

**AGENDA**  
**MANSFIELD PLANNING AND ZONING COMMISSION**  
Regular Meeting, Monday, September 20, 2010, 7:00 p.m.  
Council Chambers, Audrey P. Beck Municipal Building

**Minutes**

9/7/10; 9/16/10 Field Trip

**Scheduled Business**

**Zoning Agent's Report**

- A. Enforcement Update
- B. 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**  
(to be tabled-awaiting additional information)
2. **Rezoning of Industrial Park Zone and Associated Regulation Revisions, PZC File 907-33**
3. **Special Permit Application, Proposed Efficiency Unit Apartment at 147 Stafford Rd., D. Rice o/a, PZC File #1293**  
(To be tabled- 10/4/10 Public Hearing Scheduled)
4. **Other**

**New Business**

1. **Special Permit Renewal Request for the Use of Live Music in Conjunction with the Following Restaurants: Huskies, King Hill Rd; Stonewall Tavern, Rt. 32; and Ted's Restaurant, King Hill Rd.;**
2. **August 2010 Final Draft Environmental Assessment Re: Planned Animal Health Research Center at UConn Depot Campus**
3. **Other**

**Reports from Officers and Committees**

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee (9/15/10 minutes attached; next meeting scheduled for 9/29/10 at 1pm)
4. Other

**Communications and Bills**

1. 9/13/10 Notice of UConn Stage III Drought Advisory
2. 8/25/10 Sustainability Considerations for School Siting
3. Other

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## DRAFT MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday, September 7, 2010

Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:19 p.m. and appointed Rawn to act in Hall's absence.

#### Minutes:

8-2-10-Plante MOVED, Ryan seconded, to approve the 8/2/10 minutes as written. MOTION PASSED with all in favor except Pociask who disqualified himself.

#### Zoning Agent's Report:

Noted.

Hirsch noted that Live Music permit renewals will be on the next agenda and suggested that the public hearing be scheduled for the October 4<sup>th</sup> meeting. He also noted that he and Chairman Favretti signed-off on a groundwater testing facility at 611 Middle Turnpike.

#### Old Business:

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

Tabled, awaiting response from CL&P.

#### New Business:

3. **Request to Revise Building Area Envelope, 156 Coventry Rd, PZC File #1214**

Walter Keenan, property owner, stated that he is in agreement with the Director of Planning's recommendation.

Holt MOVED, Pociask seconded, 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. MOTION PASSED UNANIMOUSLY.

1. **New Special Permit Application, Proposed Efficiency Unit Apartment at 147 Stafford Rd., D. Rice o/a, PZC File #1293**

Goodwin MOVED, Holt seconded, to receive the Special Permit application, File #1293 submitted by Daniel Rice, for an efficiency unit within a non-conforming single family residence, on property located at 147 Stafford Road, owned by the applicant, as shown on plans dated 8-30-10, and as described in other application submission, and to refer said application to the staff for review and comments, and to set a public hearing for October 4, 2010. MOTION PASSED UNANIMOUSLY.

2. **Request for Tree Removal, 24 Adeline Place, PZC File #1187-2**

Holt MOVED, Ryan seconded, that the PZC grant the property owner's 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. MOTION PASSED UNANIMOUSLY.

4. **Town Council Referrals:**

a. **Open Space Acquisition Funding**

Goodwin MOVED, Holt seconded, the following RESOLUTION, which was UNANIMOUSLY ADOPTED.

RESOLVED, that the Planning and Zoning Commission of the Town of Mansfield approves the following projects pursuant to Section 8-24 of the General Statutes of Connecticut:

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 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;

provided that this resolution is for approval of conceptual plans only. Each project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals.

b. **Laurel Lane and Stone Mill Road Bridge Repairs**

Goodwin MOVED, Holt seconded, the following RESOLUTION, which was UNANIMOUSLY ADOPTED.

RESOLVED, that the Planning and Zoning Commission of the Town of Mansfield approves the following projects pursuant to Section 8-24 of the General Statutes of Connecticut:

Replacements to the Stone Mill Road and Laurel Lane bridges, and related work and improvements;

provided that this resolution is for approval of conceptual plans only. Each project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals.

c. **Town Facilities Projects**

Goodwin MOVED, Holt seconded, the following RESOLUTION, which was UNANIMOUSLY ADOPTED.

RESOLVED, that the Planning and Zoning Commission of the Town of Mansfield approves the following projects pursuant to Section 8-24 of the General Statutes of Connecticut:

Various town facilities improvements including acquisition and installation of ventilation units for the locker room at the Community Center, and town park improvements including playground equipment, picnic areas, ball fields, trails and facility improvements as to be determined by the Town Manager,

provided that this resolution is for approval of conceptual plans only. Each project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals.

d. **Transportation Improvement Projects**

Goodwin MOVED, Holt seconded, the following RESOLUTION, which was UNANIMOUSLY ADOPTED.

RESOLVED, that the Planning and Zoning Commission of the Town of Mansfield approves the following projects pursuant to Section 8-24 of the General Statutes of Connecticut:

Various transportation facilities improvements including road drainage capital maintenance, large bridges capital maintenance, and transportation and walkway improvements such as bus stops, walkways and bikeways, all as to be determined by the Town Manager;

provided that this resolution is for approval of conceptual plans only. Each project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals.

**Old Business:**

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

Members discussed moving forward with the proposed regulation revision. Lewis, Beal, Loxsom, Pociask and Rawn each commented on the proposal and in general supported it, noting that the current Industrial Park Zoning is no longer feasible for this area. They believe that the proposed regulations are the best compromise given access to water and sewer. Holt raised concern about the lack of a guarantee to preserve farmland. Goodwin expressed concern that the required farmland dedication could be appealed in court. Rawn volunteered to work with staff to draft an approval motion for the next meeting. Padick reminded the Commission that a majority vote is required due to the Hussey's attorney submitting a 6-7-10 Notice of Protest to Proposed Zoning Revision.

**Reports of Officers and Committees:**

Chairman Favretti reminded members of the 9/16/10 Field Trip scheduled for 1:30pm. Beal invited all members to the Regulatory Review Committee meeting on 9/15/10 at 1pm.

**Communications and Bills:**

Noted.

**Adjournment:**

Chairman Favretti declared the meeting adjourned at 8:18 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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## MINUTES

MANSFIELD INLAND WETLAND AGENCY/PLANNING AND ZONING COMMISSION  
FIELD TRIP  
Special Meeting  
Thursday, September 16, 2010

Members present: R. Favretti, M. Beal, K. Rawn, K. Holt, B. Ryan  
Staff present: G. Meitzler (Wetlands Agent, Asst Town Engineer-Item #1)  
G. Padick (Director of Planning)

The field trip began at 1:30 p.m.

1. TOWN OF MANSFIELD, LAUREL LANE BRIDGE - Laurel Lane - Bridge replacement, IWA File W1462  
Site and neighborhood characteristics were observed. No decisions were made.
2. RICE PROPERTY, 147 Stafford Road, Efficiency Unit Apartment, PZC File #1293  
Participants were met by the property owner's father who explained plans to put a second level over an existing garage. Site and neighborhood characteristics were observed. No decisions were made.

The field trip ended at approximately 2:30 p.m.

Respectfully submitted,

K. Holt, Secretary

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To: Town Council/Planning & Zoning Commission  
 From: Curt Hirsch, Zoning Agent  
 Date: September 15, 2010



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

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	15	9	15	24	25
Certificates of Compliance issued	13	15	8	28	17
Site inspections	24	61	26	85	73
Complaints received from the Public	2	4	3	6	9
Complaints requiring inspection	1	4	2	5	6
Potential/Actual violations found	1	2	2	3	5
Enforcement letters	4	18	7	22	18
Notices to issue ZBA forms	0	0	0	0	1
Notices of Zoning Violations issued	1	1	3	2	5
Zoning Citations issued	2	2	2	4	2

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

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# Town of Mansfield



CURT B. HIRSCH  
ZONING AGENT  
HIRSCHCB@MANSFIELDCT.ORG

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

To: Planning & Zoning Commission  
From: Curt Hirsch, Zoning Agent  
Date: September 15, ~~2009~~ 2010

**Re: Live Music Permit Renewals (PZC #895)**

Special permits for the use of live music expire on November 1<sup>st</sup> of each year. The following three restaurants have active live music permits and have submitted applications indicating a desire to renew their permits.

Huskies Restaurant (#780-2)  
Stonewall Tavern (#595)  
Ted's Restaurant (#1107)

I therefore recommend that the Commission receive the special permit requests for the renewal of live music permits and schedule a public hearing for October 4, ~~1820~~

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\* PORTIONS OF THIS REPORT ARE ATTACHED. Full Report Available at [www.enr.policy.uconn.edu/eic.html](http://www.enr.policy.uconn.edu/eic.html)

**DRAFT**  
**FINAL**

**USDA**



# **Environmental Assessment (EA)**

for the  
**Design and Construction  
of a USDA Agricultural  
Research Service (ARS)  
Animal Health Research Center  
(AHRC)**

at the  
**University of Connecticut**

**August 2010**



30-14093

# DRAFT FINAL

## ENVIRONMENTAL ASSESSMENT (EA)

*for the*

### DESIGN AND CONSTRUCTION OF A USDA AGRICULTURAL RESEARCH SERVICE (ARS) ANIMAL HEALTH RESEARCH CENTER (AHRC)

*at the*

### UNIVERSITY OF CONNECTICUT STORRS, CONNECTICUT

August 2010



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*Prepared for:*

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STV Project No. 30-14093

The views and conclusions contained in this document are those of the authors and should not be interpreted as necessarily representing the official policies either express or implied, of the U.S. Government.

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 at the University of Connecticut, Depot Campus, Mansfield, Connecticut

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Attachment C List of Preparers  
Attachment D Draft Finding of No Significant Impact (FONSI)  
Attachment E Technical Review Comments

**COVER SHEET**

**Proposed Actions:** Design and construction of a USDA Agricultural Research Service (ARS) Animal Health Research Center (AHRC) at the University of Connecticut, Storrs, Connecticut

**Type of Statement:** NEPA Environmental Assessment (EA)

**Lead Agency:** U.S. Department of Agriculture

**Consulting Agencies:** State of Connecticut:  
Connecticut Department of Environmental Protection  
Connecticut Office of Policy and Management  
University of Connecticut

**For further information:** Robert Drechsler  
Engineering Project Manager  
U.S. Department of Agriculture  
Agricultural Research Service  
Facilities Division, FCB  
George Washington Carver Center  
5601 Sunnyside Avenue, Mail Stop 5124  
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**Abstract:**

The United States Department of Agriculture (USDA) is proposing to design and construct a new Agricultural Research Service (ARS) Animal Health Research Center (AHRC) at the University of Connecticut (UConn) Depot Campus (ARS-AHRC: Preferred Alternative). The land would be leased by the USDA from UConn. The primary objectives of the proposed facility would be to study host-pathogen interactions of endemic diseases affecting livestock in the United States and to discover highly effective vaccines to control and eliminate these diseases. The proposed facility would provide the ability to work with pathogens and vaccines at bio-safety level 2 (BSL-2). Since the proposed function will focus on vaccines, the animal component is critical to the overall mission. Research of animal vaccines will be the core competency; e.g. immune responses, determinants of disease susceptibility, animal challenges, parameters to measure if an animal is protected, and the testing of vaccines that can enhance the immune response. Locating the new research facility at UConn would provide the following benefits:

- There is a history of USDA's ARS performing collaborative research at UConn.
- Additional collaborative scientific research between UConn and ARS would provide critical mass to speed the development of urgently needed vaccines.
- There is also a distinct advantage given UConn's proximity to other USDA research facilities within the Northeast U.S.
- The proposed project would increase the number of undergraduates, graduate students and postdoctoral trainees working on projects related to animal health.
- The proposed project would build upon pre-existing ARS-UConn collaborative activities.

The mission of the ARS-AHRC at UConn would be to deliver scientific information that would advance the discovery of highly effective vaccines and other countermeasures specifically designed for the control and eradication of infectious diseases that threaten animal agriculture and public health. Some of the tangible goals of locating and maintaining the proposed facility on the Depot Campus of UConn include:

- Reducing costs of animal studies that do not require high containment facilities;
- Increasing the number of scientists working in animal health research;
- Implementing vaccine discovery programs that would support animal health studies in other centers;
- Conducting bio-therapeutic studies;
- Conducting internationally recognized research;
- Discovering vaccines of national priority;

**Design and Construction of a USDA Agricultural Research Service Animal Health Research Center at the University of Connecticut, Depot Campus, Mansfield, Connecticut**

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- Providing direct access between personnel at other USDA research facilities and UConn academic and research departments, including Pathobiology and Veterinary Science, Animal Science, Molecular and Cell Biology, and the School of Pharmacy, and
- Providing access to the Department of Immunology, the Department of Genetics and Developmental Medicine, and the Department of Molecular, Microbial and Structural Biology at UConn's Health Center in Farmington, CT.

The proposed scientific program to be employed at the new facility would include the following:

- Immunology (mechanisms of immune evasion & protective immunity);
- Host functional genomics;
- Animal model development (pathogenesis and challenge models);
- Biological discovery support function;
- Diagnostic discovery (to differentiate infected from vaccinated animals); and
- Clinical research.

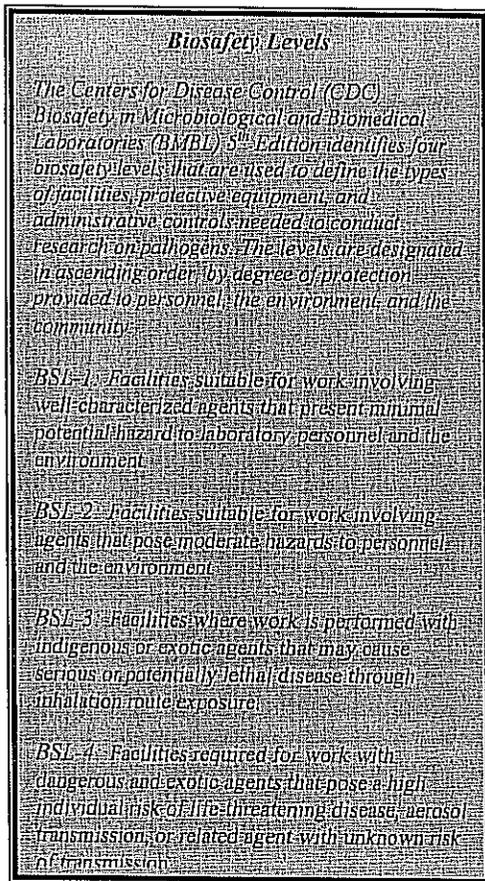
Implementation of the Preferred Alternative and other project alternatives would result in impacts to soils, topography, geology, woodlands, and terrestrial wildlife. All of these impacts are anticipated to be minor. It does not appear that there would be direct impacts to jurisdictional wetlands and/or associated waterways within the Preferred Alternative location, which, if noted, would require mitigation. None of the aforementioned impacts are characterized as significant.

The USDA is proposing to build this project entirely within the confines of UConn's Depot Campus. This EA evaluates potential environmental impacts associated with the No Action Alternative (Alternative 1), the Preferred Alternative, and two additional Alternative Sites.

## SECTION 1 PURPOSE OF AND NEED FOR ACTION

### 1.1 INTRODUCTION

The U.S. Department of Agriculture (USDA) Agricultural Research Service (ARS) proposes to construct a Bio-Safety Level-2 (BSL) Animal Health Research Center (AHRC, together ARS-AHRC) facility on lands currently owned by the University of Connecticut (UConn). This environmental assessment (EA) analyzes the potential impacts associated with the construction and operation of the ARS-AHRC.



The purpose of this EA is to identify and evaluate the environmental aspects of implementing the proposed project in accordance with the National Environmental Policy Act (NEPA) of 1969. NEPA requires that federal agencies consider environmental consequences in their decision-making process. The President's Council on Environmental Quality (CEQ) issued regulations to implement NEPA that include provisions for both the content and procedural aspects of the required environmental analysis. These federal regulations establish both the administrative process and substantive scope of the environmental impact evaluation that is designed to ensure deciding authorities have a proper understanding of the potential environmental consequences of a contemplated course of action.

This EA has been prepared in accordance with NEPA, Section 102(2)(C) and the CEQ *Regulations for Implementing the Procedural Provisions of NEPA*; 40 Code of Federal Regulation (CFR), Parts 1500 through 1508. The objective of this EA is to determine and report the magnitude of the environmental impacts of the Proposed Action. If no

potentially significant impacts are identified from the Proposed Action, a Finding of No Significant Impact (FONSI) can be issued and the Proposed Action may proceed. If significant impacts are deemed probable (in accordance with Council on Environmental Quality criteria (40 CFR 1508.27)), even after mitigation measures or specific conditions are incorporated into the design, a Notice of Intent (NOI) to prepare a NEPA Environmental Impact Statement (EIS) is required, followed by the completion of the EIS itself.

## 1.2 PURPOSE OF AND NEED FOR ACTION

The USDA proposes to design, construct, and operate an Animal Health Research Center (AHRC) at UConn's Depot Campus (see Figure 1-1: Project Location Map). Construction and operation of the AHRC (i.e., Proposed Action) would be intended to deliver scientific information that would advance the discovery of highly efficacious vaccines and other countermeasures specifically designed for the control and eradication of infectious diseases that threaten animal agriculture and public health.

The objective of this EA is to ensure consideration of the environmental aspects of the proposed actions in the Federal decision-making processes; determine whether or not the proposed actions have the potential for creating significant impacts on the human and/or natural environment; and to make environmental information available to the public before decisions are made and actions taken.

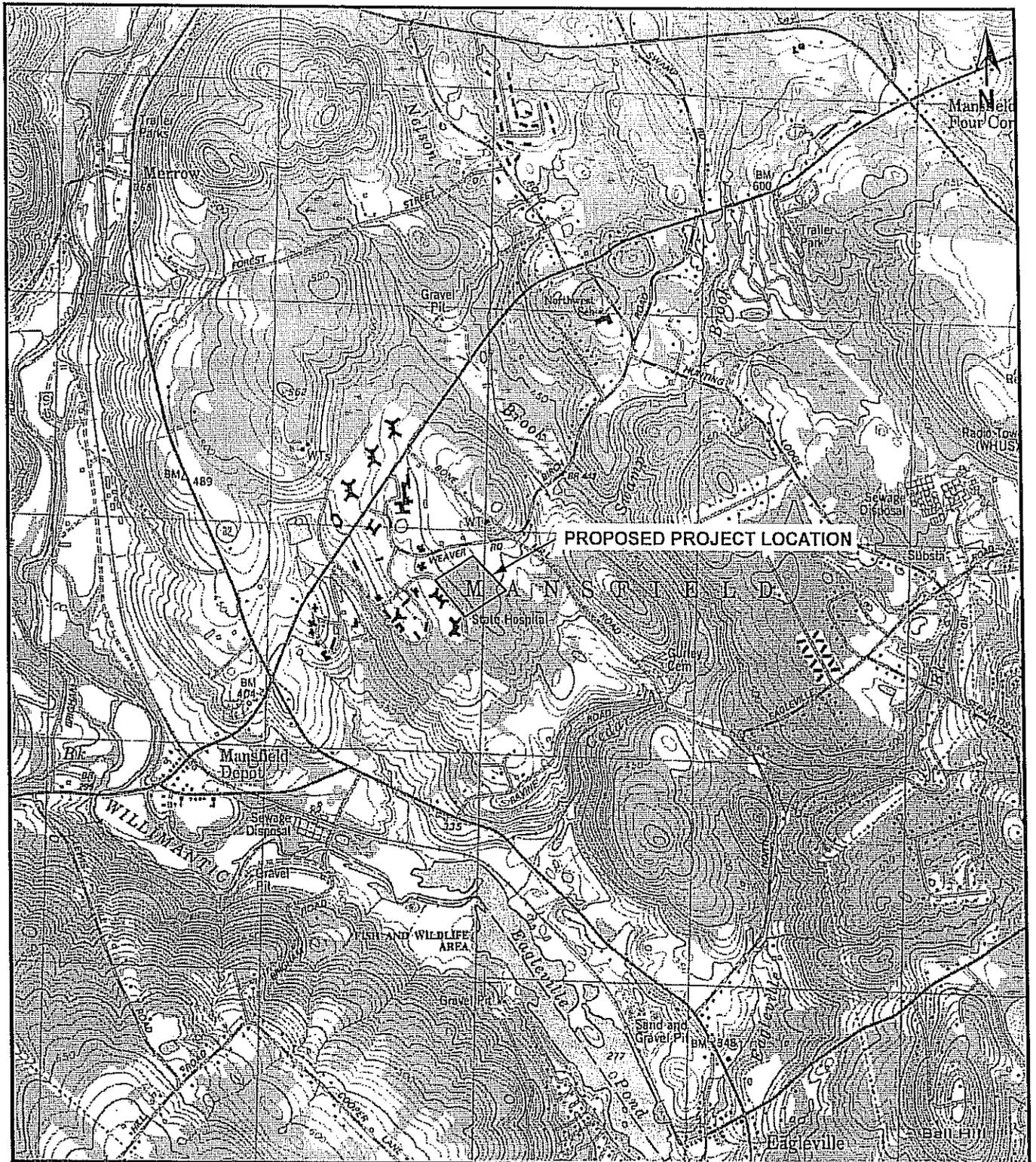
## 1.3 THE DECISION

The decision to be made is whether to implement the Proposed Action (Preferred), modify the Proposed Action, or select from other Alternative Actions, within which the No Action Alternative is included.

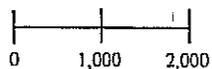
## 1.4 SCOPING AND POTENTIALLY SIGNIFICANT ISSUES

Scoping covers the range and detail of issues covered in this EA document. Agency scoping was conducted as part of the original NEPA process to ensure that identification of issues of concern (i.e., potentially significant impacts) occurred as early in the assessment process as possible. Further, scoping enabled the project objectives to concentrate on "real problems," rather than spend time and effort on addressing and studying issues that are of little or no concern. The following activities were conducted to define and refine the scope of this EA:

- Evaluated existing/current site conditions and natural resources and the human environment within and adjacent to the proposed project area and alternative sites.
- Arranged and conducted a Public Information Session during which members of the general public were briefed on the proposed project and then given the opportunity to ask questions about any aspect of the project.
- Coordinated with UConn personnel knowledgeable of site conditions, existing planning documents (e.g. available master plans), University codes and standards, etc.
- Corresponded with local, state, and federal regulatory agencies (ongoing) to obtain information pertaining to critical resources (e.g., threatened and endangered species) and environmental permits and approvals required for land development activities within the proposed project area.



SCALE: 1" = 2,000'



REFERENCE: United States Department of Interior Geological Survey  
Coventry, Conn (1983)

**FIGURE 1-1**  
**PROJECT LOCATION MAP - PREFERRED ALTERNATIVE**  
**USDA-APHIS ARS ANIMAL HEALTH RESEARCH CENTER**  
**UNIVERSITY OF CONNECTICUT**

In accordance with CEQ regulations (specifically sections 1500.4 and 1501.7), this EA includes detailed discussions of only those issues deemed to be potentially significant. Issues pertinent to this EA are summarized and incorporated by reference. Project scoping resulted in the identification of the following potentially critical issues, each of which is addressed in greater detail within the body of this document.

### **Construction Impacts**

Impacts that result from construction of the new facilities would be similar to those from any small to medium-sized construction project. Construction would produce temporary local increases in noise and dust levels. Gaseous emissions from construction equipment would be similar to those of routine construction jobs. Construction activities would use standard earthmoving machinery and carpentry, mechanical, and electrical equipment. There would be no unusual worker hazards associated with construction of the facilities associated with the AHRC. No threatened or endangered species would be affected, and no wetlands are located within the Proposed (Preferred) project area. The Proposed project area is not located within a floodplain; however, streams and potential wetlands are found within the two alternative site locations.

### **Project Communications and Coordination**

The USDA proposes to construct and operate the AHRC within the Depot Campus of UConn. UConn maintains close ties and communications with the local community (e.g., residents, municipal officials, special interest groups, business people, etc.). Extensive coordination between USDA, UConn personnel, the local community, and future site contractors will be essential toward maintaining project continuity and avoiding conflicts with ongoing operations within the partially occupied Depot Campus, as well as other areas within the UConn campus (e.g., roads, parking areas, etc.). Frequent communications between affected parties will be conducted during the project planning activities and prior to and during construction activities to reduce the potential for disruption of off- and on-site vehicular circulation, mitigate noise impacts, reduce air emissions, and ensure adherence with site development and building permit and approval requirements.

### **Natural Resources**

Natural features and resources across the proposed project area, adjacent areas, and alternative project areas include primary- and secondary-growth woodlands, open fields, steep slopes, overland drainage features, and indigenous wildlife. Reviews of secondary source information and site visits revealed that there are no threatened or endangered species, wetlands, or prime farmland soils within the Proposed project area. Reviews did, however, indicate the potential presence of threatened and endangered species with one of the alternative sites. Tree clearing from the Proposed location would not result in segmentation of woodlands, thereby maximizing the amount of remaining contiguous woodlands habitat and reducing adverse impacts to wildlife that may utilize it as a wildlife corridor. Direct and indirect impacts associated with construction activities and facility operations within the Proposed project area as well as the alternative sites will likely affect some of these resources.

### **Water Demand**

Any new facilities built within the North, East and Depot Campuses will be held to a high standard of water conservation through the use of high-efficiency fixtures and other features consistent with UConn's *2004 Sustainable Design Guidelines* and *2007 Sustainable Design & Construction Policy*.

The Willimantic River Wellfield in northwest Mansfield and the Fenton River Wellfield in northeast Mansfield represent the sources for a drinking water supply system that UConn maintains within the Storrs campus. Water from the Willimantic Wellfield supplies water to the Depot Campus and the Main Campus, while the Fenton River Wellfield supplies water to the Main Campus. The average daily demand on the water system for the two campuses is 1.36 million gallons per day (Mgpd) with a peak demand of 2.2 Mgpd. Current registered water diversions include 2.3077 Mgpd from the Willimantic River Wellfield and 0.844 Mgpd from the Fenton River Wellfield, for an aggregate of 3.1517 Mgpd. However, despite these registered diversions, the available supply from the Willimantic Wellfield is limited by the configuration of the well field – the production wells are in close proximity to each other which results in a cumulative drawdown that limits the amount of water that can be pumped. In addition, two of the wells have pump capacities that are less than their individual registered diversions. However, these pump limitations are advantageous, since running at these wells at their full diversion rate would exacerbate the drawdown and further limit the overall capacity of the well field. Consequently, the withdrawal rate is maximized at 1400 gpm (2.016 Mgpd), compared to the registered diversion of 2.3077 Mgpd, as was stated in the 2007 Water/Wastewater Master Plan (*DRAFT Report of the Willimantic River Study, An Analysis of the Impact of the University of Connecticut Water Supply Wells on the Fisheries Habitat of the Willimantic River* (not yet published)).

Water quality of the Willimantic and Fenton River Wellfields currently meets all state and federal standards for public drinking water supplies. The system has been operated since 2006 by New England Water Utility Services, Inc. (FEIS: North Hillside Road Extension; May 2009).

Peak daily demand for the new AHRC is anticipated to be less than 2,000 gpd, including domestic use, laboratory use and wastewater demand. This projected water demand/water usage for the new AHRC should not result in significant adverse impacts to the current hydrologic regime or aquatic habitat within the Willimantic River.

### **Site Lighting**

The outdoor lighting system at the AHRC will consist of metal pole mounted, metal halide fixtures for the parking lot. Walkways around the AHRC will include a post-top style pedestrian light fixture with a partial cut-off shield that directs light downward to reduce nighttime light pollution. Pole height, light spacing, and lamp wattage will be determined, based upon the specific application, during design of the AHRC. Design criteria for exterior lighting will include minimizing unnecessary light spillage. The design goal will be to provide measures to mitigate impacts of lighting while still providing the level of lighting necessary for pedestrian and motor vehicle safety. The University's Sustainable Design Guidelines articulate clear goals related to the environmental impact of exterior lighting. The guidelines state that projects should provide site lighting that is sensitive to light pollution of the night sky and minimize impacts on nocturnal environments. There are two strategies for achieving this goal:

- Meeting the light levels and uniformity ratios recommended by the Illuminating Engineering Society of North America (IESNA) Recommended Practice Manual: Lighting for Exterior Environments.
- Designing exterior light fixtures with shielding to prevent light spillage to the night sky.

While vehicle light use will be required when traveling on Campus roads after dusk and before dawn, given the type of use for the AHRC, the majority of trips are anticipated to occur during daytime hours. Nighttime traffic will not provide a constant source of illumination and is anticipated to be a relatively minor light source compared to roadway lighting.

### **Waste Management**

Some hazardous and non-hazardous materials will be used within the new facility (e.g., solvents, cleaning solutions, other chemicals, etc.). Solid and liquid hazardous and non-hazardous waste will be generated during daily activities within the proposed AHRC. The USDA will work closely with UConn to establish procedures for compliance with all applicable local, state, and federal laws and regulations for collecting, storing, processing (possible chemical pre-treatment) and disposing of solid and liquid wastes at the AHRC. It is understood that UConn's EH&S will manage all wastes generated at the AHRC under a separate Research Service Agreement. The management and disposal of solid and liquid animal waste materials will require considerable planning and unique design considerations. Animal waste materials will be generated in the Ag Barn, animal holding areas, Necropsy, and laboratories inside the BSL-2. Additionally, animals that are humanely euthanized in the animal holding rooms will require special handling and disposal.

### **Sustainable Initiatives**

The USDA would strive to adhere to UConn's 2008 *Sustainable Office Guidelines*, which promote sustainable practices at work among staff and faculty throughout the University. Several University offices are currently participating in the program. The *UConn Sustainable Office Guidelines* are available on the University's EcoHusky web page ([www.ecohusky.uconn.edu/](http://www.ecohusky.uconn.edu/)). The guidelines promote waste reduction, recycling and reuse opportunities; energy efficiency and energy reduction; paper and office supply purchasing opportunities; water conservation; and transportation initiatives (e.g. fuel-efficient vehicles, reduced travel, and alternative modes of transportation).

Daily and periodic janitorial cleaning is commonplace at every UConn campus due to the large mass of traffic from the University community. As a result, the University is a large consumer of cleaning products and purchases and uses only green cleaning products that have received the green seal of approval. Public Act No. 07-100 and Public Act No. 08-186 include the following language:

*Effective as of October 2007, persons shall use only certified Environmentally Preferable Products (EPP) cleaning products—"Green Seal Certified" or "EcoLogo"—inside state owned and leased facilities. EPP products for State Agency use are approved by the Connecticut Department of Administrative Services (DAS), in consultation with the DEP.*

While the DAS currently has contracts with vendors to provide EPP Green Seal Certified or EcoLogo cleaning products as well as disinfectants, disinfecting cleaners, sanitizers, and antimicrobial products sanitizers, UConn instead utilizes its own purchasing department to purchase its cleaning products. To make these purchases, UConn is required to consult Green Seals Products' Institutional and Industrial Cleaning list and EcoLogo's Cleaning and Janitorial Products list.

Public Act 08-186 further requires that when procuring EPP cleaning products, disinfectants, disinfecting cleaners, sanitizers, and antimicrobial products sanitizers, a State agency must take the following steps:

- Items should be purchased for their intended use.
- Follow all manufacturers' instructions when using these products.
- Consult the DAS contracted vendors of EPP cleaning products for information and training on the use of these products (training is highly recommended when using new EPP products).
- Although all products that are certified by Green Seal or EcoLogo have met Green Seal or EcoLogo's environmental standards, not all products are necessarily safe to use in all office environments due to individual sensitivities. Careful review of product Material Safety Data Sheets, usage recommendations, and manufacturer's usage instructions before purchase is always recommended.
- EPP products shall be ordered following standard purchasing procedure for items available on state contract.

The Green Cleaning laws are self-enforcing; the regulations do not require State agencies to officially report their purchases to the DAS or any other State agency. It is advisable, however, to maintain a list of purchases for reference purposes.

UConn will be responsible for cleaning and maintaining the AHRC buildings, either directly or through a third party contract. Therefore, the State's requirements for the purchase and use of green cleaning products will be strictly enforced within the AHRC facility.

## **1.5 PERMIT AND APPROVAL REQUIREMENTS**

One aspect of the development of this EA that helps focus the discussion of impacts and stimulates the involvement of regulatory agencies is the identification of potential environmental permits and approvals applicable to the Proposed Action. Four permitted activities are identified for this proposed project. They include:

- Wetland/Waterway Permits and Water Resource Activities
- Stormwater Management
- Water Discharges
- Air Quality

Each permit/approval is summarized in the following sections and the agency under which each authorization is obtained is identified. In addition, each of the following sections includes a compliance statement that ensures that the project will be constructed and operated in accordance with each of the identified permits and approvals.

### **1.5.1 Wetland/Waterway Permits & Water Resource Activities**

CT DEP's Inland Water Resource Division (IWRD) administers the Inland Wetland and Watercourses program. State agency activities conducting regulated activities must obtain an Inland Wetlands and Watercourses program permit. State agencies obtain permits from IWRD

and not through the local municipality. Any wetlands that are adversely impacted by construction of project components must be restored or mitigated.

The proposed AHRC project (Preferred Alternative) would potentially involve the construction of new sanitary sewer lines through a wetland and stream corridor adjacent to the proposed site in order to tie in with existing sanitary lines. This activity would necessitate the procurement of a *General Permit for Placement of Utilities and Drainage within Inland Wetlands and Stream Channel Encroachment Lines*. This general permit authorizes: placement, repair, or replacement of cables, conduits and pipelines placement, repair, or replacement of a cable, conduit or pipeline that is located on a bridge or located underground provided: 1) the ground surface elevation and hydrology of any wetland, watercourse or floodplain altered or disturbed by such placement is restored to the elevation and condition that existed prior to such placement; 2) proper cover is provided for underground work; and 3) cables, conduits or pipelines are placed above the low chord of a bridge or are relocated to be above the low chord of a bridge. A request for authorization is required to be submitted *and* approved in writing by the Commissioner (as defined by Section 22.a-2(b) of the General Statutes) in order for an activity to be authorized by this general permit.

Additionally, it is anticipated that the proposed project would be required to submit for a *Flood Management Certification* through CT DEP's Bureau of Water Protection and Land Reuse's Inland Water Resources Division. This certification is required for any activity within or affecting a floodplain or that impacts natural or man-made storm drainage facilities. The construction of the new AHRC would add impervious surfaces to the Depot Campus site. The increased impervious surfaces have the potential to increase peak run-off rates. The design will include low-impact-design features such as pervious pavement and bio-infiltration which would mimic pre-existing natural conditions.

### 1.5.2 Stormwater Management

The 2004 *Connecticut Stormwater Quality Manual* provides guidance on the measures necessary to protect the waters of the State of Connecticut from the adverse impacts of post-construction stormwater runoff. This manual focuses on site planning, source control, and stormwater treatment practices and is intended for use as a planning tool and design guidance document by the regulated and regulatory communities involved in stormwater quality management. The proposed USDA project will be constructed and operated in full compliance with this manual.

In addition, in December 2007, Congress enacted the Energy Independence and Security Act (EISA) of 2007. Under Section 438 of the Act, federal agencies have new requirements to reduce stormwater runoff from federal development and redevelopment projects to protect water resources. Federal agencies can comply using a variety of stormwater management practices, including "green infrastructure" or "low impact development" practices (e.g., reducing impervious surfaces, using vegetative practices, porous pavements, cisterns and green roofs). The provision reads as follows:

**"Storm water runoff requirements for federal development projects.** The sponsor of any development or redevelopment project involving a Federal facility with a footprint that exceeds 5,000 square feet shall use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the property with regard to the temperature, rate, volume, and duration of flow."

While the planning, design, and construction of the stormwater runoff devices can vary for each State, the intent of Section 438 of the EISA 2007 remains consistent in that it requires federal agencies to develop and redevelop applicable facilities in a manner that maintains or restores stormwater runoff to the maximum extent technically feasible.

A CT DEP *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* general permit applies to all discharges of stormwater and dewatering wastewater from construction activities which result in the disturbance of one or more total acres of land area on a site regardless of project phasing. State projects must register and comply with Section 6 of this general permit. The proposed USDA project will be constructed and operated in full compliance with this general permit. For the proposed AHRC project, a *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* application with a soil erosion and sedimentation control plan (E&S Plan) would be submitted to CT DEP.

The 2002 *Connecticut Guidelines for Soil Erosion and Sediment Control* (CT DEP Bulletin 34) is intended to provide information to government agencies and the public on soil erosion and sediment control. These guidelines fulfill the requirements of Connecticut's Soil Erosion and Sediment Control Act (§§ 22a-325 through 22a-329 of the Connecticut General Statutes). Additionally, as the technical standard, they are required to be complied with in many municipal planning and zoning regulations and in many permits issued by CT DEP associated with land development.

### 1.5.3 Wastewater Discharges

Any person or municipality that discharges water, substances, or materials into the waters of the state (including all surface and ground waters, and sanitary and storm sewers) is required to obtain a permit prior to commencing the discharge. Proposed sanitary sewer discharges from AHRC would first be reviewed by UConn's Water and Wastewater Advisory Committee and, if approved, regulated directly by the University. Non-domestic wastewater, however, would be permitted and regulated by CT DEP either by General Permit or an individual State Pollutant Discharge Elimination System (SPDES) permit. Prior to the start of construction, final project design technical requirements for water and sewer connections would be reviewed and approved by UConn's Director of Facilities Operations.

A *Miscellaneous Discharges of Sewer Compatible (MISC) Wastewater* general permit applies to wastewater resulting from any of the following processes or activities: air compressor condensate; air compressor blowdown; building maintenance wastewater; contact cooling and heating wastewater; cutting and grinding wastewater; fire sprinkler system test water; non-destruct testing rinse water; and undesignated MISC wastewater. The general permit authorizes discharges to a publicly owned treatment works (POTW) only, either directly via a sanitary sewer or to a holding tank that meets the requirements of the general permit. The water would then be transported from the holding tank to a POTW.

All commercial connections are subject to periodic evaluation of their waste streams for pH, temperature, BOD loadings, hazardous waste content and other criteria pursuant to the University's CT DEP permit. Pretreatment of waste may be needed when the waste exceeds the University's permitted acceptance criteria.

#### 1.5.4 Air Quality

The CT DEP New Source Review permit program, administered by the Engineering and Enforcement Division of the Bureau of Air Management, regulates emissions released to the air from new and modified stationary sources. Examples of such sources include, but are not limited to: boilers; stationary internal combustion engines such as diesels and turbines; incinerators; rock crushing operations; chemical reactors and mixers; paint spray booths; metal degreasers; metal plating and surface treatment operations; printing operations; volatile liquid storage tanks; and many other manufacturing or processing operations.

Prior to beginning the actual construction of any stationary source or modification of any source (to which RCSA Section 22a-174-3a(a)(1) applies), the USDA would be required to:

- apply for and obtain an individual permit; or
- operate the source in accordance with the provisions of RCSA Section 22a-174-3b or -3c.

In making a decision to grant an air permit, CT DEP must determine, at a minimum, that: 1) the proposed activity will incorporate the appropriate control technology and/or operational limitations; 2) the emissions will be in compliance with the state's hazardous air pollutant regulations; and, 3) the proposed activity will not cause any significant deterioration in the air quality.



TABLE 2-1  
ENVIRONMENTAL CONSEQUENCES OF ALTERNATIVES

Alternative No. Action	Alternative No. Action	Alternative Site, Horseshoe Hill	Alternative Site, North Hillside Road	Alternative Site, Horseshoe Hill
Physical Resources (Geology, Topography, Soils)	No impacts to geology, topography, and soils would occur.	Disturbance of soils and topography during earthmoving activities. Balanced cut and fill. Off-site migration of site soils would be controlled through properly implemented E&S measures. Minor impacts to site topography expected.	Disturbance of soils and topography during earthmoving activities. Balanced cut and fill. Off-site migration of site soils would be controlled through properly implemented E&S measures. Minor impacts to site topography expected.	Disturbance of soils and topography during earthmoving activities. Balanced cut and fill. Off-site migration of site soils would be controlled through properly implemented E&S measures.
Water Resources (Surface Water, Wetlands, Floodplains, Groundwater)	No impacts to water resources would occur.	Compliance with CT DEP sediment and erosion control measures during construction. Installation of sewer line is anticipated to be by directional bore beneath unattended stream and wetland. Permitted activity. No impacts to area groundwater are expected.	Compliance with CT DEP sediment and erosion control measures during construction activities. Presence and locations of streams and wetlands for this alternative are unknown. Proper protection of water resources would be employed.	Compliance with CT DEP sediment and erosion control measures during construction activities. Presence and locations of streams and wetlands for this alternative are unknown. Proper protection of water resources would be employed.
Biological Resources (Vegetation, Wildlife/Aquatic Resources, T&E Species)	No adverse biological impacts would occur.	This alternative would result in approximately 4 to 5 acres of mature tree stand removal. No significant impacts to wildlife (including threatened and endangered species) or aquatic resources are anticipated.	The Southern bog lemming and the Eastern hognose snake may be found within the North Hillside Road Alternative site. Coordination with CT DEP would be conducted prior to construction activities. Impacts to T&E species are possible; however it is likely that any impacts would not be significant. No other significant impacts to wildlife or vegetation are expected at this location.	Historic records indicate the presence of the Eastern hog nose snake in the vicinity of Horseshoe Hill. Implementation of the project in this area may impact this species; however, no significant impacts to wildlife, vegetation or aquatic resources are expected.
Cultural Resources	No cultural resources impacts would occur.	No above-ground or subsurface cultural resources would be affected by construction of the preferred alternative.	No cultural resource impacts are anticipated with this alternative.	A portion of the Horseshoe Hill Road site is within a Historic District. Therefore, there would be impacts to cultural resources.
Noise	No noise impacts would occur.	It is expected that temporary and minor noise impacts would occur from the use of heavy equipment during construction. No additional noise impacts would occur once the facility is completed.	It is expected that temporary and minor noise impacts would occur from the use of heavy equipment during construction. No additional noise impacts would occur once facility is completed.	It is expected that temporary and minor noise impacts would occur from the use of heavy equipment during construction. No additional noise impacts would occur once the facility is completed.
Access/Traffic	No impacts to vehicular access or traffic would occur.	Would result in minor impacts to traffic on Route 44, Weaver Road, and Abern Lane during construction activities. Following construction, there would be only minor traffic impacts from additional staff accessing the site.	Traffic impacts to the University would be greater than those anticipated for the Preferred Alternative because the construction would occur off of a main campus road.	Traffic impacts to the University would be greater than those anticipated for the Preferred Alternative because the construction would occur off of a main campus road. Also, the BSL-2 and Ag Barn would be separated, resulting in additional traffic and fuel consumption with this alternative.
Utilities	No impacts to utilities would occur.	A review of adjacent utilities indicates there may be upgrades required for this alternative.	A review of onsite rights of way and existing secondary sources indicates that existing utilities are capable of expansion with very minor impacts. Some relocation of underground utilities would be necessary resulting in minor impacts.	A review of onsite rights of way and existing secondary sources indicates that existing utilities are capable of expansion with very minor impacts. Some relocation of underground utilities would be necessary resulting in minor impacts.
Socioeconomic Resources	No impacts to socioeconomic resources would occur.	Based upon the small number of new employees to work in the new facility, no impacts, adverse or beneficial, are anticipated under this scenario.	Based upon the small number of new employees to work in the new facility, no adverse impacts are anticipated under this scenario. The services and supplies purchased by these employees under this scenario would produce an economic benefit to the surrounding community.	Based upon the small number of new employees to work in the new facility, no adverse impacts are anticipated under this scenario. The services and supplies purchased by these employees under this scenario would produce an economic benefit to the surrounding community.
Solid and Hazardous Materials/Waste	No impacts	Operation of the AHRC would result in the generation of a variety of waste materials - animal waste, carcasses, human waste, hazardous waste. All waste materials would be managed and disposed in accordance with all appropriate and applicable local, state, and federal regulations. No significant impacts expected.	Operation of the AHRC would result in the generation of a variety of waste materials - animal waste, carcasses, human waste, hazardous waste. All waste materials would be managed and disposed in accordance with all appropriate and applicable local, state, and federal regulations. No significant impacts expected.	Operation of the AHRC would result in the generation of a variety of waste materials - animal waste, carcasses, human waste, hazardous waste. All waste materials would be managed and disposed in accordance with all appropriate and applicable local, state, and federal regulations. No significant impacts expected.
Air Quality	Air quality would not be impacted.	Construction activities will result in very minor VOC and NO <sub>x</sub> emissions - below <i>de minimis</i> levels. Impacts to local air quality would be insignificant during facility operations.	Construction activities will result in very minor VOC and NO <sub>x</sub> emissions - below <i>de minimis</i> levels. Impacts to air quality would be insignificant.	Construction activities will result in very minor VOC and NO <sub>x</sub> emissions - below <i>de minimis</i> levels. Impacts to air quality would be insignificant.



**DRAFT MINUTES**  
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE  
Wednesday, September 15, 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 1:05 p.m.

**II. Minutes**

9-1-10- Favretti MOVED, Rawn seconded, that the 9-1-10 minutes be approved as distributed.  
MOTION PASSED UNANIMOUSLY.

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

The entire meeting was spent reviewing draft revisions to numerous sections of the Subdivision Regulations. Padick noted that all of the issues identified on the 9/15/10 agenda under item III a, were incorporated into the draft revisions and in addition, he had drafted revisions to address other sections where updating was considered appropriate. Committee members were advised that some of the revisions involved significant changes to the subdivision application process and approval standards. Other changes were designed to clarify and reorganize existing provisions and to document in the regulations existing policies and practices. Particular attention was given to a new Section 5 which would require subdivisions with 4 or more lots and/or new streets to submit for review and comment (by the Director of Planning) both site analysis plans and conceptual plans. This new requirement would have to be addressed prior to a final subdivision application submittal to the Planning and Zoning Commission. Other significant draft revisions involve common driveways, sidewalks, bikeways and trails, preservation of stonewalls, historic features and trees and completion of subdivision improvements.

Members tentatively agreed upon a number of wording changes but it was agreed that more time was needed to study and refine the proposed revisions.

**IV. Future Meetings**

It was confirmed that the next meeting would be Wednesday, September 29<sup>th</sup> at 1pm in Conference Room B.

**V. Adjournment**

The meeting was adjourned at 3:00 p.m.

Respectfully submitted,

Katherine Holt, Secretary

PAGE  
BREAK



University of Connecticut  
*Administration and Operations Services*

Facilities Operations

September 13, 2010

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

The UConn water system must advance to a Stage III Drought Advisory condition as a result of low streamflows in our local rivers over a prolonged period of time. This latest drought stage sets certain mandatory water conservation measures and UConn urges all others to voluntarily conserve water.

On July 6<sup>th</sup> and August 13<sup>th</sup>, the University issued notices announcing Stage I and Stage II drought conditions, respectively. The limited amount of rainfall since issuing the previous announcements has not been enough to relieve the drought or sustain streamflows.

The University and its professional water system operator, New England Water Utilities Services (NEWUS), continue to closely monitor and assess all relevant information (e.g., daily consumption, wellfield production and storage, environmental conditions, precipitation forecast).

While our water system is able to meet current and projected demands, operating the supply wells can add stress to the local rivers that are already affected by the drought. The prolonged period of this year's drought necessitates that we advance to the Stage III Drought Advisory, effective September 13, 2010.

**The following mandatory conservation measures are in effect:**

- ✓ Lawn watering is permissible only for up to four hours per day and only during the hours of 5 a.m. to 9 a.m. and 7 p.m. to 9 p.m. This applies to for all University and non-University users.
- ✓ Athletic fields are allowed to be irrigated for up two hours day during the same hours.
- ✓ Public or private pools can only be filled with water provided by pool truck.
- ✓ Washing of motor vehicles is banned. The University's wash bay will continue to be closed until further notice.
- ✓ The use of ornamental or display fountains that use University water is banned.

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25 LeDoyt Road Unit 3252  
Storrs, Connecticut 06269-3252

Facsimile: (860) 486-1486

- ✓ 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.

In addition, students, faculty, staff and other UConn water system users are also asked to reduce their water use. We request the following.

- ✓ Take short showers. Turn off the water flow while soaping or shampooing.
- ✓ Use the appropriate water level or load size selection on the washing machine.
- ✓ Use water only as needed when washing dishes, shaving, and brushing teeth. Don't let the faucet run unnecessarily.
- ✓ Run the dishwasher only when completely full.
- ✓ Public water should not be used to wash building exteriors, driveways, sidewalks or vehicles.
- ✓ Raise thermostat in UConn buildings, particularly when leaving at night.
- ✓ Reconsider pouring water down the drain when there may be another use for it - such as watering a plant or garden.
- ✓ Immediately report any leaky fixtures in UConn buildings to Facilities Operations (486-3113).

The University expects to make additional outreach efforts to raise awareness about the importance of water conservation during drought periods.

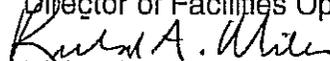
We ask for and appreciate your continued support and cooperation. By reducing consumption during these dry weather conditions, you can help us protect local streams and the aquatic life they support.

We will continue to provide regular updates through communications such as these notices and our website: <http://www.facilities.uconn.edu/wtr-swr.html>. Please contact us at [eugene.roberts@uconn.edu](mailto:eugene.roberts@uconn.edu) (486-3185) or [rich.miller@uconn.edu](mailto:rich.miller@uconn.edu) (486-5446) with any comments, suggestions or questions you may have.

Sincerely,



Eugene B. Roberts  
Director of Facilities Operations



Richard A. Miller  
Director of Environmental Policy

MEMO

TO: Fred Baruzzi, Mansfield Superintendent of Schools  
 Matt Hart, Mansfield Town Manager  
 ✓ Greg Padick, Mansfield Director of Planning and Zoning

FROM: Leigh Duffy, Chair of Mansfield Sustainability Committee

*v.w. for Leigh Duffy*

RE: Sustainability Considerations for School Siting

DATE: August 25, 2010

The sustainability committee has assembled a matrix to be used as a guide for siting any future school building projects. This matrix addresses only the *siting* issues of the school with regard to sustainability. There will be many additional sustainable *design* considerations once the site has been established. Most of the design considerations will be addressed by designing according to the LEED Green Building Rating System.

Site Features for Sustainability (Note: these features should be considered for renovating, replacing, and relocating)	Potential Specific Applications in Mansfield
Site is in a community-centered location and has connectivity to community amenities and public spaces.	
<ul style="list-style-type: none"> <li>• Within walking distance of existing or planned amenities, such as retail development, other schools, community center, library, recreational fields, university, parks, open space, "heart" of the community.</li> </ul>	Close to future Storrs Center, Farrell Fields, Mansfield Community Center, UConn. Or close to Four Corners. Or close to Mansfield Library and Mansfield Center.
<ul style="list-style-type: none"> <li>• Close to existing or proposed higher density neighborhoods and/or areas planned for additional residential development.</li> </ul>	See Mansfield zoning regs/map and Plan of Conservation and Development for higher density residential areas.
<ul style="list-style-type: none"> <li>• Potential to share infrastructure with adjacent sites (e.g., recreation fields, library, parking, parks, swimming pool).</li> </ul>	EO Smith and Farrell fields, future infrastructure for Storrs Center.
<ul style="list-style-type: none"> <li>• Potential for "co-location" - a facility on this site could meet multiple needs and be shared for complementary uses during non-school hours (e.g., senior citizens).</li> </ul>	
<ul style="list-style-type: none"> <li>• School use of site achieves or complements multiple goals for the community.</li> </ul>	School integrates into vision and/or design for Storrs Center, additional senior housing, Mansfield Plan of Conservation

	and Development. Helps fulfill Mansfield 2020 vision and goals.
<ul style="list-style-type: none"> <li>School use of site would add value to surrounding land uses. (Also consider impact on property values of moving existing school out of neighborhood.)</li> </ul>	
<ul style="list-style-type: none"> <li>Potential for future renovations of site for education and non-educational uses (building will continue to serve the community if no longer used as a school in the future).</li> </ul>	Close to areas planned for commercial and community uses (e.g., Storrs Center, Four Corners).
<b>Site is walk/bike/transit accessible</b>	
<ul style="list-style-type: none"> <li>Accessible by walkers and bikers and has existing or potential for bike/pedestrian infrastructure.</li> </ul>	
<ul style="list-style-type: none"> <li>Close to areas with greatest existing or planned concentration of neighborhoods with families, minimizing busing distance and costs.</li> </ul>	See Mansfield zoning regs/map and Plan of Conservation and Development for higher density residential areas.
<ul style="list-style-type: none"> <li>Close to existing or planned public transit for school and non-school users.</li> </ul>	
<b>Site is environmentally suitable for development</b>	
<ul style="list-style-type: none"> <li>Avoids "greenfields" (previously undeveloped lands). If a greenfield is chosen, mitigate the loss through protection of other land with comparable qualities.</li> </ul>	
<ul style="list-style-type: none"> <li>Can be developed without impacting wetlands and waterbodies, floodplains, or habitat for threatened and endangered species.</li> </ul>	
<ul style="list-style-type: none"> <li>Served or serviceable by existing water and waste water infrastructure.</li> </ul>	
<ul style="list-style-type: none"> <li>Minimal impact on traffic patterns, congestion, and air quality and public safety issues related to traffic.</li> </ul>	
<ul style="list-style-type: none"> <li>Potential to minimize lot size and development footprint (LEED Neighborhood Development calls for 5 acre maximum for elementary schools).</li> </ul>	
<ul style="list-style-type: none"> <li>Redevelop existing buildings or site within an already</li> </ul>	

developed area that is community-centered.	
<ul style="list-style-type: none"> <li>• Potential to optimize building orientation to take advantage of passive heating and cooling, natural ventilation, daylighting (i.e., elongate the building along east-west axis).</li> </ul>	
<ul style="list-style-type: none"> <li>• Natural site attributes provide opportunities for outdoor learning (e.g., forested areas, streams, etc).</li> </ul>	
<ul style="list-style-type: none"> <li>• Requires minimal site regrading. No steep slopes.</li> </ul>	
<ul style="list-style-type: none"> <li>• Excellent environmental quality (no water or soil contamination).</li> </ul>	
<ul style="list-style-type: none"> <li>• Has potential for school garden to support local food production.</li> </ul>	
<b>Other considerations</b>	
<ul style="list-style-type: none"> <li>• Budget for ongoing repair and maintenance to maintain usefulness and efficiency of facilities and avoid cost analysis in the future that results in "new is cheaper."</li> </ul>	

### Useful Sources

National Trust for Historic Preservation – Community-Centered Schools Initiative; *Helping Johnny Walk to School: Policy Recommendations for Removing Barriers to Community-Centered Schools*

<http://www.preservationnation.org/issues/historic-schools/helping-johnny-walk-to-school/helping-johnny-walk-to-school.pdf>. See MN, NM, NH, CO, MD case studies on legislative and policy changes to eliminate minimum acreage requirements and bias again renovating existing schools in school construction funding decisions.

<http://www.preservationnation.org/issues/historic-schools/>

EPA school siting information [http://cfpub.epa.gov/schools/top\\_sub.cfm?t\\_id=45&s\\_id=64](http://cfpub.epa.gov/schools/top_sub.cfm?t_id=45&s_id=64)

EPA *Schools for Successful Communities: An Element of Smart Growth*

[http://www.epa.gov/smartgrowth/pdf/SmartGrowth\\_schools\\_Pub.pdf](http://www.epa.gov/smartgrowth/pdf/SmartGrowth_schools_Pub.pdf)

See case studies at end.

Cost comparisons checklist to analyze renovating or building new school

[http://www.epa.gov/smartgrowth/pdf/SmartGrowth\\_schools\\_Pub.pdf](http://www.epa.gov/smartgrowth/pdf/SmartGrowth_schools_Pub.pdf) (see page 19 )

*EPA Travel and Environmental Implications of Schools Siting,*

[http://www.epa.gov/smartgrowth/school\\_travel.htm](http://www.epa.gov/smartgrowth/school_travel.htm)

This 2003 EPA study was the first to empirically examine the relationship between school location, the infrastructure and environment around schools, transportation choices for trips to school, and impact of those choices on air pollution. It found that: school proximity matters (students with shorter distances are more likely to walk or bike), the built environment influences travel choices (students are more likely to bike in bike-friendly neighborhoods with sidewalks and bike lanes), school location impacts air emissions (centrally located schools that are walkable/bikable reduce air pollution).

*US Green Building Council LEED for Neighborhood Development Rating System*

<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148>

*National Best Practices Manual for Building High Performance Schools*

<http://www.p2pays.org/ref/20/19494.pdf>

*California Division of the State Architect's Sustainable Schools Resource,*

<http://www.sustainableschools.dgs.ca.gov/SustainableSchools/sustainabledesign/siting/siting.html>