansfield's Plan of Conservation and Development. It is understood that Mansfield's Bond Counsel has prepared recommended motions for the PZC's consideration similar to motions recently submitted for walkway and streetscape improvements along Storrs Road and for the proposed E.O. Smith track and playing field project. These motions have not yet been forwarded to me, but are expected to be available for PZC review and possible action at the September 7th meeting.

PAGE
BREAK

MEMORANDUM

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



To: Planning and Zoning Commission
CC: Gregory Padick, Director of Planning
From: Matt Hart, Town Manager
Date: September 2, 2010
Re: Referral – Capital Improvement Projects – Open Space, Laurel Lane & Stone Mill Road Bridge Repairs

Pursuant to Section 8-24 of the Connecticut General Statutes, please see the attached information regarding the above captioned matter for your review and approval.

Your assistance with this matter is greatly appreciated.

Attach (1)

PAGE
BREAK



Town of Mansfield
Agenda Item Summary

To: Town Council
From: Matthew Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works, Cherie Trahan, Director of Finance, Curt Vincente, Director of Parks & Recreation
Date: August 9, 2010
Re: Capital Improvement Projects – Open Space, Laurel Lane & Stone Mill Road Bridge Repairs

Subject Matter/Background

The 2010/11 Adopted Capital Improvement Budget recommends open space acquisition funding (\$1,000,000), and the replacement of the Laurel Lane bridge (\$1,112,620). The 2007/08 Adopted Capital Improvement Budget recommended the replacement of the Stone Mill Road bridge (\$1,446,000). Recommended funding for these projects is the issuance of bonds. In accordance with the Town Charter, consecutive action of the Council and Referendum are required to authorize the issuance of bonds for these projects. In addition, the Planning and Zoning Commission needs to review these projects for conformance with the municipal plan of development.

Financial Review

If approved, the issuance of bonds for the acquisition of open space would not take place until current funds in the account are exhausted and open space property is approved for acquisition. The two bridge replacement projects are 80% funded by federal grants. The Town's share of the Laurel Lane bridge replacement is estimated at \$222,520. The Town's share of the Stone Mill Road bridge replacement is estimated at \$197,630.

Legal Review

The Town's bond attorney has outlined the procedures and resolutions to be made by the Council, Planning and Zoning Commission, Town Clerk, and Town voters at the Town Meeting. The first action is outlined below.

Recommendation

The Council is respectfully requested to refer the Open Space Acquisition project, Laurel Lane and Stone Mill Road bridge replacement projects to the Mansfield Planning and Zoning Commission for review and approval.

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

Move, effective August 9, 2010 to refer to the Planning and Zoning Commission for review and approval, the Open Space Acquisition, Laurel Lane and Stone Mill Road bridge replacement projects.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matthew Hart, Town Manager
CC: *Maria* Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works, Cherie Trahan, Director of Finance, Curt Vincente, Director of Parks & Recreation
Date: August 23, 2010
Re: Capital Improvement Projects – Open Space, Laurel Lane & Stone Mill Road Bridge Repairs

Subject Matter/Background

The 2010/11 Adopted Capital Improvement Budget recommends open space acquisition funding (\$1,000,000), and the replacement of the Laurel Lane bridge (\$1,112,620). The 2007/08 Adopted Capital Improvement Budget recommended the replacement of the Stone Mill Road bridge (\$1,446,000). Recommended funding for these projects is the issuance of bonds. At the last Council meeting, action was taken to refer these projects to the Planning and Zoning Commission for review for conformance with the municipal plan of development. In accordance with the Town Charter, the next step requires consecutive action of the Council and Referendum to authorize the issuance of bonds for these projects.

Financial Review

If approved, the issuance of bonds for the acquisition of open space would not take place until current funds in the account are exhausted and suitable open space property or capital maintenance is approved. The two bridge replacement projects are 80% funded by federal grants. The Town's share of the Laurel Lane bridge replacement is estimated at \$222,520. The Town's share of the Stone Mill Road bridge replacement is estimated at \$197,630.

Legal Review

The Town's bond attorney has outlined the procedures and resolutions to be made by the Council, Planning and Zoning Commission, Town Clerk, and Town voters at the Town Meeting. The next actions are outlined below.

Recommendation

Action #1

The Council is respectfully requested to enact the attached resolutions (1) appropriating \$1,040,000 for costs associated with the purchase and/or capital maintenance of open space; (2) authorizing the issuance of bonds to finance the appropriation; and (3)

establishing a referendum to be held on Tuesday, November 2, 2010 in conjunction with the election.

If the Council supports this recommendation, the following resolutions are in order:

Item 2.

RESOLUTION APPROPRIATING \$1,040,000 FOR ACQUISITION OF LAND OR INTERESTS THEREIN FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR ACTIVE RECREATIONAL USES AND FOR CAPITAL MAINTENANCE TO FACILITIES ON LAND CURRENTLY OWNED BY THE TOWN OR TO BE ACQUIRED BY THE TOWN FOR SUCH PURPOSES, AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate ONE MILLION FORTY THOUSAND DOLLARS (\$1,040,000) for costs related to: (1) the acquisition by the Town of one or more parcels of land or interests therein for open space, municipal, or passive or active recreational uses, or any combination thereof, after referral of any such proposed acquisition to the Planning and Zoning Commission of the Town for review pursuant to Section 8-24 of the Connecticut General Statutes, Revision of 1958, as amended, and approval by the Town Council following a public hearing held on not less than five days' published notice, and (2) capital maintenance to facilities on any parcel of land currently owned by the Town or acquired by the Town pursuant to this resolution for such uses, or any combination thereof, as to be determined by the Town Council, after referral of any such work to the Planning and Zoning Commission of the Town for review pursuant to Section 8-24 of said Connecticut General Statutes. The appropriation may be spent for survey fees, feasibility and planning studies related to potential acquisitions, design, construction, acquisition, installation, material and equipment costs related to such improvements and capital maintenance, legal fees, net temporary interest and other financing costs, and other expenses related to the project.

(b) That the Town issue its bonds or notes, in an amount not to exceed ONE MILLION FORTY THOUSAND DOLLARS (\$1,040,000) to finance the appropriation for the project. The amount of bonds or notes authorized shall be reduced by the amount of grants received by the Town for the project to the extent that such grants are not separately appropriated to pay additional project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes or the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed ONE MILLION FORTY THOUSAND DOLLARS (\$1,040,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith

and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes authorized by this resolution to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the projects and to issue bonds or notes and temporary notes and obtain grants, if available, to finance the aforesaid appropriation.

RESOLUTION ESTABLISHING REFERENDUM ON ACQUISITION OF LAND FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR ACTIVE RECREATIONAL USES FOR CAPITAL MAINTENANCE TO FACILITIES ON ANY PARCEL OF LAND CURRENTLY OWNED BY THE TOWN OR ACQUIRED BY THE TOWN FOR SUCH USES.

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 6 of this meeting, appropriating \$1,040,000 for acquisition of land or interests therein for open space, municipal, or passive or active recreational uses and for capital maintenance to facilities on any parcel of land currently owned by the Town or acquired by the Town pursuant to the resolution for such uses, and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to the voters at referendum to be held on Tuesday, November 2, 2010 in conjunction with the election to be held on that date, in the manner provided by said Charter and the Connecticut General Statutes, Revision of 1958, as amended, including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

(b) That the aforesaid resolution shall be placed upon the paper ballots or voting machines under the following heading:

"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$1,040,000 FOR ACQUISITION OF LAND OR INTERESTS THEREIN FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR ACTIVE RECREATIONAL USES AND FOR CAPITAL MAINTENANCE TO FACILITIES ON LAND CURRENTLY OWNED BY THE TOWN OR TO BE ACQUIRED BY THE TOWN FOR SUCH PURPOSES, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO DEFRAY SAID APPROPRIATION?"

Voters approving the resolution will vote "Yes" and those opposing said resolution shall vote "No".

(c) That the Town Clerk shall publish notice of such referendum vote as part of the notice of the election to be held on November 2, 2010. Absentee ballots will be available from the Town Clerk's office.

(d) That, in their discretion, the Town Clerk is authorized to prepare a concise explanatory text regarding the resolution and the Town Manager is authorized to prepare additional explanatory materials regarding the resolution, such text and explanatory material to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended.

Action #2

The Council is respectfully requested to enact the attached resolutions (1) appropriating \$2,735,000 for costs associated with the replacement of Stone Mill Road and Laurel Lane bridges; (2) authorizing the issuance of bonds to finance the appropriation not funded from grants; and (3) establishing a referendum to be held on Tuesday, November 2, 2010 in conjunction with the election.

If the Council supports this recommendation, the following resolutions are in order:

Item 2.

RESOLUTION APPROPRIATING \$2,735,000 FOR REPLACEMENT OF THE STONE MILL ROAD AND LAUREL LANE BRIDGES AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate TWO MILLION SEVEN HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$2,735,000) for costs related to the design, construction and inspection of replacements to the Stone Mill Road and Laurel Lane bridges, and related work and improvements. The appropriation may be spent for design, demolition, construction and inspection of construction costs, materials, engineering fees, survey fees, construction management costs, permits, legal fees, net temporary interest and other financing costs, and other expenses related to the project. The Town Council is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified. The Town has received a commitment for Federal bridge project grants of eighty percent (80%) of the eligible project costs to defray in part the appropriation, an estimated \$2,351,736 in anticipated grants. The appropriation is in addition to aggregate appropriations from the Town's Capital and Nonrecurring Expenditure Fund for the project in the amount of \$321,950, approved in the fiscal year ending June 30, 2010.

(b) That the Town issue its bonds or notes, in an amount not to exceed TWO MILLION SEVEN HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$2,735,000) to finance the appropriation for the project. The amount of bonds or notes authorized shall be reduced by the amount of grants received by the Town for the project to the extent that such grants are not separately appropriated to pay additional project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes or the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed TWO MILLION SEVEN HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$2,735,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the

irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes authorized by this resolution to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds or notes and temporary notes and obtain grants, if available, to finance the aforesaid appropriation.

**RESOLUTION ESTABLISHING REFERENDUM ON THE REPLACEMENT OF THE
STONE MILL ROAD AND LAUREL LANE BRIDGES IN MANSFIELD.**

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 7 of this meeting, appropriating \$2,735,000 for costs related to the design, construction and inspection of replacements to the Stone Mill Road and Laurel Lane bridges and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to the voters at referendum to be held on Tuesday, November 2, 2010 in conjunction with the election to be held on that date, in the manner provided by said Charter and the Connecticut General Statutes, Revision of 1958, as amended, including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

(b) That the aforesaid resolution shall be placed upon the paper ballots or voting machines under the following heading:

"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$2,735,000 FOR REPLACEMENT OF THE STONE MILL ROAD AND LAUREL LANE BRIDGES, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES TO DEFRAY THE PORTION OF SAID APPROPRIATION NOT FUNDED FROM GRANTS?"

Voters approving the resolution will vote "Yes" and those opposing said resolution shall vote "No".

(c) That the Town Clerk shall publish notice of such referendum vote as part of the notice of the election to be held on November 2, 2010. Absentee ballots will be available from the Town Clerk's office.

(d) That, in their discretion, the Town Clerk is authorized to prepare a concise explanatory text regarding the resolution and the Town Manager is authorized to prepare additional explanatory materials regarding the resolution, such text and explanatory material to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended.

PAGE
BREAK

MEMORANDUM

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



To: Planning and Zoning Commission
CC: Gregory Padick, Director of Planning
From: Matt Hart, Town Manager
Date: September 2, 2010
Re: Referral – Equipments & Improvements Bonding

Pursuant to Section 8-24 of the Connecticut General Statutes, please see the attached information regarding the above captioned matter for your review and approval.

Your assistance with this matter is greatly appreciated.

Attach (1)



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matthew Hart, Town Manager *M.H.*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works, Cherie Trahan, Director of Finance, Curt Vincente, Director of Parks & Recreation
Date: August 9, 2010
Re: Capital Improvement Projects – Equipment & Improvements Bonding

Subject Matter/Background

The 2010/11 Adopted Capital Improvement Budget recommends various equipment acquisitions and capital maintenance, town facilities improvements, and transportation facilities improvements to be funded by the issuance of bonds in the amount of \$263,000. In accordance with the Town Charter, consecutive action of the Council and a Town Meeting are required to authorize the issuance of bonds for these projects.

The equipment acquisitions and capital maintenance include: the refurbishment and chassis changeover of two Ford F-350 trucks (\$30,000), the upgrade of hydraulic rescue equipment (\$18,000) and the acquisition of a pickup truck (\$45,000).

In addition, the town facility and transportation improvement projects must be referred to the Planning and Zoning Commission for approval. The town facility improvement projects include: acquisition and installation of ventilation units for the locker room at the Community Center (\$20,000), and town park improvements including playground equipment, picnic areas, ball fields, trails and facility improvements (\$20,000). The transportation facility improvements include road drainage capital maintenance (\$50,000), large bridges capital maintenance (\$20,000), and transportation and walkway improvements such as bus stops, walkways and bikeways (\$60,000).

Legal Review

The Town's bond attorney has outlined the procedures and resolutions to be taken by the Council, Planning and Zoning Commission, Town Clerk, and Town voters at the Town Meeting. The first three actions are outlined below.

Recommendation

Action #1

The Council is respectfully requested to refer the facility and transportation improvement projects identified above to the Mansfield Planning and Zoning Commission for review and approval.

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

Move, effective August 9, 2010 to refer to the Planning and Zoning Commission for review and approval, the town facility and transportation improvement projects included in the 2010/11 Capital Improvement Plan as outlined above.

Action #2

The Council is respectfully requested to enact the attached resolutions appropriating a total of \$263,000 for costs associated with the above projects and further authorizing the issuance of bonds. (See attachment labeled Action #2)

Action #3

The Council is respectfully requested to enact the attached resolutions calling for a Town Meeting to be held September 13, 2010 for the consideration of the above. (See attachment labeled Action #3)

ACTION #2

Item 6.

RESOLUTION APPROPRIATING \$93,000 FOR COSTS WITH RESPECT TO VARIOUS EQUIPMENT ACQUISITIONS AND CAPITAL MAINTENANCE, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate NINETY-THREE THOUSAND DOLLARS (\$93,000) for costs with respect to various equipment acquisitions and capital maintenance, including the refurbishment and chassis changeover of two Ford F-350 trucks (estimated cost \$30,000), the upgrade of hydraulic rescue equipment (estimated cost \$18,000) and the acquisition of a pickup truck (estimated cost \$45,000). The appropriation may be spent for acquisition and capital maintenance costs, legal fees, net temporary interest and other financing costs, and other expenses related to the project. The Town Manager is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes in an amount not to exceed NINETY-THREE THOUSAND DOLLARS (\$93,000) to finance the appropriation for the project. The amount of bonds or notes authorized shall be reduced by the amount of grants received by the Town for the project and applied to pay project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts, as applicable. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew its temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds, notes, or obligations for the project and the receipt of project grants. The amount of the notes outstanding at any time shall not exceed NINETY-THREE THOUSAND DOLLARS (\$93,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes or obligations shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any temporary notes if the notes do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in

connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or temporary notes to finance the project.

Item 6.

RESOLUTION APPROPRIATING \$40,000 FOR COSTS WITH RESPECT TO VARIOUS TOWN FACILITIES IMPROVEMENTS, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate FORTY THOUSAND DOLLARS (\$40,000) for costs with respect to various town facilities improvements, including acquisition and installation of ventilation units for the locker room at the Community Center (estimated cost \$20,000), and town park improvements including playground equipment, picnic areas, ball fields, trails and facility improvements as to be determined by the Town Manager (estimated cost \$20,000). The appropriation may be spent for design, construction and acquisition costs, materials, equipment, engineering and other consultant fees, legal fees, net temporary interest and other financing costs, and other expenses related to the project. The Town Manager is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes in an amount not to exceed FORTY THOUSAND DOLLARS (\$40,000) to finance the appropriation for the project. The amount of bonds or notes authorized shall be reduced by the amount of grants received by the Town for the

project and applied to pay project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts, as applicable. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew its temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds, notes, or obligations for the project and the receipt of project grants. The amount of the notes outstanding at any time shall not exceed FORTY THOUSAND DOLLARS (\$40,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes or obligations shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any temporary notes if the notes do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or temporary notes to finance the project.

Item 6.

RESOLUTION APPROPRIATING \$130,000 FOR COSTS WITH RESPECT TO VARIOUS TRANSPORTATION FACILITIES IMPROVEMENTS, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate ONE HUNDRED THIRY THOUSAND DOLLARS (\$130,000) for costs with respect to various transportation facilities improvements, including road drainage capital maintenance (estimated cost \$50,000), large bridges capital maintenance (estimated cost \$20,000), and transportation and walkway improvements such as bus stops, walkways and bikeways (estimated cost \$60,000), all as to be determined by the Town Manager. The appropriation may be spent for design, construction, acquisition and capital maintenance costs, materials, equipment, engineering and other consultant fees, legal fees, net temporary interest and other financing costs, and other expenses related to the project. The Town Manager is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes in an amount not to exceed ONE HUNDRED THIRY THOUSAND DOLLARS (\$130,000) to finance the appropriation for the project. The amount of bonds or notes authorized shall be reduced by the amount of grants received by the Town for the project and applied to pay project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts, as applicable. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew its temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds, notes, or obligations for the project and the receipt of project grants. The amount of the notes outstanding at any time shall not exceed ONE HUNDRED THIRY THOUSAND DOLLARS (\$130,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes or obligations shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any temporary notes if the notes do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record

of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or temporary notes to finance the project.

ACTION #3

RESOLUTION CALLING TOWN MEETING WITH RESPECT TO FOR COSTS WITH RESPECT TO VARIOUS EQUIPMENT ACQUISITIONS AND CAPITAL MAINTENANCE.

RESOLVED; That pursuant to Sections 406 and 407 of the Town Charter, the resolution adopted by the Council under Item 6 of this meeting, appropriating \$93,000 for costs with respect to various equipment acquisitions and capital maintenance and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to a Special Town Meeting to be held Monday, September 13, 2010, which Town Meeting the Town Council hereby authorizes the Mayor to call.

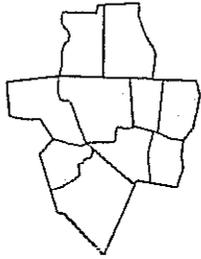
RESOLUTION CALLING TOWN MEETING WITH RESPECT TO FOR COSTS WITH RESPECT TO VARIOUS TOWN FACILITIES IMPROVEMENTS.

RESOLVED, That pursuant to Sections 406 and 407 of the Town Charter, the resolution adopted by the Council under Item 6 of this meeting, appropriating \$40,000 for costs with respect to various town facilities improvements and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to a Special Town Meeting to be held Monday, September 13, 2010, which Town Meeting the Town Council hereby authorizes the Mayor to call.

RESOLUTION CALLING TOWN MEETING WITH RESPECT TO FOR COSTS WITH RESPECT TO VARIOUS TRANSPORTATION FACILITIES IMPROVEMENTS.

RESOLVED, That pursuant to Sections 406 and 407 of the Town Charter, the resolution adopted by the Council under Item 6 of this meeting, appropriating \$130,000 for costs with respect to various transportation facilities improvements and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to a Special Town Meeting to be held Monday, September 13, 2010, which Town Meeting the Town Council hereby authorizes the Mayor to call.

PAGE
BREAK



WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

REGIONAL PLANNING COMMISSION

Date: August 4, 2010
Referral #: 10-07-01-CY
Report on: **Zoning**

COVENTRY
Commercial Development
Design Guidelines

To: Town of Coventry Planning and Zoning Commission
C/o: Eric Trott, Director of Planning/Economic Development

Commissioners;

This referral involves: A proposal to adopt commercial development design guidelines for the following zones: Commercial/Agricultural Zone, Commercial Zone, Neighborhood Commercial Zone, Rural Development Zone, and Professional Office Zone.

Receipt is hereby acknowledged of the above referral. Notice of this proposal was transmitted to the Windham Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

Comments for Inclusion in the Public Record: The Regional Planning Commission reviewed the proposed amendment to the zoning regulations. The commission offers recommendations on how proposals can better meet the goals and vision of the Windham Region Land Use Plan, WINCOG's regional guide for conservation and development. The recommendations of the Regional Planning Commission are purely advisory.

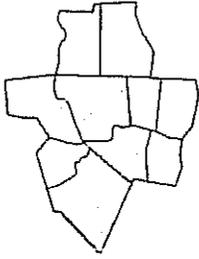
- This proposal is an excellent application of regional goals. The Windham Region Land Use Plan strongly encourages the use of design review procedures and standards that focus on excellence in site design, landscaping, and architecture in order to preserve rural and neighborhood character and to encourage historic preservation and economic development.
- The Regional Planning Commission commends the Coventry Planning and Zoning Commission in implementing commercial development design guidelines.

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

Sincerely,

Katherine Holt, Chair
WINCOG RPC

Distribution: E. Trott, Coventry; G. Padick, Mansfield; J. Finger, Windham; J. Butts, Columbia, S. Yorgensen, Willington.
W:\WINCOG Office\R P CFY 2011\Referrals\10-07-01-CY.doc



WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

REGIONAL PLANNING COMMISSION

Date: August 4, 2010
Referral #: 10-07-16-CY
Report on: **Zoning**

COVENTRY
Setbacks and
Livestock Enclosures

To: Town of Coventry Planning and Zoning Commission
C/o: Eric Trott, Director of Planning/Economic Development

Commissioners;

This referral involves: A proposal to amend the setback requirements regarding enclosures for livestock.

Receipt is hereby acknowledged of the above referral. Notice of this proposal was transmitted to the Windham Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

Comments for Inclusion in the Public Record: The Regional Planning Commission reviewed the proposed amendment to the zoning regulations. The commission offers recommendations on how proposals can better meet the goals and vision of the Windham Region Land Use Plan, WINCOG's regional guide for conservation and development. The recommendations of the Regional Planning Commission are purely advisory.

- The Regional Planning Commission believes this proposal will unnecessarily complicate an already complex regulation.
- While enclosures for livestock near a property line may be fine in many neighborhoods, there are also many examples of livestock enclosures causing health problems and negative impacts to property values. As a compromise, the Coventry Planning and Zoning Commission may wish to consider allowing deviations from the standard setbacks through site plan review which could include public notice.

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

Sincerely,

Katherine Holt, Chair
WINCOG RPC

DRAFT MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, August 18, 2010
Conference Room C, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti (2:02-3:45), K. Holt, P. Plante, 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

5-11-10- Favretti MOVED, Holt seconded, that the 5-11-10 Minutes be approved as distributed. MOTION PASSED with Favretti, Holt and Beal in favor and Rawn and Plante disqualified.

5-25-10- Favretti MOVED, Holt seconded, that the 5-25-10 minutes be approved as distributed. MOTION PASSED with all in favor except Plante who disqualified himself.

III. Consideration of potential fall 2010 revisions to the Zoning Regulations/Zoning Map:

A. Regulation Issues

Padick reviewed with Committee members the thirteen (13) regulation issues identified on the agenda. For each issue, he specifically referred to preliminary findings as documented in 4/27, 5/11 and 5/25 committee minutes and related that draft revisions are being prepared based on these findings. After discussing each of the listed items, members generally indicated that the direction provided in these minutes remained applicable. More specifically with respect to item #3 and new subdivision provisions for preliminary site analysis, committee members emphasized that preliminary reviews should be primarily a staff responsibility with potential assistance from advisory committees but not the Planning and Zoning Commission.

B. Zoning Map Issues

1. Institutional Zone

Padick distributed mapping and permitted use information for the UConn campus area Institutional (I) zone and the existing RDLI zone. He suggested rezoning the existing RDLI one to I and revising the permitted uses in the I zone to incorporate research and development and other commercial uses that may be appropriate for the former RDLI zoned land, which is now UConn's North Campus area. In addition to incorporating the RDLI zone into the I zone, Padick identified four (4) other State owned and used parcels which should be considered for rezoning to I. He also pointed out a few apparent inconsistencies between the current digital zoning map and original maps used for approving the subject zones. These technical issues can be addressed without formal rezoning processes.

2. King Hill Road Planned Business 4 Zone

Padick distributed mapping and permitted use information for the King Hill Road area (PB-4 zone), which includes approximately eight (8) acres of existing parking (X-Lot and Farmer Brown's lot), which could be redeveloped. He pointed out that the existing permitted uses provide for a variety of commercial uses as well as a mixed commercial/multi-family housing category. These existing permitted uses generally are consistent with Plan of Conservation and Development recommendations but they do not address the Plan's suggested orientation toward neighborhood as compared to town-wide uses. Padick noted that Mansfield's two existing Neighborhood Business zones have building square footage restrictions designed to limit intensity of use, but that this orientation does not appear appropriate adjacent to UConn's campus. He also related that student oriented multi-family housing in this area would be consistent with the Plan of Conservation and Development and that existing density provisions need to be reviewed for appropriateness. Padick agreed to work further on potential revisions to the permitted use provisions but that a rezoning to a new classification may not be necessary. It also was noted that adjacent land currently zoned R-90 could be considered appropriate for rezoning to PB-4 or any new zone classification for this area.

3. **Village District Zoning**

Padick distributed a copy of Section 8-2j of the State Statutes regarding the creation of Village Zones and a copy of the Plan of Conservation and Development mapping of Mansfield's village areas. He noted that at least 12 Connecticut municipalities have established village zones pursuant to this Statute. Alternatively, some towns have adopted special design districts that can incorporate standards not provided for in Section 8-2j.

Members briefly discussed potential village district areas in Mansfield and the associated needs to document each village's special character and establish application review processes. It was agreed to continue reviewing this issue.

It was noted that existing publications already document the history and character of Mansfield's villages and that these resources would facilitate the preparation of village approval criteria. Favretti agreed to work with Padick to further review this potential rezoning issue.

** Favretti left the meeting at about 3:45 p.m.

C. **Additional Regulatory Issues**

1. **Directional Signs**

Padick noted that a directional sign issue involving off site real estate signage had been discussed at a PZC meeting and referred to the Committee. After discussion, it was agreed that this issue should be reviewed further. Padick agreed to research how other Towns address off-site real estate signage.

2. **Definition of Family/Student Apartments**

Padick related that while considering potential permitted uses for the King Hill Road PB-4 area, he concluded that the recently revised definition of family, which reduced to three (3) the number of unrelated individuals who automatically qualify as a family, could present a disincentive to the development of new student oriented multi-family housing developments. He noted that the Plan of Conservation and Development supports additional off-campus student housing developments in appropriate locations proximate to the UConn campus. He suggested that consideration be given to amending the regulations to authorize four (4) unrelated individuals in multi-family housing dwelling units that have been specifically designed for student occupancy and approved by the PZC. Committee members agreed to consider this issue.

IV. **Future Meetings**

After discussion it was agreed to change the starting time for scheduled Wednesday committee meetings in September and October to 1pm. Staff will send out a specific listing of these meeting dates. It was understood that some revisions may be necessary so that a maximum number of committee members could attend.

V. **Adjournment**

The meeting was adjourned at 4:02 p.m.

Respectfully submitted,

Katherine Holt, Secretary

DRAFT MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, September 1, 2010
Conference Room B, 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 1:08 p.m.

II. Minutes

8-16-10- Favretti MOVED, Rawn seconded, that the 8-16-10 minutes be approved as distributed.
MOTION PASSED UNANIMOUSLY.

III. Consideration of potential fall 2010 revisions to the Zoning Regulations/Zoning Map:

Padick updated Committee members regarding the Agricultural Committee's participation in drafting potential revisions to the Zoning Regulations. Padick will continue to work with Agriculture Committee members on this project to update existing Agricultural Regulations.

A majority of the meeting was spent reviewing proposed revisions to the subdivision regulations as distributed to members. Although various sections were discussed, particular attention was given to a new Section 5 "Subdivision Design Objectives/Design Process". This section would require for subdivisions with streets or 4 or more lots, specific submittals to the Director of Planning prior to a subdivision application to the PZC. Subject to further review of the proposed wording of this new section, members expressed support for this proposed approach.

Members suggested a number of specific wording revisions and identified a few sections of the regulations that need more extensive revision. Padick agreed to work further on the subject subdivision revisions which will be presented in a more formal format at the next committee meeting.

A 8/25/10 memo from the Zoning Agent regarding off-site realty signage was briefly reviewed and discussed. It was agreed to revisit this issue in association with other directional signage, including agricultural signage.

Members also briefly reviewed the definition of family/multi-family student housing issues he brought to the committees attention on August 16th. Members agreed that this issue should be reviewed further.

IV. Future Meetings

It was confirmed that the next meeting would be Wednesday, September 15th at 1pm.

V. Adjournment

The meeting was adjourned at 3:12 p.m.

Respectfully submitted,

Katherine Holt, Secretary

PAGE
BREAK

~~Proposed Charge~~

Mansfield Agriculture Committee Charge

Approved 8/9/10 by Town Council

CHARGE/DUTIES: The Agriculture Committee shall be an advisory board to the Town Council and other Town officials with the following charges and duties:

General

- a. To foster agricultural viability and preservation of agricultural land in Mansfield.
- b. To foster a healthy environment.
- c. To serve as a conduit between local farmers and non-profit agencies, civic organizations, municipal boards and commissions, elected officials, and non-farm residents.
- d. To advocate for agriculture before land use and other commissions.
- e. To act as a resource for agricultural information.
- f. To chart land use in Mansfield to support a balance between agriculture, preservation, and other land uses.
- g. To promote keeping Town-owned farmland in agricultural production. In addition, to ensure the responsible use of Town-owned farmland by monitoring use agreements between the Town and local farmers.

Education and Outreach

- a. To increase awareness of agricultural enterprises in the community.
- b. To promote the value of viable agriculture to the Town in the areas of employment, property taxes, environment and farmland preservation.
- c. To provide information and guidance on agriculture-related issues-such as zoning, inland wetland, public works and others - to town departments and other boards and commissions and residents as necessary.
- d. To support young farmers by supporting local, regional, and state vocational agricultural education, and 4-H programs.
- e. To recognize and support new farming operations.
- f. To act as a sounding board and provide review to town departments, boards and commissions concerning the impact of proposed town policies on agricultural activities.

Economic Opportunities

- a. To identify opportunities to preserve and expand agriculture in Mansfield.
- b. To promote opportunities for residents and local businesses to support agriculture.
- c. To provide information regarding available financial support related to agricultural viability.

MEMBERSHIP: The Agriculture Committee will consist of 6 regular voting members and 4 alternates appointed by the Town Council in accordance with A§192 of the Mansfield Code. Insofar as practical, members appointed shall be representative of all groups interested in the management, protection and regulation of agriculture as defined by Connecticut General Statutes 1-1q, particularly those directly involved in agriculture. A chairman, vice chairman and a secretary will be elected and will serve for a term of one year.

LENGTH OF TERM: The appointments will be for two year terms.

Page 1 of 1

**PAGE
BREAK**

Trieste Springs Farm (1960)

Ed Hall
Mansfield Hollow Ext.
• Wholesale hay and beef.

Thompson's Christmas Tree Farm (1955)

Maurice Thompson
308 Browns Road
Storrs, CT 06268
• Christmas trees at the farm beginning the day after Thanksgiving, Wednesday - Friday, 12-4 and weekends 9-4. Fraser firs are our specialty. Cut your own or we'll cut for you. Trees are brought to your vehicle.

Thompson and Sons, Inc. (1875)

54 Middle Turnpike 860-429-9377
Mansfield Depot, CT 06251 fax 860-429-9378
www.gmbthompson.net
• Feed and needs for animals, pet supplies, bedding, hay, and straw.
• Lawn and garden needs, and fertilizer.
Monday - Friday, 8-5:30, Saturday 8-3.

University of Connecticut (1881)

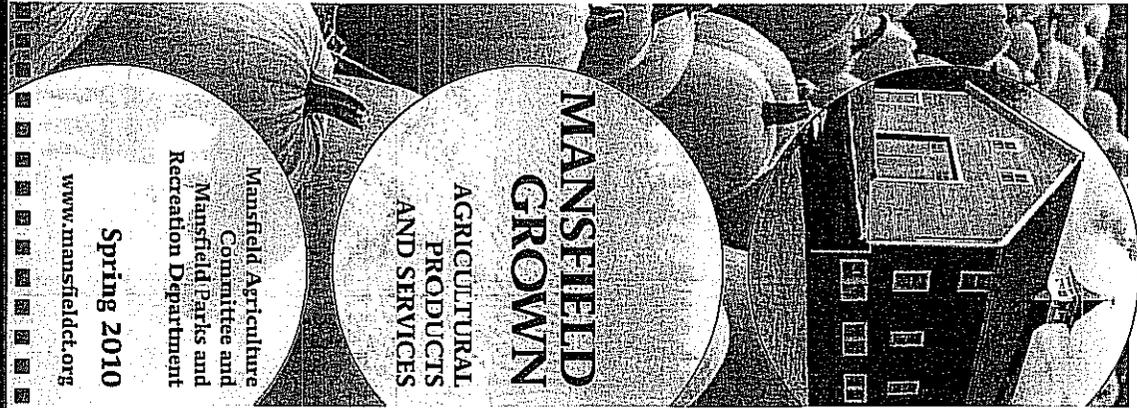
Dairy Bar - ice cream. Monday - Friday, 10:30-5, Saturday and Sunday 12-5;
extended hours June - August.
• Plants and flowers at Horticulture greenhouse, September through mid-June. Monday - Thursday, 12:30-4, Friday 12:30-3.
• Livestock (annual sales). Visit barns 10-4 daily.

Windhover Farm (1986)

Charles Bradley
Warrenville Road 860-429-5621
• Wholesale heritage breed livestock.
• Fresh Eggs.

() = first year of operation

For more information about Mansfield Grow'n, contact Jennifer Kaufman at 860-429-3015 x204, or e-mail kaufmanj@mansfieldct.org.



MANSFIELD GROWN

AGRICULTURAL PRODUCTS AND SERVICES

Mansfield Agriculture Committee and Mansfield Parks and Recreation Department

Spring 2010

www.mansfieldct.org

Bailey's Maple Syrup & Honey (1951)

George L. Bailey, Jr. 860-423-2136
75 Crane Hill Road
Storrs, CT 06268
• Maple syrup and honey sold at the farm and Storrs Farmers' Market. Visits by appointment.

Breezy Acres Percherons (2000)

Al & Susan Cyr 860-429-8434
176 Bone Mill Road
Storrs, CT 06268
www.breezyacrespercherons.com
• Majestic driving horses, wagon rides, weddings and special occasions. Call for appointment.

Breezy Heights Farm (1902)

Bill Palmer 860-450-1733
206 Crane Hill Road
Storrs, CT 06268
• Fruits and vegetables sold at the Storrs Farmers' Market.

Cedar Ledge Tree Farm (1984)

Ken & Mindy Cone 860-423-5690
260 Coventry Road
Mansfield Center, CT 06250
• Christmas trees, wreaths, garlands, and bouquets sold at the farm from the weekend after Thanksgiving until Christmas, Saturday and Sunday, 9-5; Monday through Friday in December, noon-5. Carts and saws provided.
• Christmas shop.
• Natural stone for walls, walls, patios and accent boulders.
• Pumpkins, gourds, maple syrup, and honey. Enjoy a tractor ride through our farm and scenic woodlands - weekends from September 27 through October.

Connecticut Country Store (2010)

John & Chrissie Ditchick 860-498-0448
89 Flinders Road
Coventry, CT
www.ConnecticutCountryStore.com
• Locally produced foods, grass-fed pasture-raised beef and pork, goat milk and cheese, cow milk, maple syrup and candy, honey, free-range eggs, fruits, and vegetables.
• Locally made unique gifts.
• Annuals, perennials, herbs, vegetable plants, house plants, hanging baskets, and mulch.
Monday - Friday 9-6, Saturday 9-5, Sunday 10-2 during peak season.

Country Stop and Goods (2008)

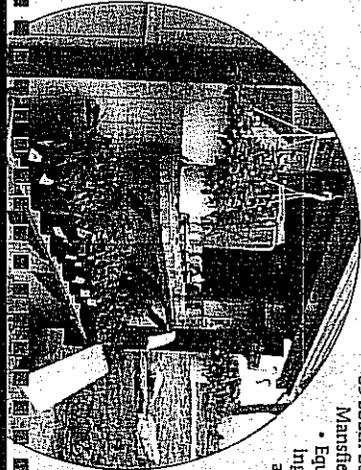
Josha and Kathy Stearns 860-423-4618
25 Stearns Road
Storrs, CT 06268
• Self-serve produce and country goods.
Open Mother's Day weekend through Halloween.

Foxfire Farm (1998)

Elisa Sartee & William Trietch 860-455-0739
85 South Bedlam Road
Mansfield Center, CT 06250
• A grass-based Jersey dairy that bottles raw milk. Raw milk available at Willmarie Food Co-op.

Foxfire Stables, LLC (2007)

Elisa Sartee & William Trietch 860-455-0739
85 South Bedlam Road
Mansfield Center, CT 06250
• Equine boarding facility, featuring a 60' x 120' indoor riding arena and a 100' x 150' outdoor arena. All stalls are 10' x 12' with mats and have Dutch doors to individual runouts.



Gardens at Bassetts Bridge Farm (2005)

Jean & Wesley Bell
552 Bassetts Bridge Road
Mansfield Center, CT 06250
www.thegardensatbassettsbridgefarm.com

- Display gardens, perennials, annuals, herbs, vegetable plants, containers, trees, shrubs, grasses, and wetland plants. May - October, Friday, Saturday, and Sunday, 10-6.
- Hayrides and Pumpkins, September - October.

Hillside Farm (1979)

Tom Wells
513 Wornwood Hill Road
Mansfield Center, CT 06250
860-429-9698
860-429-2874

- Mulch hay and feed hay at the farm year round.
- Wholesale Mills.

Hockanum Industries Greenhouse (1982)

Chris Campelli, Manager
290 Middle Turnpike
Mansfield Depot, CT 06251
860-429-6697

- Unique, home-grown annuals, perennials, herb and vegetable plants. Hardy mums, poinsettias, wreaths, holiday and memorial planters, fresh-cut freesia. A non-profit that provides employment to adults with developmental disabilities. Open year-round daily until 5 pm.

Hye Acres (1988)

Dan Talmadge
1 Boston Turnpike
Willington, CT 06279
860-429-2635

- Christmas trees in season. Located on Route 44, 1.8 miles east of junction of Routes 44 and 195.

Leigester Greenhouses (1947)

Paul L. Hammer, Jr.
680 Storrs Road
Storrs, CT 06268
860-423-8279

- Annuals, perennials, herbs, vegetable plants, and spring flowering plants. March-November, 9 am-5:30 pm daily.

Mathews Farm (2004)

Shaym & Sara Mathews
Blueberries sold at Storrs Farmers' Market,
July - August.

Merrow Farm (2001)

Chris Kuefner
3 Merrow Road
Storrs, CT 06268
www.merrowmazz.com
860-805-3276

- Themed educational corn maze - two miles of paths in four acres of corn! Fun and informative for kids and adults. Open weekends September - October, or by appointment.

Mike's Stand (1972)

Kenley Hill
1646 Storrs Road
Storrs, CT 06268
860-429-4563

- Vegetables, fruits and flowers sold at Storrs Four Corners, May 1 - October 31, 9 am - 7 pm daily.

Mountain Dairy (1772)

Willard J. Stearns & Sons, Inc.
50 Stearns Road
Storrs, CT 06268
www.mountaindairy.com
860-423-9289

- Milk (since 1871), dairy products, juice, and eggs for home delivery and available at local independent markets.

Mrs. Hope Farm (1997)

Charles Harakaly, Jr.
138 Mount Hope Road
Mansfield Center, CT 06250
860-429-2831

- Self-help seasonal, organic vegetables.

Phoenix Farm (1985)

Gregory & Emine Cichowski
53 Old Turnpike Road
Storrs, CT 06268
860-429-8269

- Maple syrup at the Sugar House, available in April until the supply is exhausted.
- Pottery studio, open by chance.

Pleasant Valley Game Farm (2001)

Paul & Joe Randazzo
223 Pleasant Valley Road
Mansfield Center, CT 06250
860-450-0235

- Gamebirds, rabbits, goats, calves, on farm sales.

Pleasant Valley Harvest (2005)

Larry Lombard
185 Pleasant Valley Road
Mansfield Center, CT 06250
860-423-2429

- Strawberries - ready picked and pick your own, call for picking times. Farm stand with other seasonal fruit and vegetables open daily 8 am - 6 pm, June to November.

Pumpkin Paul's Farm (1979)

Paul Peters
860-429-8449

- Strawberries, daily June through mid-July.
- Pumpkins, daily September through October.
- Call for picking times and location.

Round the Bend Farm (1997)

Heidi, Charlie, Mark & David Calgowski
117 Baxter Road
Storrs, CT 06268
860-429-7094

- Pumpkins, tomatoes, peppers, green beans, cucumbers, and squash.

Shundahai Farm (2009)

Raluca Mocanu & Edward Wazer
253 Maple Road
Storrs, CT 06268
860-429-0695

- Selling vegetables at Storrs and Ashford Farmers' Markets and our roadside stand - a variety of unsprayed vegetables including salad greens, spinach, lettuces, peas, beans, carrots, squash, beets, onions, scallions, potatoes, tomatoes, eggplant cucumbers, greens, herbs, and more.
- Eggs (fed only organic feed).
- Offering shares in our CSA.

Staples Farms (1994)

Richard Staples
Potatoes and other vegetables sold at the
Williamatic Farmer's Market, July through
October, Tuesday afternoons and Saturday
mornings; and at Coventry Farmer's Market,
June through October, Sunday mornings.

Storrs Farmers' Market (1994)

Held at Mansfield Town Hall Parking Lot
Contact: George Bailey
75 Crane Hill Road, Storrs, CT 06268

- "Come for the fresh, stay for the fun" - everything at the market is Connecticut grown: vegetables, flowers, maple syrup, bedding plants, baked goods, eggs, cheese, beef, honey, and specialty items. Open Saturdays, May 8 until November 20. For inquiries, send an email to storrsfarmersmarket@gmail.com.

Storrs Winter Farmers' Market (2009)

Mansfield Public Library
54 Warrenville Road (Route 89)
Mansfield Center, CT 06250

- Saturdays, 3-5 pm, December through April.
- For more information, please send an email to storrsfarmersmarket@gmail.com.

Storrs Regional FFA (1965)

E.O. Smith High School
1235 Storrs Road, Storrs, CT 06268
860-487-0877 x4571 or x4575

- Christmas trees, bedding plants, poinsettias, fresh eggs and Easter lilies at the school from October through June, Monday - Friday, 8-3, plus selected weekends for many products.
- After-school agricultural education programs for elementary and middle school students.
- Call for more information.

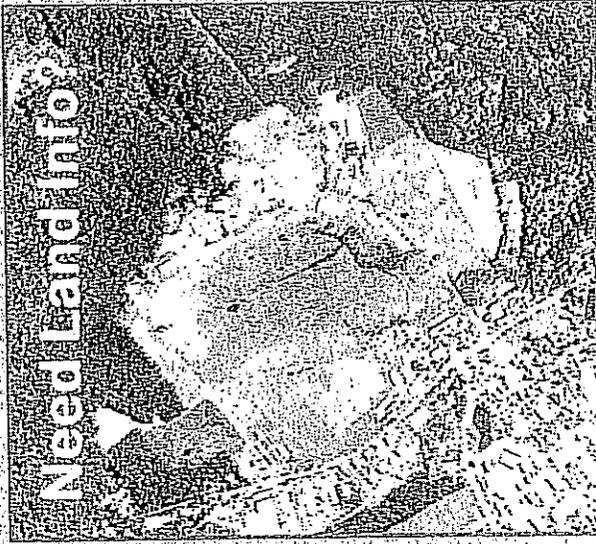
Tanglewood Farm (1966)

Don & Joan DeBella
720 Warrenville Road
Mansfield Center, CT 06250
860-429-6868

- Farm-fresh eggs; cord wood. Call for availability.

WINDHAM REGION

**GIS & CADASTRAL
DATA CENTER**



WINCOG

700 Main Street
Willimantic, CT 06226
860-456-2221



WINDHAM REGION COUNCIL OF GOVERNMENTS

Working together for the future of the Windham Planning Region

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

Questions?

Jana Butts, AICP

Senior Planner & GIS Coordinator, planner@wincog.org

and

Michael Cipriano

GIS Analyst, gis@wincog.org



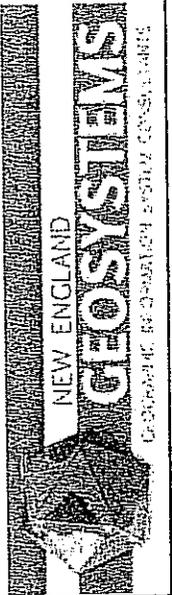
www.wincog-gis.org

Website features

- Search property information by region or town using Owner, Address, Map-Block-Lot, and more.
- Access property cards and parcel data and view an air photo of a property.
- Create an abutters list for surrounding parcels and generate a mailing list.
- Access a variety of different map layers including Air Photos, Wetlands, and Zoning maps.

www.wincog-gis.org

Webhosting and design by:



Sara-Ann Chainé

From: Roberts, Eugene [eugene.roberts@uconn.edu]
Sent: Friday, August 13, 2010 11:11 AM
To: Gregory J. Padick; Matthew W. Hart; Sara-Ann Chainé; Elizabeth Paterson; Lon R. Hultgren; Robert L. Miller
Cc: Coite, Jason; Thomas Callahan (Health Center); PPezanko@ctwater.com; Richard Miller; Gene Roberts; Tussing, Timothy; Barry Feldman
Subject: Uconn Stage 2 Drought Watch and NEWUS Water Supply Assessment
Attachments: Aug 13 2010 Drought Letter.pdf; uconn water supply assessment 8-8-10.pdf

All,

Since we have had very little rain, the river levels have caused us to move to a Stage 2 of our drought response plan which includes mandatory water conservation.

Attached are Connecticut Water's Water Supply Assessment and the Stage 2 Drought Watch Advisory.

If you have any questions please contact me.

Thanks
Gene



University of Connecticut
Administration and Operations Services

Facilities Operations

August 13, 2010

Dear Members of the University of Connecticut Community and UConn Water System Users:

Low streamflows in our local rivers have necessitated that the UConn water system advance to the next stage of drought response. The Stage II Drought Watch includes mandatory water conservation measures described below. We also recommend several ways in which water users can continue to voluntarily conserve water.

In early July, the University issued a Water Supply / Drought Advisory, asking all of its water system users to voluntarily conserve water. The Advisory was based on unique triggers in the University's protocols to curtail consumption during dry weather conditions, based entirely on environmental factors and not our system's inability to meet current or projected demand.

The University and its professional water system operator, New England Water Utilities Services (NEWUS), have continued to closely monitor and assess all relevant information (daily consumption, wellfield production and storage; environmental conditions; precipitation forecast) and have determined it is now prudent to move to a Stage II Drought Watch effective Friday, August 13, 2010.

The following Stage II Drought Watch Advisory mandatory conservation measures are effective immediately:

- ✓ Lawn watering for all University and non-University users is limited to four hours or less per day and only between the hours of 5 a.m. to 9 a.m. and 7 p.m. to 9 p.m. Athletic fields will be allowed up two hours of water per day during the same hours.
- ✓ Filling of public or private pools must be provided via water delivered from another source.
- ✓ Washing of motor vehicles is banned. The University's wash bay will be closed until further notice.
- ✓ The use of ornamental or display fountains is banned.
- ✓ The use of water for washing and wetting down streets, sidewalks, driveways or parking areas is banned unless required by the local public health authority.
- ✓ The use of UConn water for dust control at construction sites is banned. Contractors are required to provide water for dust control from off-site.
- ✓ The use of hydrant sprinkler caps is banned.
- ✓ Water main flushing will only be used to address water quality issues.

An Equal Opportunity Employer

25 LeDoyt Road Unit 3252
Storrs, Connecticut 06269-3252

web: www.uconn.edu

The University expects to take additional voluntary steps to curtail consumption in its dining facilities, central utilities, and irrigation requirements.

The voluntary conservation measures called for in our July 6th Water Supply/Drought Advisory remain in effect. As a reminder, these measures call on students, faculty, staff and other UConn water system users to:

- ✓ Take shorter showers.
- ✓ Run dishwashers and washing machines with full loads.
- ✓ Use water only as needed when washing dishes, shaving, and brushing teeth.
- ✓ Avoid power washing buildings and washing vehicles with public water.
- ✓ Raise the thermostat in UConn buildings, particularly when leaving at night.
- ✓ Immediately report any leaky fixtures in UConn buildings to Facilities Operations (486-3113).

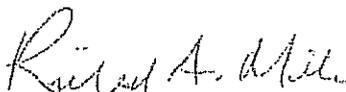
We ask for and appreciate your continued support and cooperation. By reducing consumption during these dry weather conditions, you can help us reduce groundwater withdrawals and protect local streams and the aquatic life they support.

We are continuing to actively monitor conditions and will provide regular updates through communications such as these and our website: <http://www.facilities.uconn.edu/wtr-swr.html>. Please contact me (egene.roberts@uconn.edu; 486-3185) or NEWUS' Pete Pezanko (PPezanko@clwater.com; 486-1081) with any comments, suggestions or questions you may have.

Sincerely,



Eugene B. Roberts
Director of Facilities Operations



Richard A. Miller
Director of Environmental Policy

cc: P. Austin
B. Feldman
J. Hathaway
P. Nichols

New England Water Utility Services, Inc
93 West Main Street
Clinton, Connecticut 06413-1600

860.669.8636 FAX 860.669.9526



NEW ENGLAND WATER UTILITY SERVICES

MEMORANDUM

To: Eugene Roberts, Director, Office of Facilities Management
Date: August 8, 2010
Subject: UConn Water System Analysis
CC: Thomas Callahan, Tim Tussing, Jason Coite

The following is an assessment of the University of Connecticut's water supply system as of August 8, 2010. It assesses available supply, demand and environmental conditions, and identifies possible response actions pursuant to the University's Water Supply Emergency Contingency Plan. This Assessment was last provided on July 2, 2010 and will be updated as necessary to reflect changing conditions.

Supply Status:

- The Willimantic wells have an available supply of 1,350 gallons per minute (gpm), or some 1.94 million gallons per day (mgd). At 1,350 gpm, the Willimantic wells are operating near their modeled sustainable yield (as identified through Level A Mapping), and within the wells' individual and combined registration limits.
- The Fenton River Wells were taken off-line on June 28, 2010. The wells were taken off-line in response to seasonal low flows in the Fenton River. Prior to going off-line, total well production was maintained in conformance with triggers identified in the Fenton River Study, which recommends certain management strategies, including a phased reduction in total wellfield production when river flows drop below 6 cubic feet per second (cfs).

Demand/ Margin of Safety:

- The University notified customers by letter dated July 6, 2010 of the need to conserve water and requested that system users voluntarily limit their water use. This action was triggered by the onset of seasonally low surface water flows in both the Fenton and Willimantic Rivers, consistent with the University's Water Supply Emergency Contingency Plan and Willimantic River Report.
- System production is currently averaging a little over one million gallons per day (1.14 mgd average day during July, 2010). While roughly consistent with historic values, this represents an 11% increase from June's average daily production of 1.02 mgd.

- The slight uptick in production occurred in spite of the request for conservation and is believed at least partially attributable to unaccounted-for water leakage in the main transmission line from the Willimantic wellfield. During the first week of August, 2010, a significant water main leak was repaired in this area and production numbers are expected to decline in response.
- Based on demand patterns realized over preceding years, average daily demand for the latter part of August is likely to increase to around 1.5 mgd and peak at or around 1.8 mgd, following early student arrival on or about August 15.
- Projected Water Usage¹ is expected to remain below Projected Available Supply², although with the Fenton Wells remaining off-line, peak demands could approach remaining source available supply. Because of the significant storage capacity in the High Head reservoir, however, the system has a demonstrated ability to draft off the tank for several days without compromising safety or ability to satisfy system demands.

Surface Water Flows:

- As of the date of this Assessment, stream flow in the Fenton River (as recorded at USGS gage no. 01121330) is 2.8 cfs and trending downward following a recent series of precipitation events; stream flow in the Willimantic River (as recorded at USGS gage no. 01119382) is 14 cfs and likewise trending downward. Recent flow values are shown on Figures 1.0 and 2.0. Absent continued precipitation, flows can be expected to recede to at or below key Willimantic River flow thresholds. At that point, the University would be expected to enter a Stage II Water Supply/Drought Watch.

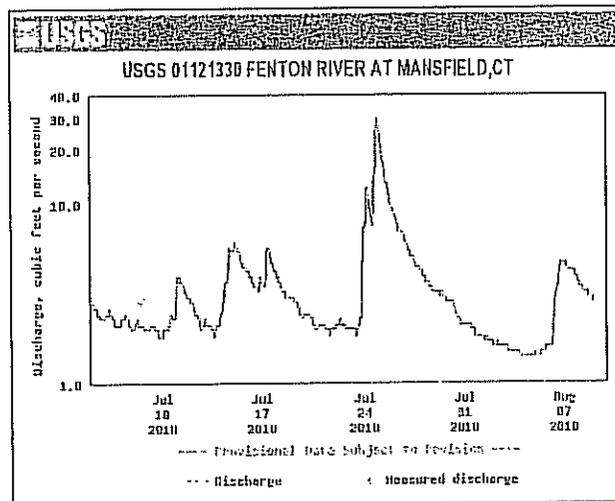


Fig 1.0

¹ Projected Water Usage is the expected production for the particular time of year for which the assessment is made, and includes any reductions or increases in demand due to historical variation or known significant changes.

² Projected Available Supply is the expected capacity of the system's sources operating concurrently, and adjusting for any losses due to well maintenance or repair; transmission or pumping limitations due to depressed groundwater levels at the Willimantic wells; anticipated reductions in Fenton well withdrawal based on flow recession equations developed in the Study Report; or other supply-reducing events.

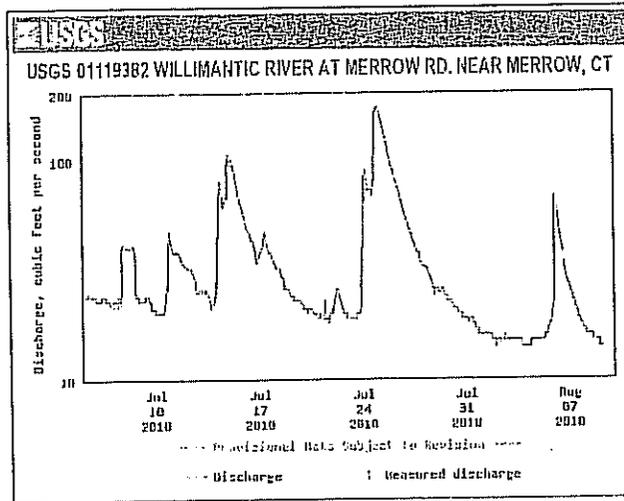


Fig 2.0

Conclusions and Recommendations:

- Projected Available Supply is forecast to be greater than or equal to Projected Water Usage. As a result, the University should continue to have adequate water to serve UConn's water system customers' needs, both on and off-campus. With students beginning to return mid-month, system demands will begin to peak. As in the past, such peaks will likely coincide with periods of seasonally low streamflow.
- Absent appreciable precipitation, flows in the Willimantic River are projected to recede to at or below 12 cfs. This will trigger a Stage II Water Supply/Drought Watch, in accordance with the University's Water Supply Emergency Contingency Plan and Willimantic River Report (see Fig. 3.0). This unique trigger is based on environmental considerations, rather than typical water system operations/demand factors.
- A Stage II Drought Watch will require that system users be asked to continue to voluntarily conserve water. In addition, mandatory water use restrictions will be implemented for certain activities. The University should be prepared to issue such a Watch and communicate its request for water conservation/restriction to system users, as well as contact the Departments of Public Health and Environmental Protection and other state and local agencies, as outlined in the Plan, concerning the initiation of a Stage II Drought Watch.
- Following issuance of a Watch, efforts should be made to monitor daily production, storage and consumption to quantify any demand reductions and assess the need for additional response actions.
- With the pending resumption of full campus activities and increased student population, all sources should be assessed and readied for possible temporary and/or emergency use, should conditions warrant. Any such use would be undertaken in accordance with the University's Water Supply Emergency Contingency Plan, and includes the activation of Fenton Well D, consistent with its recommended abbreviated pumping plan, and the issuance of temporary or emergency authorization allowing rebalancing of registered diversion rates to allow increased withdrawals from Willimantic Wells 1 and/or 3.

- A request for mandatory conservation is the third stage of the University's comprehensive five step emergency contingency plan. The triggers are based on a combination of operational factors including projected available supply, projected water usage, and tank storage levels.

Additionally, the University's Willimantic River Study recommends the initiation of conservation measures when certain flow-based thresholds are reached in the Willimantic River. Because such thresholds are based on both instantaneous flow (e.g., <12 cfs) and low flow duration (e.g., <15 cfs for 13 or more days), close attention should be paid to daily flow in the Willimantic River as well as the persistence of any low flows.

- With the completion of the Willimantic River Study, the University should reassess its Water Supply Emergency Contingency/Drought Response Plan, and revise as necessary, coincident with its ongoing water supply plan update.

Drought Response Stage	Willimantic River at Wellfield Trigger Discharge	Habitat Stressor Threshold	Examples of Conservation Measures
Prepare for implementation of Stage IA	Discharge \leq 27 cfs	Common (Upper Sub-Region)	None / Plan for Stage IA
Stage IA (Two potential triggers)	Discharge < 27 cfs for 19 or more days	Persistent Duration of Common (Upper Sub-Region)	Voluntary: Shorter showers, condensed washing loads, elimination of non-essential consumption, raise thermostats on centrally chilled buildings.
	Discharge < 19 cfs	Common (Lower Sub-Region)	
Stage IB	Discharge < 15 cfs	Critical	
Stage II (Two potential triggers)	Discharge < 15 cfs for 13 or more days	Persistent duration of Critical	Voluntary items above become mandatory, and include (but are not limited to) the following mandatory items: No flushing of hydrants, pipes, or sewer lines; no vehicle fleet washing; no use of water for street sweeping; reduce irrigation by 50%; reduce operation of research equipment cooled with domestic water; import water needed for construction dust control; no pool filling; raise thermostats of centrally chilled buildings.
	Discharge < 12 cfs	Rare	
Stage III (Two potential triggers)	Discharge < 12 cfs for 12 or more days	Persistent duration of Rare	
	Discharge < 7.8 cfs	Extreme	
Stage IV	Discharge < 7.8 cfs for 7 or more days	Persistent duration of Extreme	

Fig. 3.0

PAGE
BREAK