

## AGENDA

### **MANSFIELD PLANNING AND ZONING COMMISSION**

Regular Meeting, Tuesday, January 18, 2011, 7:15 p.m.  
Or upon completion of Inland Wetland Agency meeting  
Council Chambers, Audrey P. Beck Municipal Building

#### Minutes

1/03/11

#### Scheduled Business

##### 7:20 p.m. Continued Public Hearing

Application to amend the Zoning Regulations, Article VII, Section P, Uses Permitted in the Planned Business-5 Zone (proposed addition of Veterinary Hospitals) W. Ernst, applicant, PZC File # 1294  
Report from WINCOG Regional Planning Commission

##### Zoning Agent's Report

- A. Enforcement Update
- B. Other

#### Old Business

1. Consideration of Action, Proposed revision to the Zoning Regulations as noted above, PZC File #1294
2. Special Permit Modification Request, Proposed Commercial/Residential Mixed Use on Dog Lane, Storrs Center Alliance, LLC, applicant, PZC File #1246-3  
Memos from Director of Planning, Assistant Town Engineer, Fire Marshal
3. 3-Lot Re-Subdivision Application (1 New lot), Property on Candide Lane and Stearns Road, J. Listro o/a, File #1296  
(Tabled pending 2/7/10 Public Hearing)
4. Special Permit Application, proposed Sale of Alcoholic Liquor at Randy's Wooster Street Pizza, 1232 Storrs Rd, PZC File #1295  
(Tabled pending 2/7/10 Public Hearing)
5. 12/1/10 Draft Revisions to the Subdivision Regulations, PZC File #907-34  
(Public Hearing Postponed until 2/7/10)
6. Other

#### New Business

1. Zoning Permit Review: Storrs Center Project Phases 1A and 1B  
Memo from Director of Planning
2. Draft Report: Water Source Study for the Four Corners Area
3. Other

#### Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission (1/5/11 Report Re: Windham Health Care District)
3. Regulatory Review Committee (Next meeting scheduled for 1/26/11 at 1pm)
4. Other

#### Communications and Bills

1. Communications distributed by Education Realty Trust at 1/10/11 Town Council Meeting
2. Updated Town Council Budget Review Schedule
3. Town Manager Quarterly Status Report Re: current projects, initiatives and responsibilities
4. 1/6/11 letter from J. Kodzis, Resident Troopers Office Re: Fall Weekends 2010
5. Coventry Referrals Re: Proposed Zoning Map and Zoning Regulation Revisions-2/14/11 Public Hearing
6. Other

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## DRAFT MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, January 3, 2011

Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, R. Hall, K. Holt, G. Lewis (7:55-10:05 p.m.),  
P. Plante, B. Pociask, B. Ryan  
Members absent: M. Beal  
Alternates present: F. Loxsom, K. Rawn, V. Stearns-Ward  
Staff Present: Gregory J. Padick, Director of Planning, Curt Hirsch, Zoning Agent

Chairman Favretti called the meeting to order at 7:55 p.m. and appointed Loxsom to act in Beal's absence.

#### Minutes:

12-06-10 - Plante MOVED, Ryan seconded, to approve the 12/6/10 minutes as written. MOTION PASSED UNANIMOUSLY. Loxsom noted that he listened to the recording of the meeting.

#### Public Hearing:

##### Application to amend the Zoning Regulations, Article VII, Section P, Uses Permitted in the Planned Business-5 Zone (proposed addition of Veterinary Hospitals) W. Ernst, applicant, PZC File # 1294

Chairman Favretti opened the public hearing at 7:57 p.m. Members present were Favretti, Goodwin, Hall, Holt, Lewis, Plante, Pociask, Ryan and alternates Loxsom, Rawn and Stearns-Ward. Loxsom was appointed to act. Padick read the legal notice as it appeared in the Chronicle on 12-21-10 and 12-29-10 and noted the following communications: a 12-27-10 report from the Director of Planning and a 12-28-10 Report from Dennis O'Brien, Town Attorney.

Wendy Ernst, applicant, explained her reasons for the proposal and discussed her intended use.

Holt expressed concern for noise impact and Ernst responded that outdoor boarding is not an intended use.

Plante added that concerns and conditions could be addressed at the time of the applicant submitting a Special Permit request.

Padick suggested continuing the Public Hearing until 1/18/11 to allow the required legal period of time for WINCOG to respond.

Favretti noted no further comments or questions from the Commission or the public. Holt MOVED, Pociask seconded, to continue the Public Hearing until 1/18/11. MOTION PASSED UNANIMOUSLY.

#### Zoning Agent's Report:

Noted.

#### Old Business:

##### 1. Discussion/Consideration of Action on Proposed Zoning Regulation Revision, Storrs Center Alliance, LLC/Mansfield Downtown Partnership Inc., applicants, PZC File #1246-5

Attorney Tom Cody, Robinson & Cole; Andy Graves, BL Companies; Geoff Fitzgerald, BL Companies; Macon Toledano, Storrs Center Alliance; and Howard Kaufman, Leyland Alliance, were present representing the applicant.

Padick reviewed the requested and called particular attention to the withdrawal of the request for an increase in building height. He added that it was also part of the original request of the applicant to put a 50% restriction on the number of residential units in the Regulations, but now due to changes in the size and the relocation of businesses, the 50% restriction will not be necessary. The applicant now requests that the 50% restriction be removed from the Regulations.

After considerable discussion, Ryan MOVED, Loxsom seconded, to approve the amended application of Storrs Center Alliance LLC., and Mansfield Downtown Partnership Inc. (File #1246-5) to revise Mansfield Zoning Regulations, Article VII, Section M.2.n., as submitted to the Commission and heard at a

Public Hearing on December 6, 2010. This action acknowledges that the applicants have withdrawn their original request to also revise Article VIII, Section A, regarding maximum building heights in the PB-2 zone.

A copy of the subject regulation as revised by this approval shall be attached to the minutes of this meeting and this amendment shall be effective as of January 15, 2011.

Reasons for approval include:

1. The approved regulation revision deletes (for mixed use projects in the PB-2 zone) a residential square footage limitation that was incorporated into Mansfield's Zoning Regulations in 2006 along with other proposed revisions at the request of Storrs Center Alliance LLC and the Mansfield Downtown Partnership, Inc. Since 2006, the overall plan for relocating existing commercial businesses has changed and it is no longer considered necessary to locate existing commercial businesses to upper floors of the planned mixed use buildings. The applicant's original reason for proposing this zoning provision in 2006 is no longer applicable. It is noteworthy that the subject 50% residential limitation was not cited in the PZC's reasons for approving the applicant's 2006 requested regulation revisions.
2. The Storrs Center Special Design District zone, which was adopted in 2007, and is immediately adjacent to areas zoned PB-2, does not include any residential square footage requirements or limitations for mixed use buildings. Eliminating the existing residential square footage provision will allow greater flexibility for mixed use developments in areas zoned PB-2.
3. The approved revision is acceptably worded and appropriately coordinated with other provisions of Mansfield's Zoning Regulations. The revision has been found legally acceptable by the Town Attorney.
4. Eliminating the existing residential occupancy provision in the PB-2 zone will promote goals, objectives, and recommendations contained in Mansfield's 2006 Plan of Conservation and Development. Mansfield's plan specifically supports mixed use developments in special design districts such as the PB-2 zone and recognizes the need for specialized regulations to implement the Storrs Center Downtown mixed use project. Furthermore, the revision is considered to be consistent with goals and recommendations contained in the 2002 Windham Region Land Use Plan and the 2005-2010 Conservation and Development Policies Plan for Connecticut.

MOTION PASSED with Pociask, Holt, Ryan, Lewis, Loxsom and Favretti in favor and Plante, Goodwin and Hall opposed.

**2. 8-24 Referral: Proposed Development Agreement for Storrs Center Project**

Matt Hart, Town Manager, distributed and reviewed a 1/4/11 outline, which summarized each section of the Proposed Development Agreement. Dennis O'Brien, Town Attorney, stated that he feels this agreement is very solid and enforceable.

After extensive discussion, Ryan MOVED, Holt seconded, that the Mansfield Planning and Zoning Commission notify the Town Council that the draft Development Agreement for Phases 1A and 1B of the Storrs Center Project, including provisions for municipal ownership and responsibility for new streets, sidewalks, drainage facilities, a new town square, new garage/intermodal center, open space conservation area and other associated improvements, and for a lease regarding areas within the parking garage and a long term agreement regarding certain uses of the Town Square, is consistent with, and promotes goals, objectives and recommendations contained in, Mansfield's Plan of Conservation and Development. Furthermore, the Commission appreciates that the draft agreement appropriately references developer obligations to obtain all required land use permits. It also is noted that the Commission has not reviewed in detail, and therefore not commented on, financial aspects of the agreement, which is the responsibility of the Town Council. MOTION PASSED with Loxsom, Ryan, Holt, Favretti and Pociask in favor and Lewis, Goodwin, Hall and Plante opposed.

3. **12/1/10 Draft Revisions to the Subdivision Regulations, PZC File #907-34**  
Tabled pending 1/18/10 Public Hearing.

**New Business:**

1. **New Special Permit Modification Request, Proposed Commercial/Residential Mixed Use on Dog Lane. Storrs Center Alliance, LLC, applicant, PZC File #1246-3**  
Holt MOVED, Ryan seconded, to receive the Special Permit Modification request application (file # 1246-3) submitted by Storrs Center Alliance, LLC and Mansfield Downtown Partnership Inc. for Commercial/Residential Mixed Use on property located Dog Lane in PB-2 Zone owned by the University of Connecticut as shown and described in application submissions, and to refer said application to the staff for review and comments. MOTION PASSED UNANIMOUSLY.
- Attorney Tom Cody, Robinson & Cole; Andy Graves, BL Companies; Geoff Fitzgerald, BL Companies; Macon Toledano, Storrs Center Alliance; and Howard Kaufman, Leyland Alliance, were present to review the modification request. Graves presented renderings and plans that depicted proposed changes to the building design and size. Fitzgerald reviewed the changes in parking, number of spaces and the stormwater plans. Chairman Favretti asked that members review the maps distributed in the packet and be prepared to discuss the modification request at the next meeting.
2. **New 3-Lot Re-Subdivision Application (1 New lot), Property on Candide Lane and Stearns Road, J. Listro o/a, File #1296**  
Holt MOVED, Hall seconded, to receive the resubdivision application (file # 1296) submitted by John Listro for a 3-lot re-subdivision on property located at Stearns Road and Candide Lane owned by the applicant as shown on plans dated 11/4/10, and as described in other application submissions, and to refer said application to the staff for review and comments and to set a Public Hearing for 2/7/11. MOTION PASSED UNANIMOUSLY.
3. **New Special Permit Application, proposed Sale of Alcoholic Liquor at Randy's Wooster Street Pizza, 1232 Storrs Rd, PZC File #1295**  
Holt MOVED, Pociask seconded, to receive the Special Permit application (file #1295) submitted by M & A Pizza Restaurant LLC, for the sale of alcoholic liquor at Randy's Wooster Street Pizza on property located at 1232 Storrs Road (University Plaza) owned by N. and G. Haidous as shown on plans dated 12-20-10 as shown and described in application submissions, and to refer said application to the staff, for review and comments and to set a Public Hearing for 2/7/11. MOTION PASSED UNANIMOUSLY.
4. **2011/2012 Budget**  
Holt MOVED, Pociask seconded, that the Planning and Zoning Commission authorize the Director of Planning to submit to the Town Manager a 2011/2012 proposed budget of \$7,350 for account #111-52100. MOTION PASSED UNANIMOUSLY.

**Reports from Officers and Committees:**

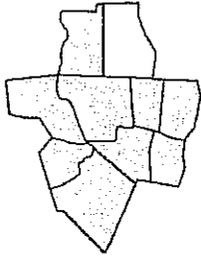
Chairman Favretti noted a 1/12/11 Regulatory Review Committee meeting at 1:15 p.m. and a Field Trip on 1/12/11 at 3:15 p.m. Favretti requested the support of the Commission for him to write a letter to the developers of the proposed Ponde Place requesting them to change the name of the project because it conflicts with the historic name of Mansfield Center which is Ponde Place. Hall MOVED, Plante SECONDED, to authorize the Chairman to write to the developers of Ponde Place requesting that they change the name of their project. MOTION CARRIED UNANIMOUSLY.

**Adjournment:** Chairman Favretti declared the meeting adjourned at 10:28 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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# WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

## REGIONAL PLANNING COMMISSION

Date: January 5, 2011  
Referral #: 10-12-14-MD  
Report on: **Zoning**

**MANSFIELD**  
**Veterinary Hospitals in**  
**Planned Business 5 Zone**

To: Town of Mansfield Planning and Zoning Commission  
C/o: Gregory Padick, Director of Planning

Commissioners;

This referral involves: A proposal to add Veterinary Hospitals as a Special Exception Use in the "Planned Business 5" Zone (Perkin's Corner, Rtes 31 & 32).

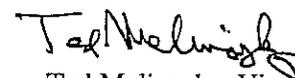
Receipt is hereby acknowledged of the above referral. Notice of this proposal was transmitted to the Windham Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**Comments for Inclusion in the Public Record:** The Regional Planning Commission reviewed the proposed amendments 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 proposal to add Veterinary Hospitals as a Special Exception Use in the "Planned Business 5" Zone is compatible with the Windham Region Land Use Plan which identifies Perkin's Corner (intersection of Rtes 31 & 32) as a Commercial Node.
- The proposal is not anticipated to create negative intermunicipal impacts.

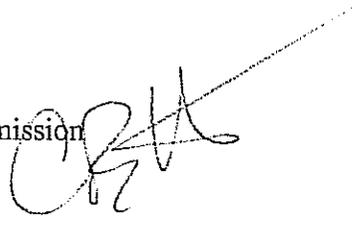
Questions concerning this referral should be directed to Jana Butts at the Windham Region Council of Governments.

Sincerely,

  
Ted Melinosky, Vice Chair  
WINCOG RPC

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To: Town Council/Planning & Zoning Commission  
 From: Curt Hirsch, Zoning Agent  
 Date: January 5, 2011



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

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	3	10	7	65	66
Certificates of Compliance issued	13	10	13	68	53
Site inspections	25	38	53	278	254
Complaints received from the Public	2	7	3	29	23
Complaints requiring inspection	1	6	3	23	19
Potential/Actual violations found	1	5	6	20	32
Enforcement letters	11	7	18	66	60
Notices to issue ZBA forms	0	0	0	0	4
Notices of Zoning Violations issued	2	2	4	12	27
Zoning Citations issued	3	17	8	39	25

Zoning permits issued this month for single family homes = 0, multi-fm = 0  
 2010/2011 fiscal year total: s-fm = 3, multi-fm = 8

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

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GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission  
From: Gregory Padick, Director of Planning  
Date: January 13, 2011  
Re: Special Permit Modification Request, Storrs Center Dog Lane-1 Building, File #1246-2

**Modification Request**

The subject modification request, submitted by Storrs Center Alliance, LLC, seeks approval for revisions to previously approved plans for a mixed use building and associated site work on land zoned Planned Business-2 (PB-2). The subject site is situated on both sides of an existing driveway from Dog Lane to UConn's Bishop Center and Buckley Residence Hall. Based on initial plans for relocating commercial tenants within the Storrs Center Downtown project area, the applicant received Special Permit approval for a mixed use building and associated site work (7/5/06 approval motion is attached). This mixed use building was approved prior to the Commission's adoption of the Storrs Center Special Design District (SC-SDD). As described in applicant submissions, the plans for relocating commercial tenants have changed and a separate building to address this need is no longer appropriate. The current plans for areas within the PB-2 zone include the following revisions.

- The previously approved Dog Lane-1 building has been merged with an adjacent Dog Lane-2 building (situated in the SC-SDD).
- The automotive service building has now been separated from the Dog Lane-1 building. A planned 2<sup>nd</sup> floor over the automotive service use has been eliminated.
- A 4<sup>th</sup> floor has been added to the portion of the merged building situated in the PB-2 zone. The 2006 plans were for a three story building. The portion of the merged building within the SC-SDD has five (5) stories.
- Three commercial tenants are now planned for the 1<sup>st</sup> floor of the portion of the new building situated in the PB-2 zone. The 2006 approval authorized three floors of commercial use. Five residential apartments are now planned on each of the three proposed residential floors within the PB-2 zone.
- A new parking area and associated drainage east of the Bishop Center drive have been reconfigured. The parking area also has been expanded to include additional surface spaces now used by UConn in association with the Bishop Center. These adjacent spaces are within 1,000 feet of the proposed Storrs Center buildings and can be authorized pursuant to Article X, Section D.3 of the Zoning Regulations.
- A driveway north of the merged building is now connected to Storrs Road. This connection will facilitate delivery and waste removal access.
- The exterior treatment of the proposed buildings in the PB-2 zone have been revised. Building elevations approved in 2006 are attached for comparison purposes.
- The revised parking area includes new storm water management controls to address both the quantity and quality of storm water discharges. An updated storm water management report has been submitted and found acceptable by the Assistant Town Engineer.

## Analysis

The provisions of Article V, Section B.9 and Article XI, Section D and the PZC's 7/5/06 approval motion authorize the Commission to approve site and building modifications without the submission of a new special permit application, provided the proposed revisions are not considered significant alternations having potential land use impacts that must be evaluated through a new special permit process. I have reviewed the proposed revisions with respect to applicable regulatory requirements and the PZC's 2006 approval and the following review comments are presented for the PZC's consideration.

- The subject proposal has been reviewed and found acceptable by the Assistant Town Engineer and Fire Marshal (see attached reports).
- Many of the building and site improvement elements also will be subject to review under the SC-SDD Zoning Permit review process. These elements include the addition of the existing Bishop Center parking spaces, delivery and waste collection, utilities, construction traffic and in general, the coordination of building, streetscape, drainage, parking and other site work. Street improvements and the parking garage/intermodal center are now Town responsibilities but occupancy authorizations will be dependent on completion. More information about the Storrs Center Special Design District Zoning Permit review and approval process is contained in an additional memorandum I have included in the PZC's 1/18/11 meeting packet.
- Many of the 7/5/06 conditions of approval remain applicable and should be referenced in any modification approval. In particular, condition #2 addresses parking requirements, condition #5 addresses construction traffic, condition #6 addresses signage and lighting, condition #7 addresses the sale of alcoholic beverages and live music uses and condition #8 addresses bonding, erosion and sedimentation control monitoring and easements.
- The subject plans continue to provide for the planned relocation of Storrs Automotive. Any approval action should indicate that the subject site has been approved for motor vehicle repairers use.
- The revised plan includes 57 parking spaces within the PB-2 zone. Three of the proposed spaces are along the Bishop Center driveway, five of these spaces are west of the automotive use and four of the spaces are north of DL-1. Although there is uncertainty regarding the number of seats that will be included in a planned restaurant use within the PB-2 zone, the proposed number of parking spaces is significantly higher than the number that is anticipated based on the size of the restaurant area. Final parking requirements will be addressed by existing condition #2.
- The site will be served by UConn water and sewer services and utilities will be installed underground.
- The proposed parking and drainage revisions have been found acceptable by staff reviewers. The revisions are not expected to alter the potential for environmental or traffic safety impacts.
- The proposed addition of an additional floor of residential housing in the PB-2 zone is not considered a significant increase in the overall use of the site. This proposed revision should be considered in conjunction with the site location, the uses and building heights authorized in the adjacent Storrs Center Special Design District zone and the fact that the 2006 approval authorized three floors of commercial use.
- The proposed façade changes are considered to be consistent with the Design Guidelines approved for the adjacent Storrs Center Special Design District. In this reviewers opinion the current design is preferable to the exterior design for Dog Lane-1 approved in 2006.
- The proposed revisions are not expected to alter potential neighborhood impacts.

- The following site plan revisions need to be incorporated. These can be addressed by the Zoning Agent and PZC Chairman.
  - Accessible parking spaces must have cross-hatching on the right side as per Article X, Section D.10.
  - An accessible parking space needs to be located on the north side of the DL-1 building as per the 7/5/06 special permit approval.
  - The parking chart on Sheet SP-1 must be revised to specify that required restaurant parking in the PB-2 zone is determined by the number of seats not square footage.
  - The Landscape Plan on Sheet LL-1 needs to replace the Greenspire Linden trees in the Bishop Center lot with trees more compatible in a parking lot setting. Additionally, the hummingbird summersweet shrubs should be replaced with a more drought tolerant plant and variety should be provided within rows of new plantings. It also must be confirmed that plantings are deer resistant.

### Summary

My review indicates that the proposed building and site revisions for the portion of the Storrs Center project within the PB-2 zone are not expected to significantly alter land use impacts and therefore, pursuant to Article V, Section B.9 and Article XI, Section D, can be authorized through a modification of the PZC's 7/5/06 Special Permit Approval. Conditions may be included in a modification approval. The following motion has been prepared for the PZC's consideration:

**That the PZC Chairman and Zoning Agent be authorized to approve the modification request of Storrs Center Alliance LLC for building and site improvements on Dog Lane as depicted on plans dated December 21, 2010 as prepared by BL Companies and as described in other application submissions, subject to the following conditions:**

1. **All applicable conditions contained in the PZC's 7/5/06 Special Permit approval, including but not limited to conditions 2,5,6,7 and 8, shall remain in effect and be addressed in association with the issuance of a Zoning Permit.**
2. **The site plan revisions cited in the Director of Planning's 1/13/11 report shall be addressed on final plans submitted for Zoning Permit approval.**
3. **Storefront signage and lighting improvements shall require subsequent PZC review and approval.**
4. **No work shall begin until a Zoning Permit is issued.**

**This approval authorizes the proposed automobile repairers use at the subject Dog Lane site and the use of an existing Bishop Center parking area for the subject mixed use project.**

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To: Town Clerk  
From: Planning and Zoning Commission  
Subject: Public Act 75-317, **RECORDATION OF SPECIAL PERMIT**

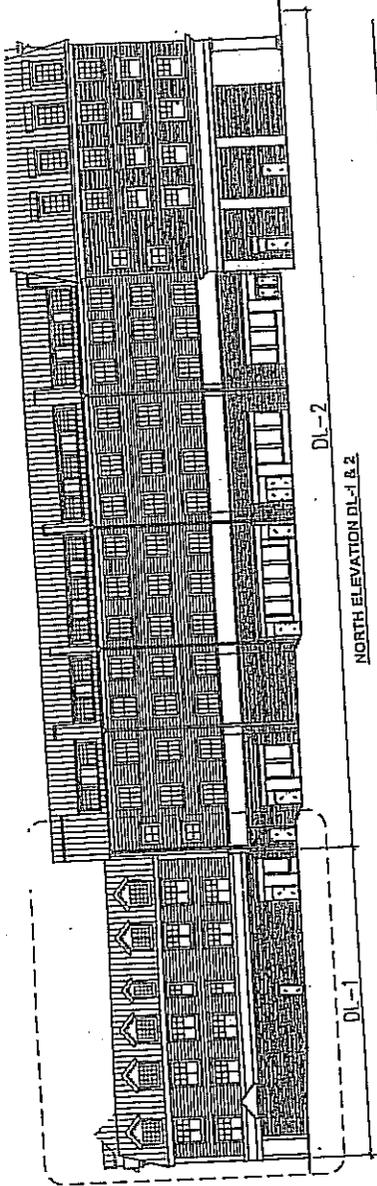
- I Notice is hereby given that the Mansfield Planning and Zoning Commission, at a regular meeting held on July 5, 2006, did grant to Storrs Center Alliance, LLC., a special permit for a three-story commercial/mixed use building, pursuant to Article V, Section B, Article X, Section M and other provisions of the Mansfield Zoning Regulations.
- II The special permit for a three-story commercial/mixed use building was approved subject to the conditions given below. Failure to comply with these conditions may result in revocation of the special permit. Information regarding any modifications of the permit may be found in the files of the Planning Office.
- III This approval is granted with the following conditions:
1. This approval is specifically tied to the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. Any questions regarding authorized uses, required site improvements, and conditions cited in this approval, shall be reviewed with the Zoning Agent and Director of Planning and, as appropriate, the PZC;
  2. Based on current uncertainties regarding the specific mix of uses for the subject building, compliance with the parking requirements of Article X. Section D. cannot be conclusively determined at this time. Accordingly, prior to the issuance of a Zoning Permit for this project, a more specific listing of proposed uses, including information about any restaurant seating, shall be submitted to the Zoning Agent. Additionally for any automotive service station use, more specific information about appointment scheduling and overall management of parking needs, shall be provided.  
  
After consultation with the PZC Chairman and Director of Planning, the Zoning Agent shall confirm that applicable parking requirements have been met. If questions arise, the entire Commission shall be consulted. If it is determined that parking requirements have not been met with the proposed mix of uses, a Zoning Permit shall not be issued. However, the applicant may alter the proposed mix and/or provide additional on site or off site parking to address the parking requirements of Article X Section D. Any new parking spaces shall require PZC approval but may be authorized through the modification process.
  3. To address loading/delivery provisions of the Regulations and to help prevent traffic safety problems on Dog Lane or the Bishop Center Drive, all delivery vehicles that do not fit within designated parking spaces shall be directed to utilize the access drive immediately north of the subject commercial building. Final plans shall incorporate any necessary island/curb cut or driveway revisions needed to accommodate large delivery trucks entering and exiting this access drive. Alternately, the final plans may include another delivery area that addresses regulatory requirements.
  4. Due to concern about overall traffic circulation and vehicular and pedestrian safety and due to the driveway width requirements of Article X. Section D.4 and D.7, the driveway proposed through the easterly side of the building shall be designated for one-way entering traffic.
  5. All construction traffic shall be directed to utilize Storrs Road and the westerly end of Dog Lane. No construction traffic shall use residential roadways east and northeast of the site. The applicant shall be responsible for monitoring and enforcing this condition.

6. All signage details, including traffic control signage, and all lighting details, including fixture and light source intensity information, shall be submitted to the Commission for approval.
7. Based on existing Zoning requirements, additional Special Permit approval shall be required for any sale of alcoholic beverages or any live music use.
8. Prior to the issuance of a Zoning Permit:
  - a. The applicant shall submit a \$5,000 cash site development bond with associated bond agreement to be approved by the PZC Chairman with staff assistance.
  - b. The individual responsible for implementing the erosion and sedimentation control plan shall be identified and contact information shall be provided.
  - c. Access easements for the Bishop Center driveway and for the driveway along the northern property line shall be filed on the Land Records.
9. During periods of construction, the applicant shall submit to the Zoning Agent bi-weekly erosion and sediment control monitoring reports until disturbed areas are stabilized.
10. This approval waives the interior lot landscaping provisions of Article X. Section D.18. This waiver is justified based on site and neighborhood characteristics and a desire to maximize the buffering to the east of the site.
11. No Certificate of Compliance shall be issued until all approved site work is completed or bonded as per regulatory requirements.
12. The following revisions shall be incorporated onto final plans, which shall be signed and sealed by all responsible professionals, including the project engineer architect and landscape architect. These revisions shall be approved by the PZC Chairman with staff assistance:
  - a. Any delivery area revisions needed to address condition #3, and driveway designation revisions need to address condition #4.
  - b. The parking information chart on sheet SP-1 shall be deleted.
  - c. Construction details for the eco-stone parking areas with appropriate base that will minimize the risk of shifting or movement during freeze and thaw cycles.
  - d. The addition of one or more fire hydrants to address the 5/31/06 recommendation of the Fire Marshal. The plans also shall include an exterior connection to the automatic sprinkler system, which should be located on the Dog Lane side of the building.
  - e. The architectural plans shall add a note that no residential units shall be located above any automotive service station use.
  - f. A handicap parking space shall be added or moved to the rear courtyard area.
  - g. An estimate of the amount of fill needed to be brought to the site.
  - h. The scale on Sheet SP-1 and the north arrow on sheets EX-2 and SB-1 shall be corrected.
  - i. Landscape plans shall be revised to substitute a deer resistance species for the proposed evergreen screen east of the parking lot and to incorporate more specific planting details for street trees and any surface protection. Additionally, all selected plants shall be reviewed and as appropriate, revised to address deer damage potential, buffer effectiveness, and sight line requirements.
13. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records.

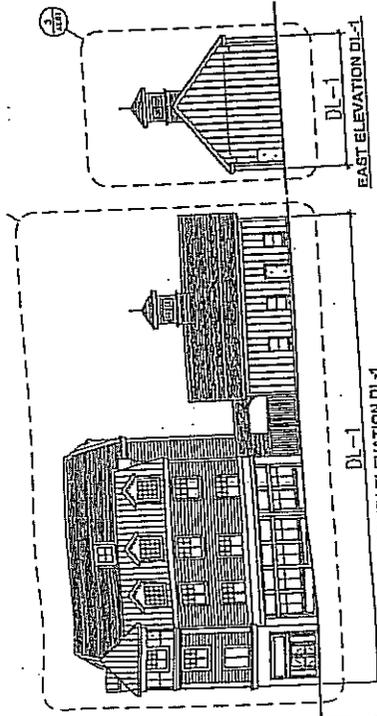
(see PZC file 1246-3)





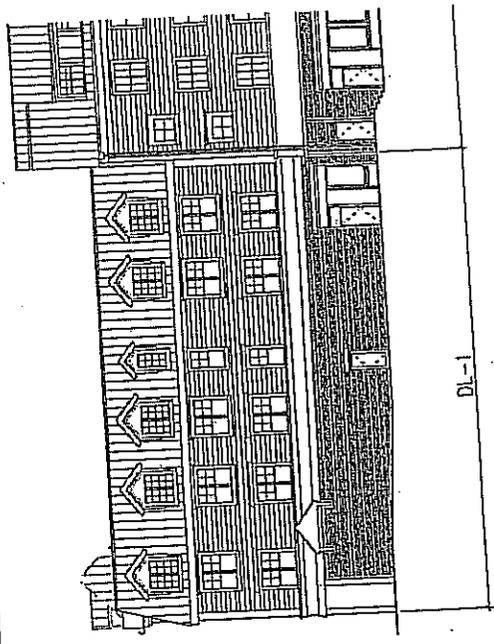


DL-2  
NORTH ELEVATION DL-1 & 2

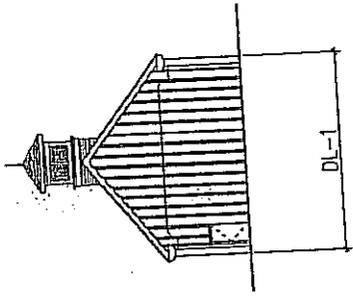


DL-1  
NORTH ELEVATION DL-1

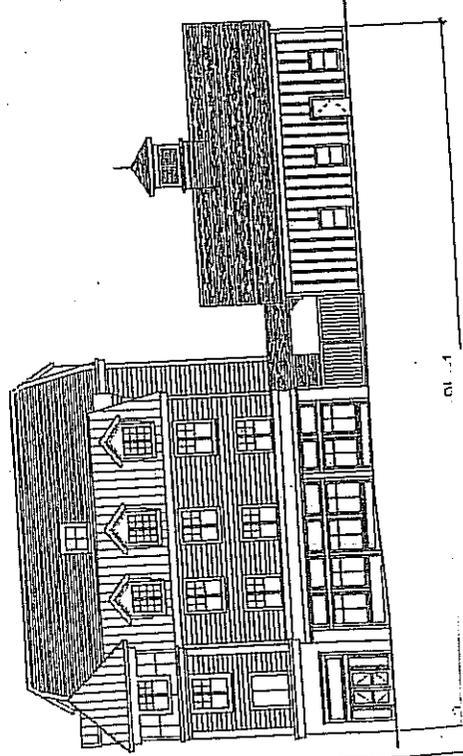
① OVERALL NORTH & EAST ELEVATIONS DL-1 & 2  
REV. 11-14



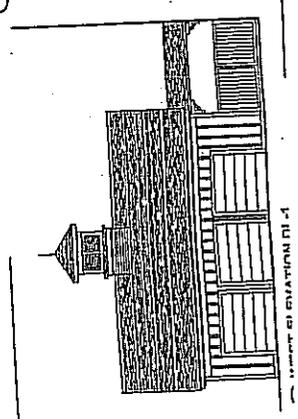
DL-1  
④ NORTH ELEVATION DL-1  
REV. 11-14



DL-1  
③ NORTH ELEVATION DL-1  
REV. 11-14



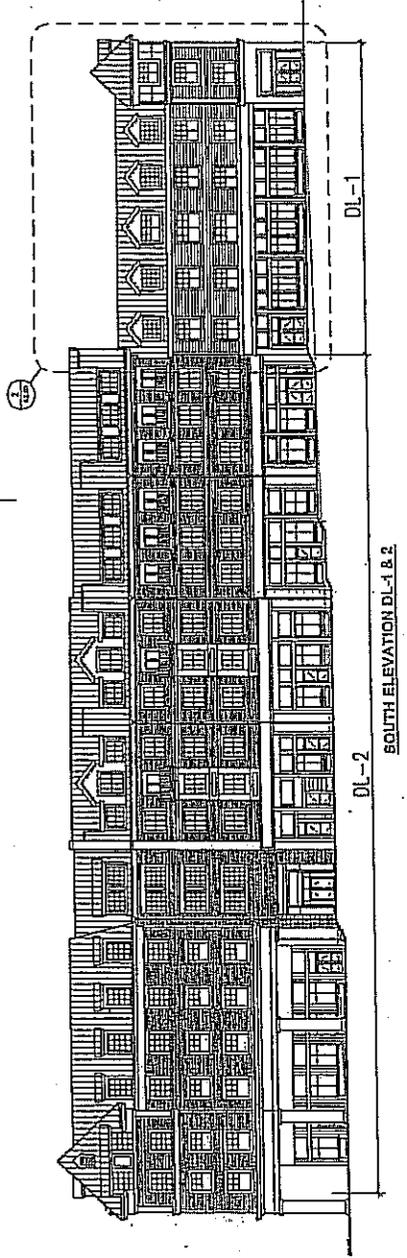
DL-1



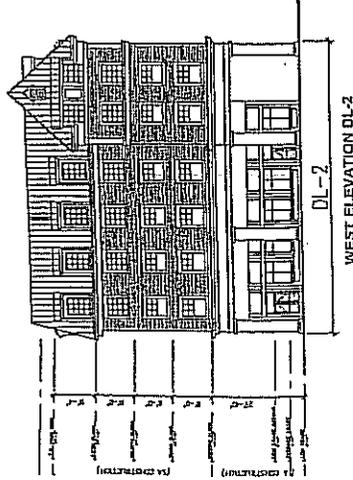
DL-1  
NORTH ELEVATION DL-1

2011 Plans  
View from  
Bishop Center  
Dairyway

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION

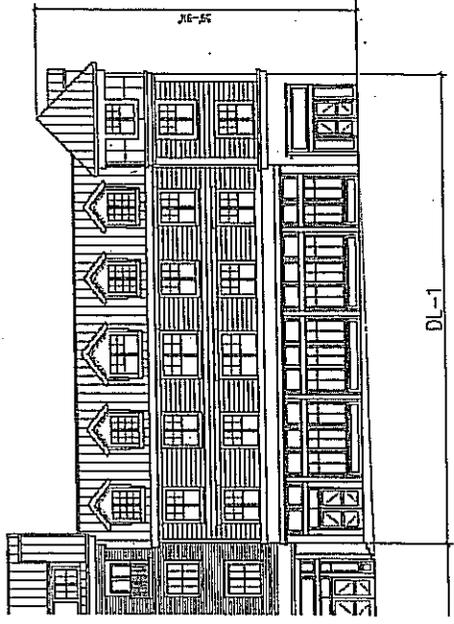


SOUTH ELEVATION DL-1 & 2



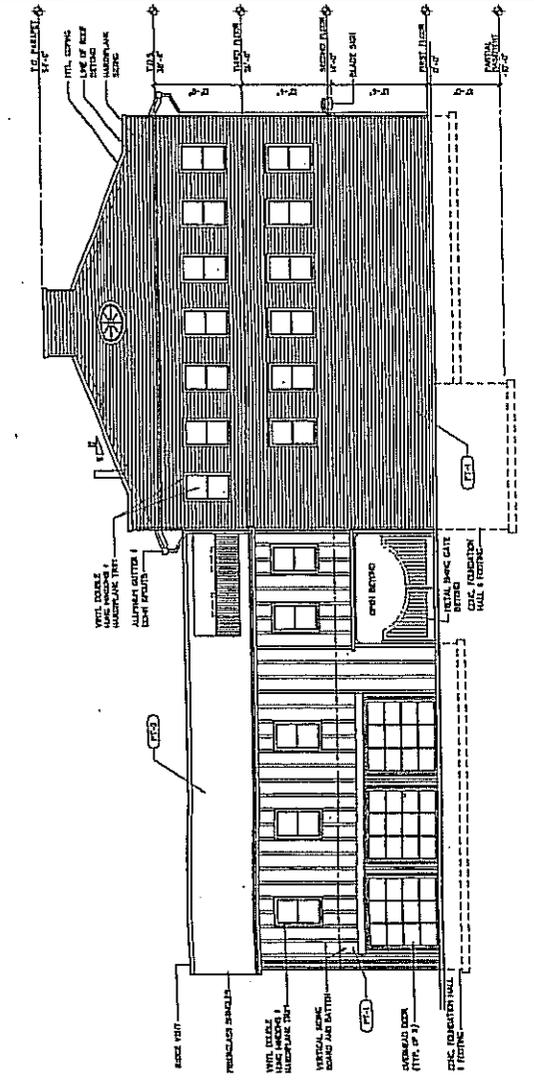
WEST ELEVATION DL-2

1 OVERALL WEST & SOUTH ELEVATIONS DL-1 & 2



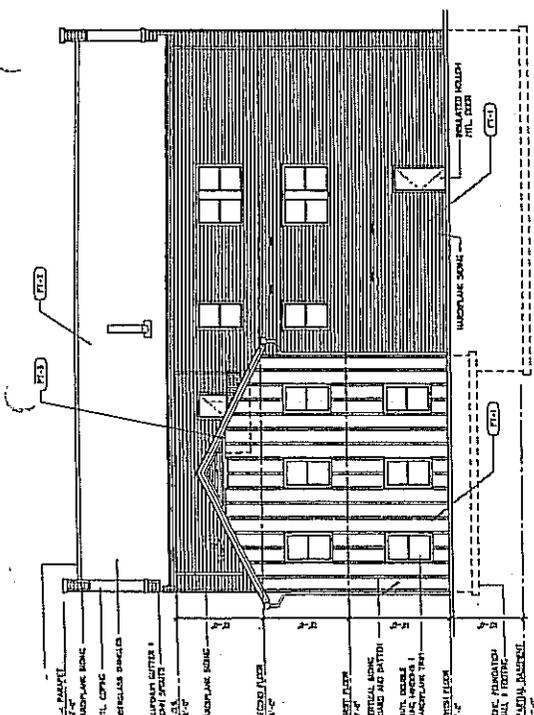
SOUTH ELEVATION DL-1

2011 Plans  
 view from  
 Dog Lane

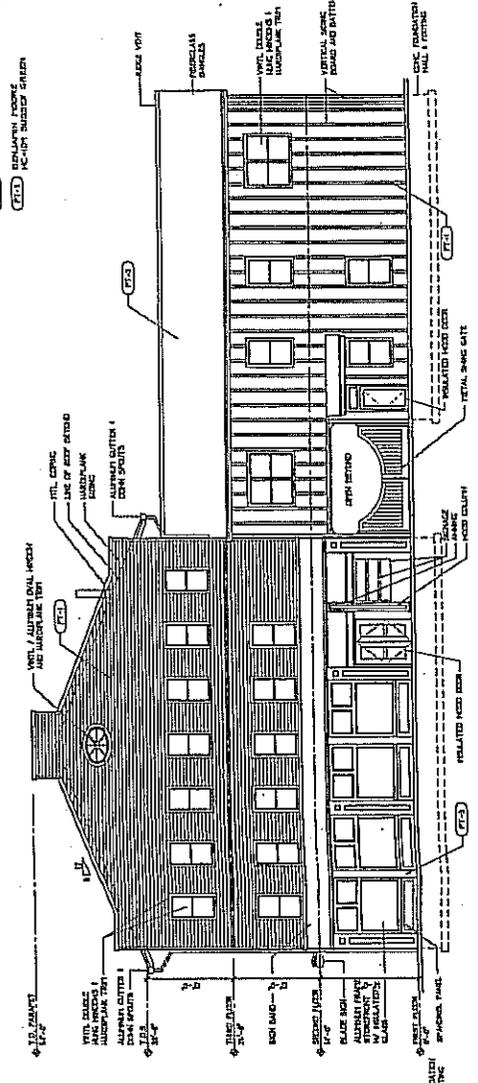


③ WEST ELEVATION  
 1/8" = 1'-0"

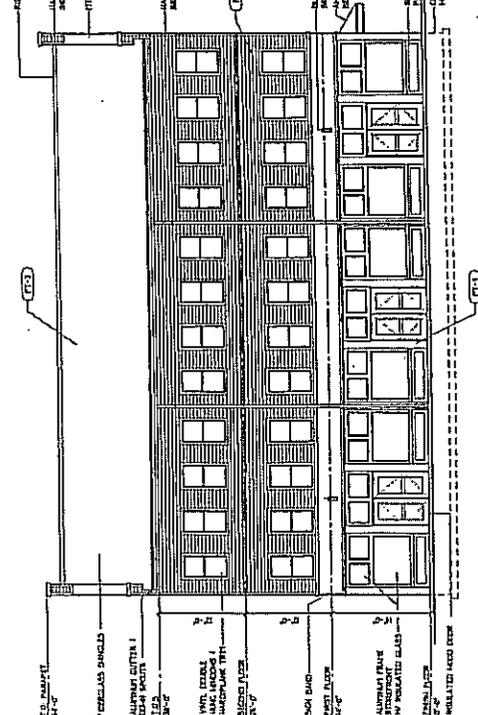
- LEGEND
- ① METAL SHINGLES
  - ② ALUMINUM ENTRANCE
  - ③ METAL SHINGLES
  - ④ PRODUCT SIGNAGE
  - ⑤ ALUMINUM ENTRANCE
  - ⑥ METAL SHINGLES



④ NORTH ELEVATION  
 1/8" = 1'-0"



① EAST ELEVATION  
 1/8" = 1'-0"



② SOUTH ELEVATION  
 1/8" = 1'-0"

FOR PERMITTING PURPOSES ONLY  
 NOT RELEASED FOR CONSTRUCTION

DL-1 Building Elevations - Approved 2006

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Memorandum:

January 13, 2011

To: Planning & Zoning Commission  
From: Grant Meitzler, Assistant Town Engineer  
Re: Storrs Center, Building DL-1

plan references:

map: dated 12.21.2010 ... "Modification to the Special Permit Application" Phase 1A, Building DL-1  
drainage report dated 12.21.2010 ...  
"Stormwater Management Report, Special Permit Application"

This modification proposes an additional floor for building DL-1, and includes the following:

1. Building DL-1 will have four stories instead of three, and be connected to building DL-2.
2. relocation of parking

This relocation has placed parking on the east side of the Dog Lane driveway into the Bishop Center and reworks the layout of the easterly Bishop's lot adding spaces running up to the edge of Dog Lane. Existing wooded area ranging from 90' to 100' wide between the proposed end of grading next to the new parking spaces and the adjacent residence property line is to remain.

The drainage report referenced above provides an analysis of runoff showing that existing flow off the area is slightly greater than the runoff after completion of the proposal. This has been done by surfacing 12 spaces with pavers and placing 2 feet of stone underneath for water storage. A "biofilter basin" is placed downhill of these spaces, in keeping with the overall wetlands impact plan by Dr. Klemens for the overall project site. The Stormwater Management Report indicates consistency with the DEP Water Quality Volume calculation storing the first flush flow from the parking lot.

The handicapped parking spaces detailed on sheet DN-5 appear to need revision.

3. closing of an open pedestrian access between buildings DL-1 and DL-2, with replacement by an interior pedestrian way from front to back.
4. drainage outflow from the building site is directed to the UConn owned drainage system in the present Bishop's Center parking lot areas. The Stormwater Management Report supports this connection showing flows after development are slightly less than the flow before development.

Conclusion:

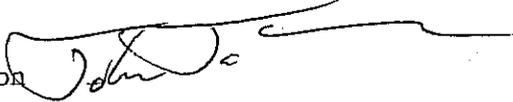
The proposed revisions to the previous approval plans are not considered significant with respect to drainage, traffic or other engineering considerations.

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Town of Mansfield  
Mansfield Fire Department  
Office of the Fire Marshal



**To:** Planning and Zoning Commission   
**From:** John Jackman, Deputy Chief/Fire Marshal  
**Date:** January 13, 2011  
**Re:** Proposed Special Permit Modification

PZC File # 1246-3

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After reviewing the Modification Request Application, file and site plans dated December 21, 2010, for proposed modification to the Dog Lane – 1 building and associated site work for the Storrs Center Project located on Dog Lane, submitted by Storrs Center Alliance, LLC, I have the following comments:

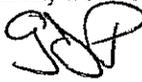
- The proposal incorporates the approved Dog Lane – 1 building into a larger mixed use building within the design district. This reviewer has no objection to the merging of the two buildings, as the merger will not create an additional impact on public safety.
- The proposed revision meets the requirements for emergency vehicle access as required by the Fire Lane Ordinance.

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

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GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission, Town Council, Conservation Commission  
From: Gregory Padick, Director of Planning   
Date: January 13, 2011  
Re: Zoning Permit Review: Storrs Center Project Phases 1A and 1B

In 2007, the Planning and Zoning Commission (PZC) unanimously approved the Storrs Center Special Design District (SC-SDD) zone and associated Zoning Regulations establishing a specific review and approval process for all development in the SC-SDD. The reasons for creating the new zone and the associated regulations are documented in the PZC's approval motion (attached). The approved zoning permit review and approval process is designed to ensure compliance with all applicable zoning approval criteria including a determination by the Director of Planning that the proposed development is "reasonably consistent" with the PZC approved preliminary master plan mapping, the Storrs Center Design Guidelines, the master parking study, the master traffic study and the master drainage study. The Zoning Regulations define "reasonably consistent" as "some variation or deviation from specific provisions is acceptable, provided that the overall intent of the provision is achieved with respect to health, safety, environmental and other land use considerations" (portions of Article X, Section S regarding the Zoning Permit process for the SC-SDD are attached).

Although the SC-SDD Zoning Permit review process is administrative, provisions are included for public participation. A public hearing conducted by the Mansfield Downtown Partnership Inc, Mansfield's officially designated Municipal Development Authority for the Storrs Center project, is required, and all public comments will be considered before a decision is made on a zoning permit application. Furthermore, all zoning permits in the SC-SDD will be thoroughly reviewed by Mansfield staff members and it will be confirmed that submitted plans remain acceptable to the State and Federal review agencies, including the State Department of Environmental Protection, the State Traffic Commission and the Army Corp of Engineers.

Pursuant to SC-SDD regulations, over the past three (3) months, Mansfield staff members and members of the Mansfield Downtown Partnership Planning and Design Committee have met with representatives of the Storrs Center Alliance and Education Realty Trust, the developers of proposed phases 1A and 1B of the Storrs Center Project. These meetings were held for the purpose of reviewing and commenting on preliminary plans and helping to ensure that Zoning Permit applications were complete and appropriately addressed applicable approval criteria. Based on these pre-application meetings, plans have been refined and a Zoning Permit application for Phases 1A and 1B is expected to be submitted on Friday January 14th. The initial phases include buildings DL-1/DL-2 and TS-1 located north of Dog Lane and building TS-2 located south of Dog Lane and east of the planned Town Square. These phases, which cumulatively propose about 70,000 square feet of commercial space and 290 residential apartments, also include alterations to Storrs Road and Dog Lane. Plans for a garage/intermodal center and a new village street connecting Dog Lane and the Post Office Road are under design and will be subject to a subsequent Zoning Permit Application. Zoning Permit approval also will be required for Town Square improvements.

The Downtown Partnership has scheduled a public hearing on the Zoning Permit application for Phases 1A and 1B for 7pm on February 1, 2011. The hearing will be held in Room 7 of the Bishop Center

located east of Storrs Road and north of Dog Lane on the University of Connecticut campus. Following the completion of the public hearing process, the Downtown Partnership Inc. will forward comments and a recommendation for consideration by the Director of Planning.

Although the formal Zoning Permit review process has just begun, staff members have been reviewing preliminary plans and are familiar with the primary elements of Phases 1A and 1B. Based on our review to date, the following information is noteworthy:

- The depicted streets (Storrs Road, Dog Lane and Village Street) are in the same location and have the same basic configuration as the preliminary master plan approved by the PZC.
- The proposed Phase 1A and 1B buildings remain in the same overall locations as PZC approved plans but they have been refined to accommodate the proposed mix of residential and commercial uses. The building heights and façade designs appear to address design guideline provisions. It is noted that a private drive between the TS-1 building and planned garage/intermodal center is no longer planned and the DL-1 and DL-2 buildings have been merged into one building.
- The size and location of the Town Square have not been changed from the preliminary master plan approved by the PZC. Final plans for the Town Square will be subject to subsequent Zoning Permit approval. The Town Square cannot be built until Storrs Automotive is relocated. A temporary roadway through the future Town Square area will link Dog Lane and Storrs Road.
- The depicted location and overall size of the Town garage/intermodal center have not been changed from the preliminary master plan approved by the PZC. Final plans for the garage/intermodal center and related street and infrastructure improvements are under design and will be subject to subsequent Zoning Permit approval (most likely this spring).
- The submitted plans for Phases 1A and 1B include service connections to UConn sewer and water systems and all utilities are planned to be installed underground.
- All PZC approval requirements, including the dedication of the depicted conservation area (to be deeded to the Town), a roadway connection to the Storrs Post Office Road and construction traffic controls, will be addressed in association with the PZC approved Zoning Permit process. It is anticipated that conditions will be added to ensure appropriate coordination and completion of roadway, parking, intermodal, landscaping and other public improvements. It is noteworthy that the garage/intermodal center, Village Street and associated improvements are now Town responsibilities.
- It is noted that specific tenants have not been identified for all planned commercial spaces. Accordingly, it is anticipated that a Zoning Permit condition will be added to ensure compliance with permitted use provisions and compliance with design standards for storefront improvements such as signage, awnings and any outdoor seating, etc.
- The floor plans for the proposed apartments depict efficiency units and one (1), two (2) and three (3) bedroom apartments. A majority of the apartments are one (1) and two (2) bedrooms. There is no indication that the units are designed as dormitories or other forms of student housing.
- No Zoning Permit will be issued until it is confirmed that all State and Federal permit requirements have been met and until required modification approvals have been obtained from the Inland Wetlands Agency and Planning and Zoning Commission. Subsequently, the plans will need to be approved by the Mansfield Building and Fire Marshal's Departments.
- Any review comments from members of the Planning and Zoning Commission, Town Council and other Town Commissions and Committees should be submitted in association with the Storrs Center Special Design District Public Hearing process.

## Summary

The initial Zoning Permit application for development in the Storrs Center Downtown Project will soon be received and reviewed pursuant to Storrs Center Special Design District requirements. These requirements will ensure compliance with all applicable Zoning Regulations including provisions designed to ensure consistency with PZC approved plans and associated studies and design guidelines. Over the past few months, preliminary plans for Phases 1A and 1B have been under review by Town staff members and the Downtown Partnership Planning and Design Committee. Based on initial review comments, the submitted plans have been refined and will now be subject to final reviews. A public hearing has been scheduled for February 1, 2011 at 7pm in the Bishop Center on UConn's campus. All public hearing comments, final reviews by Town staff and a recommendation from the Mansfield Downtown Partnership, Mansfield's Municipal Development Authority for this project, will be considered in association with the Zoning Permit process. The Director of Planning is authorized to make the final determination that all applicable zoning requirements have been met.

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**TOWN OF MANSFIELD  
PLANNING AND ZONING COMMISSION**

**FILE**

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

June 20, 2007

Mansfield Downtown Partnership, Inc.  
C/o Cynthia van Zelm, Executive Director  
1244 Storrs Road  
P.O. Box 513  
Storrs, CT 06268

Re: Mansfield's PZC approved revisions to Mansfield's Zoning Regulations  
PZC file #1256

Dear Ms. van Zelm,

At a meeting held on 6/18/07, the Mansfield Planning and Zoning Commission adopted the following motion:

“to approve, subject to revisions noted below, the February 15, 2007 application of the Mansfield Downtown Partnership Inc., and Storrs Center Alliance LLC., to amend various sections of the Mansfield Zoning Regulations as submitted to the Commission and heard at Public Hearings on March 28, April 5, April 26 and May 21, 2007. The subject regulation amendments shall become effective as of July 15, 2007 or upon subsequent filing on the Mansfield Land Records.

The Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications. The regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-2, which provides the Commission with:

- The authority to regulate the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- The authority to divide the municipality into districts of such number, shape and area as may be best suited to carry out the purposes of Chapter 124 of the Connecticut General Statutes; and, within such districts, the authority to regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land;
- The mandate to consider the Plan of Conservation and Development prepared under Section 8-23;
- The mandate to secure safety from fire, panic, flood and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; and to facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements;
- The mandate to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;
- The authority that reasonable consideration be given for the protection of existing and potential public surface and ground drinking water supplies;
- The authority to encourage energy-efficient patterns of development.

continued

The subject regulation revisions have been adopted because they promote these statutory goals and other zoning purposes cited in Article One of Mansfield's Zoning Regulations. Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

1. The subject Storrs Center Special Design District Regulations promote goals, objectives, and recommendations contained in Mansfield's 2006 Plan of Conservation and Development. The revisions also are consistent with goals and recommendations contained in the 2002 Windham Region Land Use Plan, and the 2005-2010 Conservation and Development Policies Plan for Connecticut.
2. The approved revisions are acceptably worded and appropriately coordinated with other provisions of Mansfield's Zoning Regulations. The revisions have been determined to be legally acceptable by the Town Attorney.
3. The approved revisions are consistent with the approved Municipal Development Plan for the Storrs Center Project.
4. The approved revisions include new and detailed application requirements and approval processes for creating new Storrs Center Special Design Districts and for authorizing new development within an approved district. The approved regulations are considered adequate and appropriate for regulating future development in the subject project area.

The applicant's February 15, 2007 "Proposed Revisions to Mansfield's Zoning Regulations" shall be revised to incorporate revisions listed below. These revisions address issues raised in the Public Hearing process and are necessary to appropriately regulate the subject Storrs Center project.

1. Items 1 through 9 listed in Exhibit 1 of the applicant's May 15, 2007 letter as "Conditions of Approval acceptable to the Co-Applicants", shall be incorporated into the final text;
2. Proposed Article X, Section T.4.a. (iii) shall be revised to delete, "including private residence clubs";
3. Proposed Article X, Section T.4.a. (xxvi) shall be revised to read as follows: Private clubs, such as university faculty clubs, university graduate clubs and clubs for civic or religious organizations, with or without residential units, but excluding clubs or housing for student fraternities, sororities and other student groups."

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

Very truly yours,



Katherine K. Holt, Secretary  
Mansfield Planning & Zoning Commission

Cc: Mansfield Town Council  
Storrs Center Alliance LLC.  
Attorney Thomas Cody  
Attorney Lee Cole-Chu

- (xix) Public and private parking garages
- (xx) Public and private parking lots
- (xxi) Self-service laundromats, and laundry and dry-cleaning drop-off and pick-up, provided no dry cleaning is conducted on the premises
- (xxii) Public or private schools
- (xxiii) State licensed or registered day-care centers
- (xxiv) Recreation facilities, whether public or private and whether indoors or outdoors, such as health clubs, physical fitness centers, gyms, playgrounds, and billiard halls
- (xxv) Private clubs, such as university faculty clubs, university graduate clubs and clubs for civic or religious organizations, with or without residential units, but excluding clubs or housing for student fraternities, sororities and other student groups.
- (xxvi) Sale of alcoholic liquor, subject to the provisions of all town ordinances.

#### 5. General Requirements

- a. All buildings, structures and site improvements in SC-SDD zones shall address all applicable dimensional provisions contained in the Preliminary Master Plan, Master Parking Study and Design Guidelines approved in conjunction with the establishment of the SC-SDD zone classification for the property.
- b. All development in SC-SDD zones shall be served by public water and sanitary sewer facilities.
- c. All new utilities shall be installed underground, unless waived by the Director of Planning due to physical constraints or other special circumstances. Utilities that are not customarily installed underground, such as transformer boxes, are not required to be installed underground.
- d. Underground tanks for the storage of petroleum products or hazardous materials are prohibited in SC-SDD zones.

#### 6. Zoning Permit Application Review

Following approval of a map amendment rezoning land to an SC-SDD designation, all applications for zoning permit review shall be submitted to the Mansfield Director of Planning pursuant to the following process:

##### a. Informal Review

All prospective zoning permit applicants are encouraged to review zoning permit applications with the Director of Planning and the Zoning Agent on an informal and pre-application basis.

##### b. Application Process

- (i) Applications for zoning permit review in an SC-SDD district are submitted to the Director of Planning. A minimum of eight complete sets of all application materials shall be submitted and the Director of Planning shall have the right to require additional sets to satisfy referral requirements. The applicant shall also submit at least one set of plans at one-half or one-quarter size to facilitate referrals and public review.
- (ii) The Director of Planning shall promptly refer the application to the Mansfield Downtown Partnership for the purpose of holding a public hearing on the application and rendering an advisory opinion regarding the application to the Director of Planning. The Partnership public hearing shall be advertised in a manner consistent with the statutory requirements for public hearings on special permit applications. The Partnership shall conclude its public hearing on the application within 35 days of the date that the Director of Planning refers the application. The applicant may consent to an extension of time to open or conclude the public hearing of up to a total of 35 days. If the Partnership does not deliver its written report to the Director of Planning within 10 days of the close of its public hearing, the Director of Planning shall presume that the Partnership's advisory opinion is favorable to the application.
- (iii) The Director of Planning shall complete his review of the application no later than 20 days following the due date for the report from the Mansfield Downtown Partnership provided that, if any of the activities proposed in the application are regulated by the Mansfield Inland Wetlands and Watercourses Agency (IWA), the Director of Planning shall not render a decision on the application until the IWA has rendered a decision on such regulated activities. Upon completion of a favorable review by the Director of Planning, the Zoning Agent is authorized to issue the zoning permit.

**c. Application Requirements**

All applicants for zoning permit review shall provide the application materials required by Article XI, subsection C.2. The following additional information shall also be submitted:

- (i) Summary table of land uses, including number of dwelling units in each building, amount of square footage of each non-residential land use type in each building, dimensional requirements and statement of consistency of the application with the above requirements
- (ii) Statement of intent regarding common interest ownership within the project, if applicable
- (iii) Plan sheets including all applicable information required by Article V, Sections A.3.d, A.3.e and A.3.f of these Regulations, as well as the following information, if applicable:

- (1) Location or key map, depicting the location of the site plan within the area that is zoned SC-SDD, if the application pertains to an area that is less than the entire area zoned SC-SDD
  - (2) Roadway and right-of-way widths, sidewalk widths, roadway cross-sections and paving materials
  - (3) Identification of all land and improvements intended to be dedicated to the Town of Mansfield
  - (4) Parking plan, including on-street parking areas
  - (5) Exterior building elevations of all sides of each building, including building height and exterior building materials
  - (6) Interior floor plans of each floor of each building, provided that the location of interior walls and partitions shall be considered preliminary and subject to change.
- (iv) Statement regarding construction traffic and steps to be taken to address traffic safety issues and potential neighborhood impacts from construction
- (v) Documentation that all development within an SC-SDD classification shall be served by public water and sewer facilities
- (vi) Statement of Consistency with Plans, Studies and Guidelines

A statement, prepared by a professional with expertise in the relevant subject area, shall be provided demonstrating reasonable consistency with the following documents that were approved as part of the map amendment to SC-SDD:

- (1) Preliminary Master Plan
  - (2) Master Parking Study
  - (3) Master Traffic Study
  - (4) Master Stormwater Drainage Study
  - (5) Design Guidelines
- (vii) The Director of Planning is authorized to require a current shared parking analysis at the time of zoning permit application submittal.

**d. Approval Considerations**

In reviewing any zoning permit application, the Director of Planning shall determine the following:

- (i) That the criteria contained in Article V, Section A.5 (but not including review by the Planning and Zoning Commission) and Article XI, subsection C.3 have been addressed.

- (ii) That the application is reasonably consistent with the Preliminary Master Plan, Master Parking Study, Master Traffic Study, Master Stormwater Drainage Study and Design Guidelines. In these regulations “reasonable consistency” means that some variation or deviation from specific provisions is acceptable, provided that the overall intent of the provision is achieved with respect to health, safety, environmental and other land use considerations.
- (iii) That all other applicable provisions of the Mansfield Zoning Regulations have been addressed including, but not limited to, pertinent portions of Article X, Section C (Signage); and Article X, Section H (Filling, Grading, Excavation). Specific building locations that are depicted on zoning permit applications may differ from building locations depicted on the approved Preliminary Master Plan, so long as all other requirements are satisfied.

**e. Approval Conditions**

The provisions of Article XI, subsections C.3 and C.4, shall apply to all zoning permit applications approved pursuant to this Section, except that the Director of Planning may add additional conditions consistent with the provisions of the Zoning Regulations deemed necessary to ensure compliance with all applicable regulatory requirements.

**f. Bonding**

The Director of Planning may require a cash site development bond to address potential erosion and sedimentation control problems or other site construction issues. The Director of Planning may require a site performance bond to ensure completion of public improvements. Letters of credit may be approved subject to compliance with the provisions contained in Article VI, Section C.2.

**g. Modification of Approved Plans**

- (i) Since all zoning permit approvals are based on the submitted plans and specifications, all proposed revisions to zoning permit approvals within property zoned with an SC-SDD classification are required to receive prior approval pursuant to the following provisions.
- (ii) Changes to approved zoning permits within an SC-SDD area which the Director of Planning deems to be significant shall be referred to the Mansfield Downtown Partnership for a public hearing and decided in accordance with the provisions of section 6.a of this regulation
- (iii) Any other changes to approved zoning permits within an SC-SDD area shall be decided by the Director of Planning within 30 days of receipt and do not require referral to the Mansfield Downtown Partnership. A copy of each modification application and decision shall be provided to the Partnership.

- (iv) The Director of Planning, in the reasonable exercise of his or her discretion, shall have the right to approve modifications to approved zoning permits without the submission of a new zoning permit application. In those instances where the Director of Planning determines the proposed modification to be significant, the Director of Planning shall have the right to require the submission and processing of a full zoning permit application pursuant to this section.

## **7. Required Parking and Loading in the Storrs Center Special Design District**

### **a. Applicability**

Accessory parking and loading spaces, open or enclosed, on-street or off-street, shall be provided for all uses within the Storrs Center Special Design District for the purpose of providing safe and convenient access to buildings and land uses within and adjacent to Storrs Center.

### **b. Area Counted as Parking Space**

A parking space may be any open or enclosed area, including any public or private garage or parking facility, carport, driveway, public or private street or other area available for parking.

### **c. Location of Required Accessory Parking Facilities**

Required accessory parking facilities within the Storrs Center Special Design District, open or enclosed, shall be provided anywhere within the district or at any other locations that are consistent with the Master Parking Study.

### **d. Dimensional Requirements for all Parking Spaces and Access Aisles**

All parking spaces and associated access aisles shall be sized and designed to ensure safe and convenient use. Except for required accessible parking spaces (see Article X, section T.7h), all parking spaces shall conform to the pertinent dimensions referenced in the Master Parking Study.

### **e. Required parking spaces within the Storrs Center Special Design District**

The amount of parking required to be provided within the Storrs Center Special Design District shall be based upon the analysis of parking demand contained in the Master Parking Study.

### **f. Access Drive Width**

Safe and convenient access to and from a street shall be provided subject to approval of the local and/or state highway department. The width of access driveways shall be consistent with the Master Parking Study and the Preliminary Master Plan. Depending on the nature and location of the proposed land use, the Director of Planning may authorize access driveway widths that are less than that provided in the Master Parking Study or Preliminary Master Plan provided no traffic safety problems are anticipated and provided the reduced width will enhance the overall design, layout and physical impact of the proposed land use.

### **g. Drainage and Surfacing**

All open parking areas shall be properly drained and all such areas shall be provided with a dustless surface.

### **h. Accessible Parking Spaces**

All proposed commercial, governmental and multi-family residential land uses shall provide accessible parking spaces for handicapped individuals. Said spaces shall conform with section 14-253a(h) of the Connecticut General Statutes. At a minimum, accessible parking spaces shall be provided in the number required by the State Building Code. Wherever feasible, the parking spaces located closest to a primary entrance shall be designated as accessible parking spaces. Appropriate access ways to and from the adjacent primary entrance shall be provided in association with all accessible parking spaces. All accessible parking spaces shall be clearly designated with signs situated approximately five (5) feet above grade and, where ever possible, with pavement markings. The required cross hatch area shall be located on the right hand side of each accessible space.

**i. Fire lanes**

All parking areas shall conform with the applicable written requirements of the Mansfield Fire Marshal regarding adequate fire lanes and emergency vehicle access.

**j. Lighting**

All parking and loading areas shall be adequately illuminated in order to prevent vehicular and pedestrian safety problems. All lighting fixtures shall be arranged (and, where appropriate, shielded) to prevent glare and to direct light away from any neighboring residential properties. Standards for lighting fixtures shall be addressed in the Design Guidelines required by Article X, section T.3.c(vi).

**k. Snow Removal**

All parking and loading areas shall be designed, constructed and maintained to address snow plowing and snow removal needs for the site. All loading areas and the minimum number of parking spaces required by these regulations shall be available for year round use.

**l. Loading Areas**

All loading areas shall be adequately sized and located to serve the applicable land uses. Loading areas may be located on street or off street and shall have appropriate signage.

**8. Signage Regulations Applicable in all Storrs Center Special Design Districts (SC-SDD)**

**a. Definitions.** The following definitions apply to signage in the SC-SDD, in addition to those definitions set forth in Article X, Section C.2:

- (i) Building Frontage. The length of a particular building wall.
- (ii) Primary Occupancy Frontage. The length of that portion of an exterior building wall occupied by a particular occupant and where the primary entrance to the occupant's premises is located, including both sides of a corner.
- (iii) Secondary Occupancy Frontage. The length of that portion of an exterior building wall occupied by a particular occupant and where the secondary entrance to the occupant's premises, if any, is located.

- (iv) Sign. Awning. A sign attached to, affixed to, or painted on an awning or canopy.
- (v) Sign. Blade. A sign (sometimes referred to as projecting bracket mounted sign) that is attached to, in whole or in part, a building face or wall, and that projects in a perpendicular direction from such face or wall (or, in the case of a building corner, that projects in a direction that is approximately midway along the outside corner) and that contains two potential sign sides.
- (vi) Sign. Canopy. A sign that is attached to, in whole or in part, a building face or wall and that projects in a perpendicular direction from such face or wall more than 18 inches and that includes three potential sign sides (for example, a sign commonly described as a movie or theater marquee sign).
- (vii) Sign. Menu Board. A freestanding or wall-mounted sign identifying items offered for sale within a restaurant.
- (viii) Sign. Sandwich or A-Frame. A portable sign which is movable and not attached to a building, structure or the ground. These signs shall not count in the calculation of Identity Signage attached to buildings.
- (ix) Sign. Site. A sign that does not identify a particular building or establishment, but which identifies a neighborhood or other group of buildings or establishments.
- (x) Sign. Suspended. A sign that is suspended from the underside of a horizontal plane and is supported by such surface.
- (xi) Sign. Table Umbrella. A sign attached to, affixed to, or painted on an umbrella or parasol connected to an outdoor restaurant table.
- (xii) Sign. Window. An identity sign that is etched onto, or otherwise attached to, the surface of a window such that visibility is maintained through the window.

**b. Types of Signs Allowed and Prohibited in the SC-SDD Zone District**

- (i) **Prohibited Signs.** All of those signs listed in Article X, Section C.3, except for Sandwich or A-Frame Signs that meet the requirements set forth below and Advertising Signs that meet the requirements of Table Umbrella Signs.
- (ii) **Signs authorized without Zoning Permit approval.** Unless prohibited by Article X, Section C.3, all of the signs listed in Article X, Section C.4 are allowed without Zoning Permit approval, provided they comply with all other applicable provisions of these regulations.
- (iii) **Signs authorized with Zoning Permit approval.** The following types of signs are allowed with Zoning Permit approval, provided they comply

with all other applicable provisions of these regulations and are consistent with the provisions of the Design Guidelines:

- (1) Awning Signs
- (2) Blade Signs
- (3) Directional Signs, both on-site and off-site
- (4) Grand Opening Event Signs
- (5) Identity Signs
- (6) Menu Board Sign
- (7) Projecting Wall Signs
- (8) Sandwich or A-Frame Signs
- (9) Site Signs
- (10) Suspended Signs
- (11) Table Umbrella Sign

**c. Standards for all Signs in SC-SDD**

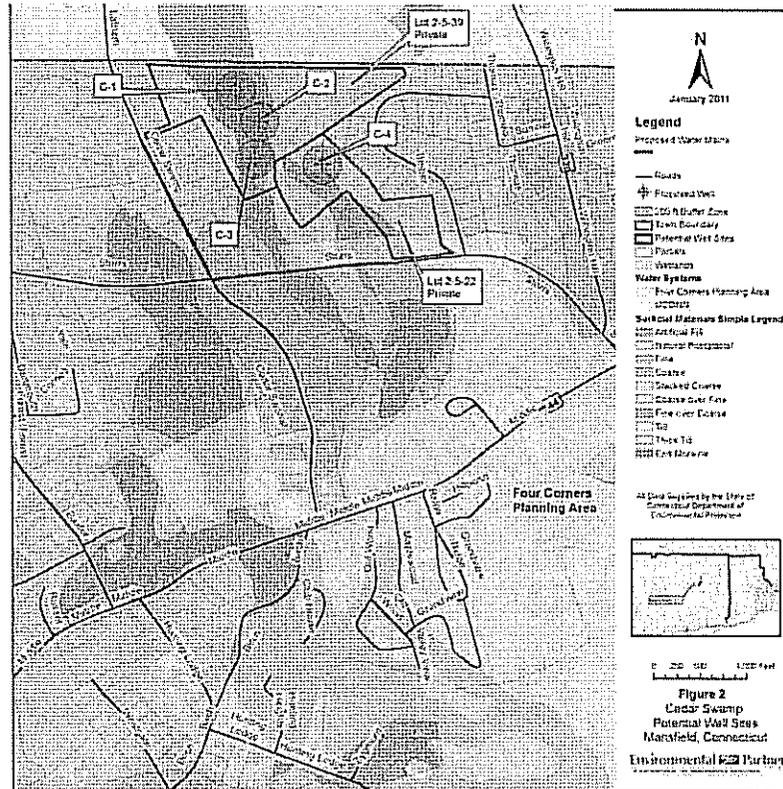
The location, dimensions, height, area, and other physical characteristics of all signs within the SC-SDD zone districts shall be consistent with the provisions of the Design Guidelines.

# Town of Mansfield, CT

## Draft Report

### Water Source Study for the Four Corners Area

#### January 6, 2011



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A partnership for engineering solutions.

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## 1.0 INTRODUCTION

### 1.1 PURPOSE

The Town of Mansfield is seeking to develop a water source/system for its 500 acre Four Corners commercial and residential area in Northern Mansfield. The Town is considering the following sources of supply for the proposed new water system:

- Groundwater in the Cedar Swamp area adjacent the Four Corners area
- Groundwater along the Willimantic River downstream of the current UConn wellfield
- Groundwater in the area of Mansfield Hollow
- An interconnection with Connecticut Water Company (CT Water)
- An interconnection with Windham Water Works (WWW)

The purpose of this initial phase of the project is to identify the most advantageous alternative for supplying the Four Corners area. This involved performing a comprehensive evaluation of the water supply alternatives considering a variety of factors, including:

- Department of Environmental Protection permits
- Department of Public Health requirements, permits, and approvals
- Department of Public Utility Control approvals
- Local permitting agency approvals
- Water quantity
- Reliability and redundancy
- Capital Cost
- Operating Cost

### 1.2 SCOPE OF WORK

The scope of work for this phase of the project is based on Environmental Partners' agreement with the Town of Mansfield dated November 10, 2010. A summary of the scope of work is outlined below:

- a. Confirm/refine domestic and fire flow system demand estimates.

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- b. Perform an evaluation of the groundwater alternatives, considering parcel mapping, land ownership, groundwater classifications, surficial geology, wetlands, flood plain, pollution sources, endangered and threatened species, and estimated yield of new well. The evaluation will include a desktop evaluation and site reconnaissance.
- c. Correspond with officials from CT Water, Windham Water Works, and UConn to discuss the interconnection alternatives.
- d. Correspond with DEP, DPH, and local regulatory agencies to introduce the project and the water supply alternatives, as well as seek their initial feedback on the alternatives and their information needs.
- e. Evaluate each option, and summarize the evaluation of the alternatives, most likely in a matrix format. Circulate this study/report as a draft.
- f. Meet with the project review team to review/revise the preliminary evaluation phase report - assist in selecting a preferred water supply alternative for further study, analysis and permitting.

## 2.0 PROPOSED WATER SYSTEM DEMANDS

The Four Corners planning area covers an area spanning 500 acres near the intersection of Routes 44 and 195. There are 60 properties in the planning area, with a mix of residential, commercial, and mixed-residential use. Prior estimates of water demand for these 60 properties indicates that the initial water demand will be approximately 59,000 gallons per day (gpd), increasing to 170,000 gpd over a 20-year planning horizon. As part of the final version of this report, we will confirm these demand estimates.

Along with the water demands in the Four Corners planning area, the Town has given consideration to the demand for water from other potential real estate developments in Town. It is prudent to identify these potential developments and their water demand so that the selection and development of a new source of water supply is adequate to cover the projected demands of these potential developments. As part of the aforementioned effort to confirm the Four Corners area water demands, we will work with the Town to estimate the water demand of these potential developments.

### 3.0 WATER SUPPLY ALTERNATIVES AND EVALUATION FACTORS

#### 3.1 WATER SUPPLY ALTERNATIVES

Five alternatives for water supply were evaluated for the Four Corners Area. Each of these alternatives is shown in **Figure 1**, and described below.

- Groundwater Supply in Cedar Swamp Area – Located adjacent to the proposed Four Corners service area is the Cedar Swamp and Cedar Swamp Brook. A brief analysis performed by Charter Oak Consulting dated March 9, 2009 suggests that the Cedar Swamp area might be a suitable site for a new groundwater supply.
- Groundwater Supply near the Willimantic River - There are known to be significant depths of good aquifer material adjacent to the Willimantic River. One of UConn's two wellfields is located along the river. This report considers potential well sites downstream of the UConn wellfield.
- Groundwater Supply near Mansfield Hollow Reservoir – Mansfield Hollow Reservoir and the downstream Willimantic Reservoir (located in the southeastern corner of Mansfield) are an abundant source of water. Both DEP and DPH have suggested that the Town investigate this area of Town for a new water supply.
- Connecticut Water Interconnection – For many years, CT Water has proposed to install a water main to extend their water system to UConn to supplement UConn's water supply. The Town of Mansfield could then connect to the CT Water pipeline to provide water to the Four Corners Area.
- An interconnection with Windham Water Works (WWW) – WWW owns and operates a water treatment plant on the southern edge of the Willimantic Reservoir in the southeastern corner of Mansfield. The facility provides water to Windham and a small portion of southern Mansfield. The proposed alternative would include a pipeline

extension from WWW's water treatment plant to the UConn system, where water would then be "wheeled" to the Four Corners Area.

### **3.2 EVALUATION FACTORS**

Each of the water supply alternatives was evaluated based on the following factors:

#### **3.2.1 Water Quantity**

Each alternative was assessed for its ability to provide the estimated amount of water required in the Four Corners Area.

#### **3.2.2 Water Quality**

The alternatives were assessed in terms of the expected water quality. For the interconnection options, available information to make this assessment consisted of Consumer Confidence Reports. For groundwater options, field testing will be needed.

#### **3.2.3 DEP Diversion Permitting**

A diversion permit is required for the withdrawal of groundwater from one or more wells joined in one system whose combined maximum withdrawal exceeds 50,000 gallons per day (gpd). A diversion permit is also required to transfer water from one water supply distribution system to another where the combined maximum withdrawal from any source supplying the system or interconnected systems exceeds 50,000 gpd.

For groundwater withdrawals, the ability to obtain a diversion permit is highly dependent on the comparison of the desired withdrawal rate and the 7Q10 flow (smallest values of mean discharge computed over any 7-consecutive days during the annual period) of impacted streams or rivers. The ability to obtain a diversion permit for a groundwater withdrawal is also dependent on the environmental impacts within the proposed well(s) zone of influence. In particular, the impact on wetland soils within the proposed well(s) zone of influence. In addition to the impact on wetland soils, other environmental issues of interest to DEP include endangered or threatened

species, impact on floodplains (along with a mitigation plan if the proposed project includes fill or structures in the floodplain), and stream channel encroachment issues.

### **3.3.4 DPH Requirements for New Well**

The Connecticut Department of Public Health (DPH) requirements for a new well include:

- The ground immediately surrounding the well must be located above the 100 year flood level.
- The well must be located at least 50 feet from the annual high water mark.
- For well's with yields greater than 50 gpm, the well must be located at least 200 feet from any sewage disposal system or other source of pollution, with the Town maintaining sanitary conditions by ownership or easement.

### **3.3.5 DPH Requirements for System Capacity and Redundancy**

The DPH will require estimates of the projected water demands, and will require that the production/purchase capacity provide at least a 15% Margin-of-Safety (i.e. 15% more supply than demand) over the average day, maximum month, and maximum day demands.

The DPH requires that water systems maintain the 15% Margin of Safety with the largest source of supply off-line; as such, for a groundwater supply, the DPH will require that the Town provide a fully equipped backup well or a backup interconnection.

### **3.3.6 DPH Interconnection Requirements**

For an interconnection with another water system, the Town will need to seek a Sale of Excess Water Permit from the DPH. This permit allows a public water system to sell water reserves in excess of those required to maintain an abundant supply of water (i.e. adequate Margin of Safety) to customers in its service area. The applicant must provide the department with sufficient information to verify that the water proposed for sale is in excess of that required to meet their system needs.

### **3.3.7 Water Storage and Fire Flow**

The Connecticut Department of Public Utility Control (DPUC) regulations indicate that small systems shall provide atmospheric storage tank capacity of at least 200 gallons per residential customer or equal to the average daily demand of the system, whichever is the greater number. If commercial or industrial customers are included, additional storage shall be provided based on reasonable average day estimated water usage.

For the options that include an interconnection to a neighboring water system, it is likely that the storage capacity of the neighboring system can satisfy this requirement. Water supply options that do not include an interconnection with a neighboring system would require the construction of a storage tank – either elevated storage (i.e. a standpipe or elevated tank) or ground storage with a booster pump station.

Fire flow requirements are typically based on the ISO's guidance. Assuming a minimum fire flow need of 1,000 gpm for 2 hours, the Town will have to provide 120,000 gallons of storage for fire flows. This storage should be in addition to the DPUC storage requirement discussed above. This fire flow storage can be provided in several ways. If a water supply alternative is selected that includes an interconnection with a neighboring water system (either for regular use or only emergency/fire use), the Town can rely on the storage capacity of the water system that is providing the water.

### **3.3.8 Certificate of Public Convenience and Necessity**

Unless the Four Corners area is considered an extension of another public water system (e.g. UConn's or CT Water's system), the system will be considered a new Community Public Water System. The Town will thus be required to obtain a Certificate of Public Convenience and Necessity (CPCN) from Department of Public Health (DPH) and the Department of Public Utility Control (DPUC). As part of this process the DPH and DPUC will determine if the proposed water system will have adequate Technical, Managerial, and Financial capacity to maintain compliance with regulations after the system is put into operation. The application process requires the applicant to provide information showing that there is no feasible interconnection alternative. DPH senior staff have expressed the desire, whenever feasible, for

proposed new and existing small systems to become part of larger established water systems to minimize the number of small water systems in the state.

### **3.3.9 Property Purchases**

Some of the groundwater alternatives will require purchase or lease of land from a private party. This will impact the cost and schedule for these alternatives.

### **3.3.10 Other Entities**

Some of the alternatives involve other entities, such as UConn, CT Water, Windham Water Works, and the Town of Tolland. Each entity has its own goals, needs, agenda, and schedule, which may or may not coincide with Mansfield's goals, needs, agenda, and schedule. In addition, the entities must agree upon cost sharing arrangements for both capital and operating costs. The more entities involved in an alternative, the more complex the alternative.

### **3.3.11 Costs**

Capital, operating, and maintenance cost should all be considered when evaluating supply alternatives. All capital costs should be considered, including the cost for any upgrades to enable other systems to supply water to the Four Corners area. All operating costs should be considering, including the cost for a contract operator to operate and maintain the system and the cost to purchase water from one of the neighboring systems.

## 4.0 GROUNDWATER ALTERNATIVES

### 4.1 Introduction

A preliminary investigation of potential public water supply well sites was conducted in the Town of Mansfield in order to identify potential water sources for the Four Corners Area. The investigation relied on available data and reports including studies conducted by the UConn, studies previously conducted for the Town of Mansfield, USGS maps and reports and data from the University of Connecticut's Map and Geographic Information Center (MAGIC). A list of references is included at the end of this report.

### 4.2 Investigation Approach

The investigation into potential water supply well sites in Mansfield focused on four areas (refer to **Figure 1**):

- Cedar Swamp
- Willimantic River near Mansfield Depot
- Willimantic River near Eagleville Lake
- Mansfield Hollow

The first step in the evaluation was to use available geologic mapping to identify areas of potential sand and gravel aquifers. These areas were then overlaid with parcel maps for the Town of Mansfield. Parcels that were large enough to site a well with the required 200-foot radius within areas of sand and gravel were identified.

Each potential site that met the criteria was then examined for potential disqualifying attributes including presence of water quality hazards, lack of access, steep slopes, serious wetland concerns and incompatible land uses.

Once the sites were identified on the basis of mapping, field checks were conducted at each site to confirm the mapping and take note of any special conditions that were not apparent from the mapping.

Below is a discussion of the potential sites identified in each of the four primary areas of investigation. The potential of these sites is based solely on geologic mapping, field visits, and existing published data. Test well drilling would need to be conducted to establish the quantity and quality of available water resources.

### **4.3 Cedar Swamp**

#### **4.3.1 Water Supply Potential**

There is a relatively small aquifer adjacent to and beneath Cedar Swamp, near the northern border of Mansfield (see **Figure 2**). Most of the aquifer and swamp extends into Willington. The area of aquifer materials (sand and gravel) is shown in **Figure 2**. As far as we have been able to determine, there has been no subsurface drilling conducted anywhere in the aquifer so there is no data on aquifer thickness or the types of materials that might be present at depth.

We have concluded that the amount of water available in the Cedar Swamp area is significantly less than was previously estimated by Charter Oaks in their memorandum of March 9, 2010, and the potential for ecological impacts are significantly greater. Charter Oaks based their preliminary conclusions on a very rough water balance for the aquifer that does not take into account the limited capture zone of a potential well at this location or seasonal fluctuations in available water. Potential local wetland impacts would have to be evaluated closely in the course of the permitting process.

The flow of Cedar Swamp Brook would be decreased essentially by the amount of water pumped from the well. Based on information from USDA, the estimated low stream flow for Cedar Swamp Brook is 250 gpm. If a well were to be developed to meet the 20 year demand of 170,000 gallons per day (or 118 gpm), the well production would equate to approximately 47% of the low stream flow. Since this is a relatively high percentage of the low stream flow, it is likely that the Diversion Permitting process would be complex.

#### **4.3.2 Potential Well Sites**

There are only two lots within this potential aquifer area that are large enough to site a public water supply well - a minimum 200-foot radius is required for protective purposes. Those lots

and four potential well sites within them are shown in **Figure 2** along with the 200-foot radius for each potential site.

Three of the potential well sites are located on lot 2-5-39 (C-1, C-2 and C-3); the owner is identified in Town Assessor records as Diane Becker. There is access to the lot from Cedar Swamp Road; however, it will be necessary to cross an area mapped as wetland area to get to the sites. Three potential test well exploration sites have been identified. These sites are not within currently mapped wetland areas, but this assumption would need to be confirmed with more detailed mapping.

A fourth site (C-4) is located on lot 2-5-22. The owner is identified as the Taylor Family Trust. Access to the lot is from Storrs Road. One potential test well exploration site has been identified. This site is not within a currently mapped wetland area, but this would need to be confirmed with more detailed on-site mapping.

There is some potential for a water supply well in the portion of Cedar Swamp located south of Route 195. However, none of the properties in this area are sufficient to provide a 200-foot radius. A suitable wellhead protection area would be possible if two or more of the properties were combined. In addition, because of the smaller quantity of sand and gravel deposits in this area, the potential yield of a well here would be lower than at the sites described above.

#### **4.3.3 Infrastructure**

If the Town were to proceed with developing a groundwater supply at Cedar Swamp, there are two key infrastructure issues to consider. First, the Town will need to provide a backup source of supply pursuant to Department of Public Health standards. This could be an interconnection with UConn or a fully equipped backup well. Second, the Town will need to provide water storage. If the Four Corners distribution system is interconnected with the UConn system, the UConn water storage tanks could serve as the water storage for the Four Corners Area. If there is no interconnection with the UConn system, the Town will have to provide elevated storage or ground level storage with a booster pump station.

It should be noted that the two potential well sites are located within the 100-year flood plain. The wellhead, land around the wellhead, and the wellhouse all have to be located above the 100-year flood level in accordance with DPH requirements.

#### **4.3.4 Operations**

With this alternative, the Town would be creating a new community water supply system. Thus, the Town would need to obtain a Certificate of Public Convenience and Necessity (CPCN) from the Department of Public Health (DPH) and the Department of Public Utility Control (DPUC). The Town plans to retain a contract operator to operate and maintain the system to ensure compliance with DPH, DEP, and DPUC standards and regulations.

#### **4.3.5 Advantages and Disadvantages**

The primary advantage of a groundwater supply at Cedar Swamp is its close proximity to the proposed Four Corners area, which will limit the amount of required pipeline and associated cost. Another critical advantage is that this alternative would involve only one other entity, UConn, if the Town opts to interconnect with the UConn system. This means that the Town has significant control over the project schedule.

The primary disadvantage of a groundwater supply at Cedar Swamp is the limited drainage area and yield, and the resulting potential environmental impacts of withdrawing water from this aquifer. These factors will make it difficult to obtain a diversion permit from DEP.

Additional advantages and disadvantages of this alternative are summarized in **Table 1**.

### **4.4 Willimantic Sites Near Mansfield Depot**

#### **4.4.1 Water Supply Potential**

There are known to be significant depths of good aquifer material adjacent to the Willimantic River; however, the extent of these deposits perpendicular to the river varies.

#### 4.4.2 Potential Well Sites

In the Mansfield Depot Area, we have identified three lots within the potential aquifer area that are large enough to site a public water supply well with the minimum 200-foot radius and that have compatible land uses. Those lots and two potential well sites are shown in **Figure 3** along with the 200-foot radius for each well site.

One potential well site (MD-1) is located on lot 13-16-1. A test well was drilled on this site in 1963 (Milone & MacBroom, 2002). Good sandy material was reported to a depth of approximately 34 feet below ground. The water table was approximately five feet below ground. If the aquifer material is highly transmissive, this could provide sufficient water for a public water supply well. The owner of this lot is identified in Town records as Chester and Leon Heckler. There is access to the lot from Route 44. The proposed site is within mapped a wetland areas but it is also farmland. It is unlikely that this property would be considered a wetland from a regulatory standpoint. However, it will be necessary to resolve that issue. The use of agricultural chemicals and fertilizers on the property would need to be investigated and might impact water quality.

The second potential well site in this area (MD-2) is located on lot 13-16-11. The owner is identified as Timothy Quinn. Access to the lot would be from Depot Road. The property consists of a highland above the Willimantic River, a steep slope down to the river and then wetlands adjacent to the river. The highland areas are likely to have high depths to groundwater (as much as 40 feet); so site MD-2 was selected because it is near the toe of the slope but outside of the wetlands.

The third potential well site in this area (MD-3) is located on lot 13-16-12. One significant advantage of this parcel is that it is town-owned. A disadvantage of this parcel is that it is the site of a former wastewater discharge area. The site is currently a park (River Park). The lot appears to have favorable sand and gravel deposits, but there is some question about the water quality and other potential restrictions associated with the former use for wastewater discharge. It may be possible to find a location that would not be impacted by the former wastewater facility.

Note that there is also an abandoned landfill between UConn's Willimantic River wells and Mansfield Depot. The potential impact of this dump is presently unknown, but should be investigated if one of the Mansfield Depot potential well sites is pursued, particularly site MD-1.

#### **4.4.3 Infrastructure**

If the Town were to proceed with developing a groundwater supply in the Mansfield Depot Area, the critical infrastructure issue would be an agreement with UConn to interconnect with the UConn water system, and “wheel” water through the UConn water system to the Four Corners Area. The infrastructure required would include:

- a well
- a wellhouse to house chemical feed and storage systems, electrical equipment, and instrumentation and controls
- a transmission main to connect the well to the UConn system (see **Figure 3**)
- a transmission main to connect the UConn system to the proposed Four Corners water system (i.e. a transmission main on Hunting Lodge Road from UConn's 16-inch main to Route 44, and on Route 44 from Hunting Lodge Road to the proposed terminus of the Four Corners water system).

Note that the water from the proposed well would be pumped directly into UConn's 5.4 million gallon storage tank via the proposed new water main and then UConn's existing 16-inch water main that connects their Willimantic Wellfield to the UConn water system.

Under this arrangement with UConn, the proposed Four Corners water system would be considered an extension of the UConn system. The DPH and DPUC requirements for reliability, redundancy, and storage would be satisfied by the fact that the UConn system has multiple water supply sources and adequate water storage.

It should be noted that the potential well sites are located within the 100-year flood plain. The wellhead, land around the wellhead, and the wellhouse all have to be located above the 100-year flood level in accordance with DPH requirements.

#### **4.4.4 Operations**

With this alternative, the Town would own and operate the new well. The Town could retain a contract operations firm to operate the well, similar to what UConn has done by hiring the CT Water subsidiary to operate and maintain their wellfields. The Town could also choose to retain the same contract operations firm to operate and maintain the Four Corners distribution system, including flushing the system and repairing main breaks.

One issue to be discussed with UConn is the cost, if any, associated with “wheeling” water through the UConn system to the Four Corners area.

#### **4.4.5 Advantages and Disadvantages**

A primary advantage of a groundwater supply in the Mansfield Depot area is that the area has a significant depth of good aquifer material, and thus a good potential yield. The area is also relatively close to the UConn distribution system, which means that a relatively short length of pipeline would need to be installed to connect a new well to the UConn system.

A primary disadvantage of this alternative is that diversion permitting could be complex because of concerns that additional groundwater withdrawals near the Willimantic River, near the existing UConn wellfield, could impact streamflow and thus fisheries.

Additional advantages and disadvantages of this alternative are summarized in **Table 2**.

### **4.5 Willimantic Sites Near Eagleville Lake**

#### **4.5.1 Water Supply Potential**

There are known to be significant depths of good aquifer material adjacent to the Willimantic River; however, the extent of these deposits perpendicular to the river varies.

#### **4.5.2 Potential Well Sites**

There are several potential well sites along the Willimantic River near Eagleville Lake (see **Figure 4**). One primary advantage of locating a well along this stretch of the Willimantic River

is that the greater width of the river in this region reduces the potential impacts of groundwater withdrawals on fish habitat.

There are four lots within this potential aquifer area that are large enough to site a public water supply well with the minimum 200-foot radius. Those lots and five potential well sites are shown in **Figure 4** along with the 200-foot radius for each well site.

Two of the potential well sites are located on lot 14-26-7 (EP-1 and EP-2). The owner is identified in Town records as Karen Green. There is access to the lot from Stafford Road. The proposed site is currently farmed. The use of agricultural chemicals and fertilizers on the property would need to be investigated and might impact water quality. Of the two potential sites, EP-1 has the greatest potential because it is further from the till boundary and closer to the river. Potential impacts from the former wastewater disposal on the adjacent town-owned property would need to be investigated. The 200-foot radius for EP-2 is very close to the property boundary. It may be necessary to survey the site in order to ensure that the 200-foot radius is available.

A third site (EP-3) is located south of Eagleville Lake on lot 20-66-1. The owner is identified as Ethan Stearns. Access to the lot is from Stafford Road. It is adjacent to a gravel mining operation which is a potential source of contamination.

The fourth site in this area (EP-4) is also located south of Eagleville Lake on lot 29-54-18. This is property owned by the State of Connecticut, and is part of the Eagleville Preserve Trail. Access to the lot is from Stonehouse Road. Much of the property is mapped as wetlands.

The fifth site in this area (EP-5) is also located south of Eagleville Lake on lot 29-54-20. The primary advantage of this site is that it is town-owned open space. Access to the lot is from Stafford Road. This property also has a significant amount of mapped wetlands, but there is an upland area that is out of the wetlands.

### **4.5.3 Infrastructure**

If the Town were to proceed with developing a groundwater supply in the Eagleville Lake Area, the critical infrastructure issue would be an agreement with UConn to interconnect with the

UConn water system, and “wheel” water through the UConn water system to the Four Corners Area. The infrastructure required would include:

- a well
- a wellhouse to house chemical feed and storage systems, electrical equipment, and instrumentation and controls
- a transmission main to connect the well to the UConn system (see **Figure 4**). Note that Figure 4 shows a pipeline route on Route 32. The alternative is to install the water main on South Eagleville Road. UConn currently has water main on South Eagleville Road, extending about 5,000 feet west from the intersection with Route 195. However, this main is 6 inch diameter, and will not have adequate hydraulic capacity for the intended well production. Thus, if the South Eagleville Road route is selected, the interconnection point with the UConn system would have to be at the intersection of South Eagleville Road and Route 195. A pipeline along this route would be of similar length and cost to the proposed pipeline on Route 32.
- a transmission main to connect the UConn system to the proposed Four Corners water system (i.e. a transmission main on Hunting Lodge Road from UConn’s 16-inch main to Route 44, and on Route 44 from Hunting Lodge Road to the proposed terminus of the Four Corners water system).

Note that the water from the proposed well would be pumped directly into UConn’s 5.4 million gallon storage tank via the proposed new water main and then UConn’s existing 16-inch water main that connects their Willimantic Wellfield to the UConn water system.

Under this arrangement with UConn, the proposed Four Corners water system would be considered an extension of the UConn system. The DPH and DPUC requirements for reliability, redundancy, and storage would be satisfied by the fact that the UConn system has multiple water supply sources and adequate water storage.

It should be noted that the two potential well sites are located within the 100-year flood plain. The wellhead, land around the wellhead, and the wellhouse all have to be located above the 100-year flood level in accordance with DPH requirements.

#### **4.5.4 Operations**

With this alternative, the Town would own and operate the new well. The Town could retain a contract operations firm to operate the well, similar to what UConn has done by hiring the CT Water subsidiary to operate and maintain their wellfields. The Town could also choose to retain the same contract operations firm to operate and maintain the Four Corners distribution system, including flushing the system and repairing main breaks.

One issue to be discussed with UConn is the cost, if any, associated with “wheeling” water through the UConn system to the Four Corners area.

#### **4.5.5 Advantages and Disadvantages**

A primary advantage of a groundwater supply in the Eagleville Lake area is that the greater width of the Willimantic River in this area reduces the potential impacts of groundwater withdrawals on fish habitat. This could result in an easier diversion permitting process than if a well is sited further upstream near the existing UConn wellfield.

A primary disadvantage of this alternative compared to the Mansfield Depot alternative is the length of pipeline and associated cost to connect a new well to the UConn system.

Additional advantages and disadvantages of this alternative are summarized in **Table 3**.

#### **4.6 Mansfield Hollow**

##### **4.6.1 Water Supply Potential**

The fourth area to be investigated for a new groundwater supply was the Mansfield Hollow area in the southeastern corner of Mansfield. Two large water bodies, Mansfield Hollow Reservoir and Willimantic Reservoir, are located in this area of Town. In addition, this region of Town has significant deposits of sand and gravel.

Both DEP and DPH have suggested that this area of Town is the best place to site a new water supply because of the abundance of water.

#### 4.6.2 Potential Well Sites

In the Mansfield Hollow Area, we have identified three town-owned sites with good water supply potential that are sufficiently large to site a well (see **Figures 5A and 5B**).

One of the potential well sites (MH-1) is located on lot 34-110-2. This is town-owned open space land that is located adjacent to the Town of Windham Water Department. Access to the lot is from Storrs Road. The lot is relatively small, but it may be possible to locate a well on the property with the necessary 200-foot protective radius. Much of the site is open and flat. There are some unmapped wetlands on the property which will need to be taken into account.

The second site (MH-2) is located on Bassetts Bridge Road, a little over a mile north of the previous site, on lots 29-113-17 and 29-113-17 2. The property is town-owned open space. Prior to the purchase of the property by the Town, this property was considered for a potential development in the late 1980s (Legette, Brashears & Graham, 1989). At that time, issues were raised about the potential impacts from an abandoned landfill located just northeast of the property. Although there was no evidence of groundwater contamination based on the testing of private bedrock wells in the area, there was almost no data available on the quality of shallow groundwater. The developer did not conduct a thorough impact analysis. No groundwater quality data from the landfill area is available. Significant additional testing and analysis would be necessary to address this issue before developing a public water supply well on the property.

A third site (MH-3) is located on the property of the Southeast School on Warrenville Road. This property is located adjacent to Mansfield Hollow Reservoir. Most of the property is occupied by the school building and ball fields. However, there is a wooded portion of the property that is large enough to provide the 200-foot protective radius. Note that the recently closed town landfill lies north of this proposed well site, on the opposite side of the Fenton River. It is our understanding that a recent study of the landfill showed that the area of influence of the landfill on the groundwater extended only to the Fenton River; as such, we would not expect the landfill to be a risk to water quality at the proposed MH-3 site.

### **4.6.3 Infrastructure**

If the Town were to proceed with developing a groundwater supply in the Mansfield Hollow Area, the critical infrastructure issue would be an agreement with UConn to interconnect with the UConn water system, and “wheel” water through the UConn water system to the Four Corners Area. The infrastructure required would include:

- a well
- a wellhouse to house chemical feed and storage systems, electrical equipment, and instrumentation and controls
- a transmission main to connect the well to the UConn system (see **Figure 5B**)
- a transmission main to connect the UConn system to the proposed Four Corners water system (i.e. a transmission main on Hunting Lodge Road from UConn’s 16-inch main to Route 44, and on Route 44 from Hunting Lodge Road to the proposed terminus of the Four Corners water system).

Note that water from the proposed well would be pumped to the chlorination basin at UConn’s Fenton River wellfield, where it would then be pumped using the existing UConn booster pumps, into the UConn distribution system.

Under this arrangement with UConn, the proposed Four Corners water system would be considered an extension of the UConn system. The DPH and DPUC requirements for reliability, redundancy, and storage would be satisfied by the fact that the UConn system has multiple water supply sources and adequate water storage.

### **4.6.4 Operations**

With this alternative, the Town would own and operate the new well. The Town could retain a contract operations firm to operate the well, similar to what UConn has done by hiring the CT Water subsidiary to operate and maintain their wellfields. The Town could also choose to retain the same contract operations firm to operate and maintain the Four Corners distribution system, including flushing the system and repairing main breaks.

One issue to be discussed with UConn is the cost associated with “wheeling” water through the UConn system to the Four Corners area; in particular, the cost to pump the water into the UConn distribution system.

#### **4.6.5 Advantages and Disadvantages**

A primary advantage of a groundwater supply in the Mansfield Hollow area is the abundant water supply in the area, and the fact that both DPH and DEP support the idea of developing a source of supply in this area of Town.

Another significant advantage of this alternative is that the three potential well sites are all owned by the Town of Mansfield. This means the Town will not have to spend the money and time to purchase a property for a well.

The primary disadvantage of this alternative is the length of water main required to connect the potential well sites to the UConn system.

Additional advantages and disadvantages of this alternative are summarized in **Table 4**.

#### **4.7 Other Town-Owned Properties**

In addition to the sites identified above, a review was conducted of all town-owned properties underlain by mapped aquifers in the Town of Mansfield. Most of the productive aquifers in the Town of Mansfield are associated with glacial deposits along the major river valleys - the Willimantic, Fenton, Mount Hope and Natchaug Rivers. The primary exception to this is the Cedar Swamp Aquifer. The potential of these aquifers with respect to Town-owned properties is as follows:

- There are no town-owned properties in the Cedar Swamp aquifer.
- The potentially viable town-owned properties along the Willimantic and Natchaug Rivers (Mansfield Hollow) have been identified in this report.
- Developing a public water supply site within the Fenton River would be difficult considering the existing impacts of UConn’s wells on the low flows of that river.

Nevertheless, town-owned properties within that river basin include lots 24-68-17 (Mansfield Lions Memorial Park) and 10-43-35 1 on Gurleyville Road.

- In the Mount Hope River Basin, the only town-owned property that is underlain by a potentially viable aquifer is lot 19-73-33 on Warrenville Road.

#### **4.8 Diversion Permitting**

Each of the potential well sites that we have identified has potential advantages and disadvantages with respect to the permitting process, particularly the Diversion Permit. One of the primary concerns of DEP is the potential impact of proposed water supply wells on stream flows. This has been an on-going concern for the UConn wells located on the Willimantic and Fenton Rivers. With respect to the potential well sites considered in this report, the most advantageous from a Diversion Permitting standpoint are the sites located near Eagleville Lake and Mansfield Hollow.

As mentioned earlier, the stretch of the Willimantic River dominated by Eagleville Lake will be less prone to potential well impacts than other stretches of the river for several reasons including that the lake provides a substantial amount of water in storage, it is not an ideal habitat for the more ecological sensitive fluvial fish, and the dam provides some control on water levels.

The Mansfield Hollow sites are advantageous for similar reasons; in particular, the Mansfield Hollow Reservoir stores an enormous amount of water. The nearby Willimantic Reservoir is utilized by the Town of Windham as a water supply and that reservoir is reported to have more in available safe yield than the Town currently uses. In our discussions with DEP, they indicated a distinct preference for obtaining water where there is known to be a surplus, and the Willimantic Reservoir was specifically mentioned as a preferred source for the Town of Mansfield.

Every potential site has to be thoroughly evaluated in order to determine potential yields and environmental impact. Nevertheless, it appears that DEP has concerns about potential impacts to the Willimantic River, and any potential well near the Willimantic River will be carefully scrutinized through the Diversion Permitting process. The Cedar Swamp sites will also be reviewed carefully by DEP because the required yield of the wells will be relatively large with respect to the low flows of Cedar Swamp Brook. The Mansfield Hollow sites, on the other

hand, are located within a basin with relatively lower sensitivity to impacts on stream flows. Therefore, it is likely that the Diversion Permit process for these sites will be less complicated.

## 5.0 INTERCONNECTION ALTERNATIVES

### 5.1 Interconnection with Connecticut Water Company

#### 5.1.1 Description

Connecticut Water Company (CT Water) and UConn are considering an interconnection from CT Water's Northern Region-Western System to the UConn campus. The pipeline route is shown in **Figure 6**, and would include nearly 5 miles of water main. CT Water has indicated that their most recent proposed contract with UConn stipulates that CT Water would pay all of the capital costs for the interconnection, in return for guaranteed revenue from UConn.

As shown in **Figure 6**, the proposed interconnection would extend to Jensen's Mobile Home Park on Route 44. Thus, a limited amount of additional piping would be needed to extend the CT Water system into the Four Corners Area. CT Water is interested in supplying water to the Four Corners Area. Under CT Water's standard water main extension contract, the Town would pay CT Water to furnish and install the water mains in the proposed Four Corners Area. The Four Corners Area would become an extension of CT Water's system; as such, CT Water would operate and maintain this system, and all customers in the Four Corners Area would be customers of CT Water.

Typically, the water mains in the Four Corners Area would be owned by CT Water immediately upon installation; however, if the Town sells bonds to fund the cost of the water mains, CT Water has indicated that they can adjust their standard extension contract so that the water main is owned by the Town until the bonds mature, at which time CT Water would then become the owner of the water mains.

Note that the proposed CT Water Interconnection passes through Tolland, and CT Water's current plan is to wheel water through the Tolland Water System. It is our understanding that the wheeling agreement is still under consideration by the Town of Tolland.

CT Water has indicated that the interconnection will have a capacity of 1 million gallons per day (MGD), with 0.5 MGD guaranteed to UConn and the remaining 0.5 MGD available to serve the needs of other users in Mansfield. CT Water would need to apply for a Sale of Excess Water

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Permit from the Department of Public Health (DPH) in order to transfer this water to UConn and Mansfield. As part of this effort, CT Water would need to show the DPH that they had adequate excess water supply.

### **5.1.2 Advantages and Disadvantages**

The primary advantage of an interconnection with CT Water is that CT Water is willing to pay the cost of extending the water main to the UConn campus. This means that the Town's capital cost would be limited to paying for the water mains in the proposed Four Corners distribution system.

Another advantage of this alternative is that the CT Water and UConn systems would provide the source redundancy, water storage, and fire protection needs of the Four Corners Area. In other words, the Town would benefit from the multiple sources and water storage that exists in these two systems.

A primary disadvantage of this alternative is the number of parties involved in the project. CT Water and UConn need to agree to a contract, which would then have to be approved by the Department of Public Utility Control. CT Water and Tolland would have to agree to a contract to wheel water through the Tolland water system. Each party has its own goals, needs, agenda, and schedule. The result can be long periods of negotiation, which could delay the project.

Two other critical disadvantages are (1) that the interconnection would involve an interbasin transfer, which could complicate the diversion permitting process, and (2) that the extension of a water main along Route 195 could spur secondary real estate development.

Additional advantages and disadvantages of the CT Water Interconnection alternative are summarized in **Table 5**.

## 5.2 Interconnection with Windham Water Works

### 5.2.1 Description

Windham Water Works (WWW) supplies water to the Town of Willimantic and a small area of southeastern Mansfield. Their source of supply is water treatment plant that treats water from the Willimantic Reservoir in southeastern Mansfield (see **Figure 7**).

With this alternative, the Town of Mansfield would purchase water from WWW. The water would be delivered to the Four Corners Area via a new pipeline on Route 195 from WWW to the UConn system, where the water would then be “wheeled” through the UConn system and delivered to the Four Corners Area via an interconnection between UConn and the Four Corners Area (i.e. a pipeline on Hunting Lodge Road from UConn’s 16-inch main to Route 44, and on Route 44 from Hunting Lodge Road to the proposed terminus of the Four Corners water system).

A pump station would be required at WWW to pump the water to the UConn campus. Note that there is a large elevation difference between the WWW site and the UConn tanks. If the Town were to build a single pump station at WWW, the water pressure at that station would be at least 230 pounds per square inch (psi). Typically, water system pressures do not exceed 125 psi; however, there are pump stations that operate with pressures of 230 psi and above. The other alternative is to build two pump stations – a “series” arrangement with one pump station at WWW water treatment plant and the other located between WWW and UConn. The goal would be to locate the second pump station such that neither pump station experience pressures higher than say 150 psi. Note that one disadvantage of the single pump station approach is that a portion of the pipeline from WWW water treatment plant to UConn would have too high a pressure for customers to connect safely, even with a pressure relief valve located on their property.

The WWW has an abundant supply of water in its reservoir; in particular, the safe yield of the reservoir is 7.9 MGD compared to the maximum day demand of 3.9 MGD in 2006. However, the capacity of the WWW water treatment plant and the diversion permit limit are 4.1 MGD. Thus, the treatment capacity and permit limit are only 5% greater than the maximum day demand (i.e. a 5% Margin of Safety). Since the DPH standard is a 15% Margin of Safety, to provide

water to the Town of Mansfield, the WWW treatment plant would need to be expanded and the diversion permit limit would need to be increased.

The Town of Windham Water Commission Chairperson, Mike Callahan, has indicated that the Commission is open to discussions about the planning and development of this alternative. Mr. Callahan noted that at this time, the Town is not in the position to undertake a major program of this nature, and the money to fund this alternative would have to come from the Town of Mansfield or UConn.

### **5.2.2 Advantages and Disadvantages**

The primary advantage of an interconnection with WWW is that there is an abundant supply of water in WWW's reservoir. This means that diversion permitting will be relatively straightforward compared to other alternatives (i.e. wells along the Willimantic River or in the Cedar Swamp area).

The primary disadvantage of this alternative is that it will require increasing the capacity of WWW's water treatment plant. It is our understanding that it has been estimated that this upgrade would cost \$8 million to \$10 million; this estimate can be refined with a further evaluation of the water treatment plant and discussions with WWW. In addition to the cost associated with this upgrade, there are other issues that need to be considered including the concept of the Town of Mansfield paying for additional infrastructure at the water treatment plant that would be owned, operated, and maintained by the WWW. The legal and financial aspects of this approach would be complex, and would have to be defined in an inter-municipal agreement.

Another disadvantage of this alternative is the cost of the water main to connect WWW to the UConn system.

Additional advantages and disadvantages of the CT Water Interconnection alternative are summarized in **Table 6**.

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## 6.0 COSTS

Opinions of Probable Cost for the water supply alternatives are shown in **Table 7**.

The least expensive alternative for the Town in terms of capital cost would be an interconnection with CT Water because CT Water is proposing to pay for the interconnection piping as part of their proposed agreement with UConn.

The cost of the wellfield alternatives is differentiated by two factors: the length of pipeline needed to connect the potential well site to the Four Corners Area, and whether a land purchase or lease is needed. Without giving consideration to the cost of purchasing or leasing land, the Cedar Swamp alternatives are the least expensive groundwater alternatives, followed by the Mansfield Depot alternatives. Considering all costs, including the purchase or lease of land, the least expensive groundwater alternative is likely to be a well located in Mansfield Depot on the Town property where the former wastewater facility was located. This alternative would not require the purchase of land, and requires less transmission main than other groundwater alternatives.

The most expensive alternatives are those located in the Mansfield Hollow area of Town because of the more than 5 miles of water main that will have to be installed to connect these sources to the UConn system.

## 7.0 CONCLUSIONS AND RECOMMENDATIONS

This report summarizes an evaluation of various water supply alternatives for the Four Corners Area of Mansfield, CT. The general summary for each alternative is as follows:

- Groundwater in the Cedar Swamp Area – This alternative is estimated to be the least costly groundwater alternative, not considering the cost of purchasing or leasing land. However, Cedar Swamp aquifer has a limited drainage area, and thus will likely yield a limited water supply. In addition, the limited yield and potential environmental impacts will likely result in a complex diversion permitting process.
- Groundwater along the Willimantic River downstream of the current UConn wellfield – Two areas downstream of the existing UConn wellfield were considered: Mansfield Depot area and Eagleville Lake area. Potential well sites in the Mansfield Depot area have the advantage of being relatively close to the proposed interconnection location with UConn, which means less piping and associated cost compared to other alternatives. Furthermore, one of the potential well sites in the Mansfield Depot area is owned by the Town, which means the Town could avoid the cost of a land purchase or lease. This particular site was once used for treatment and disposal of wastewater, so further investigation will be needed to determine if this site could be used for a groundwater supply. Potential wells sites in the Eagleville Lake area have the advantage of being located close to the Lake, which will act as a buffer for the impact of groundwater withdrawals. This factor will be a benefit for the diversion permitting process. One of the potential well sites in the Eagleville Lake area is located on Town property, which means the Town could avoid the cost of a land purchase or lease. The primary disadvantage of the Eagleville Lake alternatives is the relatively long pipelines that would be needed to connect these potential well sites to the proposed interconnection with UConn.
- Groundwater in the area of Mansfield Hollow – The primary advantage of potential well sites in the Mansfield Hollow area is the abundance of water in this area of Town; in particular, in the Mansfield Hollow Reservoir and Willimantic Reservoir. The DEP and

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DPH have encouraged the search for a new water supply in this area of Town, and their support would facilitate the permitting process. Another advantage of the potential well sites in the Mansfield Hollow area is that the potential well sites are all owned by the Town, which means that Town can avoid the cost of purchasing or leasing land. The primary disadvantage of this alternative is the relatively long lengths of water main that would be required to connect the potential well sites to the UConn system.

- An interconnection with Connecticut Water Company (CT Water) – The primary advantage of this alternative is that CT Water is proposing to pay the full cost to install the more than 5 miles of water main required for the interconnection. One disadvantage of this alternative is the number of entities that need to “buy-in” to the alternative, including UConn, CT Water, and the Town of Tolland; this could delay the implementation of this alternative.
- An interconnection with Windham Water Works (WWW) – The primary advantage of an interconnection with WWW is that they have an abundance of water in their Willimantic Reservoir. The DEP and DPH have encouraged the search for a new water supply in this area of Town, and their support would facilitate the permitting process. The primary disadvantage of this option is the cost, including the cost to increase the capacity of the WWW water treatment plant and to install more than 5 miles of water main to connect to the UConn system.

Based on our evaluation, we believe the best course of action is to pursue groundwater alternatives in the Mansfield Depot area and Eagleville Lake area. In particular, we believe the Town-owned properties in these two areas should be investigated further.

These two potential well sites have the advantage of being Town-owned properties; thus avoiding the cost and potential delays associated with purchasing or leasing property. These alternatives have the advantage of being less complex than the interconnection options because there are less entities involved (e.g. CT Water, Windham Water Works). The Mansfield Depot property has the advantage of being relatively close to the proposed interconnection with UConn, which will reduce the cost of interconnection piping. The Eagleville Lake property has the

advantage of being located near the Eagleville Lake, which will mitigate potential impacts of a groundwater withdrawal on the river, thus possibly reducing the complexity of diversion permitting.

These two alternatives involve withdrawing groundwater adjacent to the Willimantic River, and thus will be closely evaluated for potential impacts on the river. However, it should be noted that development of a high producing well on one of these two Town-owned sites could allow UConn to reduce their withdrawals at their existing Willimantic Wellfield. This would be a benefit because UConn's Willimantic Wellfield is located along a stretch of the river with lower flows than the downstream areas near Mansfield Depot and Eagleville Lake.

The next step would be an environmental assessment of each of these Town-owned properties to identify environmental risks; in particular, risks related to the Mansfield Depot site that was formerly used for wastewater discharge. We also recommend meeting with both DEP and DPH to discuss permitting for both of the Town-owned sites. Based on the results of this work, we would recommend test borings and observations wells to evaluate water quality and potential yield at one or both of these Town-owned sites.

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**TABLE I**  
**EVALUATION OF CEDAR SWAMP AREA FOR GROUNDWATER SUPPLY**

Factor	Advantages	Disadvantages
Water Quantity		<ul style="list-style-type: none"> <li>• Limited drainage area/yield.</li> <li>• Potential adverse impact on Cedar Swamp Brook.</li> <li>• Potential adverse impact on wetlands.</li> </ul>
Water Quality		<ul style="list-style-type: none"> <li>• Uncertain – wells near wetlands tend to have water quality concerns such as high iron and manganese.</li> </ul>
DEP Diversion Permitting		<ul style="list-style-type: none"> <li>• Diversion permitting could be complex because of potential impact on wetlands, brook, and endangered species.</li> </ul>
DPH Requirements/Permits/Approvals		<ul style="list-style-type: none"> <li>• Will need a backup supply (either a 2<sup>nd</sup> well or interconnection).</li> <li>• Will likely be considered a new water system, so will need to obtain a Certificate of Public Convenience and Necessity.</li> <li>• Potential well sites are located within the 100-year flood zone.</li> </ul>
Reliability / Redundancy		<ul style="list-style-type: none"> <li>• Will need a backup supply (e.g. 2<sup>nd</sup> well or interconnection).</li> </ul>
Water Storage and Fire Flow		<ul style="list-style-type: none"> <li>• Will need either a new, local storage tank (i.e. an elevated tank or a ground level tank with booster pumps and a fire pump), or use of UConn's tanks via an interconnection.</li> </ul>
Local Permitting		<ul style="list-style-type: none"> <li>• Potential wetlands crossing for several of the potential well sites.</li> <li>• Willington regulatory commissions may have jurisdiction.</li> </ul>
Property Purchases Other Parties	<ul style="list-style-type: none"> <li>• UConn, if an interconnection is selected.</li> </ul>	<ul style="list-style-type: none"> <li>• Will require purchase of property for the well.</li> </ul>

**TABLE 2  
EVALUATION OF WILLIMANTIC RIVER – MANSFIELD DEPOT AREA FOR GROUNDWATER SUPPLY**

Factor	Advantages	Disadvantages
Water Quantity	<ul style="list-style-type: none"> <li>Significant depth of good aquifer material; thus good potential yield.</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing concerns about the impact of UConn's existing wells along the Willimantic River could impact the allowable withdrawal.</li> </ul>
Water Quality		<ul style="list-style-type: none"> <li>For Site MD-1, the nearby abandoned landfill, as well as the use of agricultural chemicals could impact water quality. Site MD-2 is further from these potential sources of contamination, and thus less at less risk of water quality impacts.</li> <li>MD-3 is located on a town property that was formerly used for wastewater disposal; this requires further evaluation to determine possible impact on the site's use for a groundwater supply.</li> </ul>
DEP Diversion Permitting		<ul style="list-style-type: none"> <li>Diversion permitting could be complex because of concerns that additional groundwater withdrawals near the Willimantic River could impact streamflow and thus fisheries.</li> </ul>
DPH Requirements/Permits/Approvals	<ul style="list-style-type: none"> <li>The Four Corners distribution system would be an extension of the UConn system; a Certificate of Public Convenience and Necessity is not needed.</li> </ul>	<ul style="list-style-type: none"> <li>The potential well sites are located within the 100-year flood zone.</li> </ul>
Reliability / Redundancy	<ul style="list-style-type: none"> <li>The Four Corners water system would be an extension of the UConn system, and would thus benefit from the reliability/redundancy (in terms of supply and storage) in the UConn system.</li> </ul>	
Water Storage and Fire Protection	<ul style="list-style-type: none"> <li>The Four Corners water system would be an extension of the UConn system, and would thus benefit from the storage in the UConn system.</li> </ul>	
Local Permitting Infrastructure	<ul style="list-style-type: none"> <li>Relatively close to the UConn distribution system, so less pipeline needed compared to other alternatives.</li> </ul>	
Property Purchases		<ul style="list-style-type: none"> <li>Both potential well sites are located on private land, so this alternative would require purchase of property for the well.</li> </ul>
Other Parties	<ul style="list-style-type: none"> <li>UConn, for a "wheeling" agreement and interconnection.</li> </ul>	

TABLE 3  
EVALUATION OF WILLIMANTIC RIVER – EAGLEVILLE LAKE AREA FOR GROUNDWATER SUPPLY

Factor	Advantages	Disadvantages
Water Quantity		<ul style="list-style-type: none"> <li>Ongoing concerns about the impact of UConn's existing wells along the Willimantic River could impact the allowable withdrawal from a well; however, Eagleville Pond reduces the potential impacts on fish habitat.</li> </ul>
Water Quality		<ul style="list-style-type: none"> <li>For Site EP-1 and EP-2, there is a need to investigate the possible impact on water quality of the use of agricultural chemicals and the former wastewater disposal on the adjacent property.</li> <li>For Site EP-3, there is a need to investigate the possible impact on water quality of gravel pit on the adjacent property.</li> </ul>
DEP Diversion Permitting		<ul style="list-style-type: none"> <li>Diversion permitting could be complex because of concerns that additional groundwater withdrawals would impact streamflow and thus fisheries; although a well near Eagleville Pond is expected to require less permitting effort than a new well upstream.</li> </ul>
DPH Requirements/Permits/Approvals	<ul style="list-style-type: none"> <li>The Four Corners distribution system would be an extension of the UConn system; a Certificate of Public Convenience and Necessity is not needed.</li> </ul>	<ul style="list-style-type: none"> <li>Potential well sites are located within the 100-year flood zone.</li> </ul>
Reliability / Redundancy	<ul style="list-style-type: none"> <li>The Four Corners water system would be an extension of the UConn system, and would thus benefit from the reliability/redundancy (in terms of supply and storage) in the UConn system.</li> </ul>	
Water Storage and Fire Protection	<ul style="list-style-type: none"> <li>The Four Corners water system would be an extension of the UConn system, and would thus benefit from the storage in the UConn system.</li> </ul>	
Local Permitting Infrastructure		<ul style="list-style-type: none"> <li>Much of the property for EP-4 is mapped as wetlands.</li> <li>Relatively long pipeline extensions would be needed for several of the Eagleville Pond Area alternatives.</li> </ul>
Property Purchases	<ul style="list-style-type: none"> <li>Potential well site EP-5 is on a Town-owned parcel.</li> <li>Potential well site EP-4 is on a State-owned parcel.</li> </ul>	<ul style="list-style-type: none"> <li>Potential well sites for EP-1, EP-2, and EP-3 are on private property, and would thus require purchase of property.</li> </ul>
Other Parties	<ul style="list-style-type: none"> <li>UConn, for a "wheeling" agreement and interconnection.</li> </ul>	

**TABLE 4  
EVALUATION OF MANSFIELD HOLLOW AREA FOR GROUNDWATER SUPPLY**

Factor	Advantages	Disadvantages
Water Quantity	<ul style="list-style-type: none"> <li>Area has significant deposits of sand and gravel.</li> </ul>	<ul style="list-style-type: none"> <li>For potential well site MH-2, there is a water quality risk associated with the nearby abandoned landfill. Significant additional water quality testing would be needed.</li> </ul>
Water Quality	<ul style="list-style-type: none"> <li>DEP prefers the Mansfield Hollow Area over the Willimantic River Area for a new water supply because of the available water in Mansfield Hollow.</li> </ul>	
DEP Diversion Permit	<ul style="list-style-type: none"> <li>Potential well sites are not located within the 100-year flood plain.</li> <li>The Four Corners distribution system would be an extension of the UConn system; a Certificate of Public Convenience and Necessity is not needed.</li> </ul>	
DPH Requirement/Permits/Approvals	<ul style="list-style-type: none"> <li>The Four Corners distribution system would be an extension of the UConn system, and would thus benefit from the reliability/redundancy (in terms of supply and storage) in the UConn system.</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
Reliability / Redundancy	<ul style="list-style-type: none"> <li>The Four Corners distribution system would be an extension of the UConn system, and would thus benefit from the reliability/redundancy (in terms of supply and storage) in the UConn system.</li> </ul>	
Water Storage and Fire Protection	<ul style="list-style-type: none"> <li>The Four Corners distribution system would be an extension of the UConn system, and would thus benefit from the storage in the UConn system.</li> </ul>	
Local Permitting		<ul style="list-style-type: none"> <li>The site for MH-1 has unmapped wetlands that will have to be investigated.</li> </ul>
Infrastructure		<ul style="list-style-type: none"> <li>Long pipeline extensions would be needed compared to other alternatives.</li> </ul>
Property Purchases	<ul style="list-style-type: none"> <li>Three Town-owned sites with good water supply potential have been identified.</li> </ul>	
Other Parties	<ul style="list-style-type: none"> <li>UConn, for a "wheeling" agreement and interconnection.</li> </ul>	

**TABLE 5  
EVALUATION OF CONNECTICUT WATER COMPANY INTERCONNECTION**

Factor	Advantages	Disadvantages
Quantity of Water	<ul style="list-style-type: none"> <li>CT Water has indicated that they have available water to provide to UConn (0.5 MGD) and the Town (0.5 MGD).</li> </ul>	
Quality of Water	<ul style="list-style-type: none"> <li>CT Water's 2009 Water Quality Report for its Northern Region-Western System indicated that the system met all MCLs in 2009.</li> </ul>	
DEP Diversion Permit		<ul style="list-style-type: none"> <li>CT Water interconnection would involve an interbasin transfer, which could complicate the Diversion permitting process.</li> </ul>
DPH Regulations/Permits/Approvals	<ul style="list-style-type: none"> <li>The Four Corners distribution system would be an extension of the CT Water system; a Certificate of Public Convenience and Necessity is not needed.</li> </ul>	<ul style="list-style-type: none"> <li>To obtain a Sale of Excess Water Permit, CT Water needs to provide DPH with information showing that they have adequate water supply.</li> </ul>
Reliability / Redundancy	<ul style="list-style-type: none"> <li>The Four Corners distribution system would be an extension of the CT Water system, and would be interconnected with the UConn system, and would thus benefit from the reliability/redundancy in the CT Water and UConn systems.</li> </ul>	
Water Storage and Fire Protection	<ul style="list-style-type: none"> <li>The Four Corners distribution system would be an extension of the CT Water system, and interconnected with the UConn system, and would thus benefit from the storage in both of those systems.</li> </ul>	
Local Permitting		<ul style="list-style-type: none"> <li>There is public concern that a CT Water pipeline extension along Rt 195 will spur unwanted development.</li> </ul>
Infrastructure	<ul style="list-style-type: none"> <li>Although the alternative would include more than 5 miles of pipeline, CT Water has proposed to UConn that they pay for this pipeline.</li> </ul>	
Property Purchases	<ul style="list-style-type: none"> <li>No property purchases required.</li> </ul>	
Other Parties		<ul style="list-style-type: none"> <li>Numerous entities are involved: CT Water, UConn, and Tolland.</li> </ul>

**TABLE 6  
EVALUATION OF WINDHAM WATER WORKS INTERCONNECTION**

Factor	Advantages	Disadvantages
Quantity of Water	<ul style="list-style-type: none"> <li>There is substantial additional safe yield available in the WWW's Willimantic Reservoir; specifically, the safe yield is 7.9 MGD compared to the 2006 Maximum Day Demand of 3.91 MGD.</li> </ul>	<ul style="list-style-type: none"> <li>WWW's water treatment plant (WTP) capacity and diversion permit limit are 4.1 MGD, which is only 5% greater than the 2006 Maximum Day Demand of 3.91 MGD; as such, the WTP would have to be expanded, and the diversion permit limit raised.</li> </ul>
Quality of Water		
DEP Diversion Permit	<ul style="list-style-type: none"> <li>DEP prefers the Mansfield Hollow Area over other potential sources of supply in the Mansfield Area because there is abundant safe yield, and no interbasin transfer; as such, permitting might be relatively straightforward.</li> </ul>	
DPH Regulations/Permits/Approvals	<ul style="list-style-type: none"> <li>The Four Corners distribution system would be an extension of the UConn system; a Certificate of Public Convenience and Necessity is not needed.</li> </ul>	<ul style="list-style-type: none"> <li>DPH would need to approve a Sale of Excess Water Permit, which would require WWW to develop additional capacity (in terms of WTP capacity and diversion permit limit).</li> </ul>
Reliability / Redundancy	<ul style="list-style-type: none"> <li>The Four Corners distribution system would be an extension of the UConn system, and would thus benefit from the reliability/redundancy (in terms of supply and storage) in the UConn system.</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
Water Storage and Fire Protection	<ul style="list-style-type: none"> <li>The Four Corners distribution system would be an extension of the UConn system, and would thus benefit from the storage in the UConn system.</li> </ul>	
Local Permitting Infrastructure		
Property Purchases	<ul style="list-style-type: none"> <li>No property purchases required.</li> </ul>	<ul style="list-style-type: none"> <li>Long pipeline extensions would be needed compared to other alternatives.</li> <li>One or two pump stations would be needed to pump the water to the elevation of the UConn water tanks.</li> </ul>
Other Parties	<ul style="list-style-type: none"> <li>WWW is willing to participate.</li> <li>UConn, for a "wheeling" agreement and interconnection.</li> </ul>	<ul style="list-style-type: none"> <li>A relatively complex inter-municipal agreement would be needed between Windham and Mansfield.</li> </ul>

**TABLE 7**  
**OPINION OF PROBABLE COST FOR WATER SUPPLY ALTERNATIVES**  
**FOUR CORNERS AREA, MANSFIELD, CT**

Alternative	Well No.	Transmission Piping (ft)	Opinion of Probable Cost (a)					Total
			Transmission Piping (b)	Well & Wellhouse (c)	Property Purchase	Engineering, Hydrogeologic, and Permitting Services		
CT Water Interconnection	NA	-	\$0	NA	\$0	\$0	\$0	\$0
Windham Water Works Interconnection	NA	27,500	\$5,500,000	(d)	\$0	(d)	(d)	(d)
Mansfield Depot Wellsites	MD-1	9,900	\$1,900,000	\$900,000	(e)	\$700,000	\$3,500,000	\$3,500,000
	MD-2	11,200	\$2,100,000	\$900,000	(e)	\$800,000	\$3,800,000	\$3,800,000
	MD-3	11,400	\$2,100,000	\$900,000	\$0	\$800,000	\$3,800,000	\$3,800,000
Eagleville Lake Wellsites	EP-1	9,400	\$1,800,000	\$900,000	(e)	\$700,000	\$3,400,000	\$3,400,000
	EP-2	11,650	\$2,300,000	\$900,000	(e)	\$800,000	\$4,000,000	\$4,000,000
	EP-3	16,550	\$3,200,000	\$900,000	(e)	\$1,000,000	\$5,100,000	\$5,100,000
	EP-4	18,400	\$3,500,000	\$900,000	(e)	\$1,100,000	\$5,500,000	\$5,500,000
	EP-5	19,200	\$3,600,000	\$900,000	\$0	\$1,100,000	\$5,600,000	\$5,600,000
Cedar Swamp Wellsites	C-1	9,300	\$1,600,000	\$900,000	(e)	\$600,000	\$3,100,000	\$3,100,000
	C-2	9,300	\$1,600,000	\$900,000	(e)	\$600,000	\$3,100,000	\$3,100,000
	C-3	9,800	\$1,700,000	\$900,000	(e)	\$700,000	\$3,300,000	\$3,300,000
	C-4	6,200	\$1,100,000	\$900,000	(e)	\$500,000	\$2,500,000	\$2,500,000
Manfield Hollow Wellsites	MH-1	39,600	\$6,400,000	\$900,000	\$0	\$1,800,000	\$9,100,000	\$9,100,000
	MH-2	33,900	\$5,100,000	\$900,000	\$0	\$1,500,000	\$7,500,000	\$7,500,000
	MH-3	34,700	\$5,300,000	\$900,000	\$0	\$1,600,000	\$7,800,000	\$7,800,000

(a) The Opinions of Probable Cost are considered "Order of Magnitude" estimates, and have an expected accuracy range of -30% to +50%.

(b) "Transmission Piping" does include 5,000 feet of interconnection piping with UConn on Hunting Lodge Road and Route 44, but does not include the approximately 11,000 feet of distribution system piping in the Four Corners Area.

(c) It is assumed that the treatment will include chemical addition only for disinfection, pH control, and corrosion control.

(d) The Windham Water Works Interconnection option will require an increase in the WWW water treatment plant capacity; the cost of which can be estimated upon further evaluation of the WWW water treatment plant and discussions with WWW. The interconnection will also require one or two pump stations (see text for details) at a cost of approximately \$800,000 each.

(e) This well site alternative will require the purchase or lease of private property.

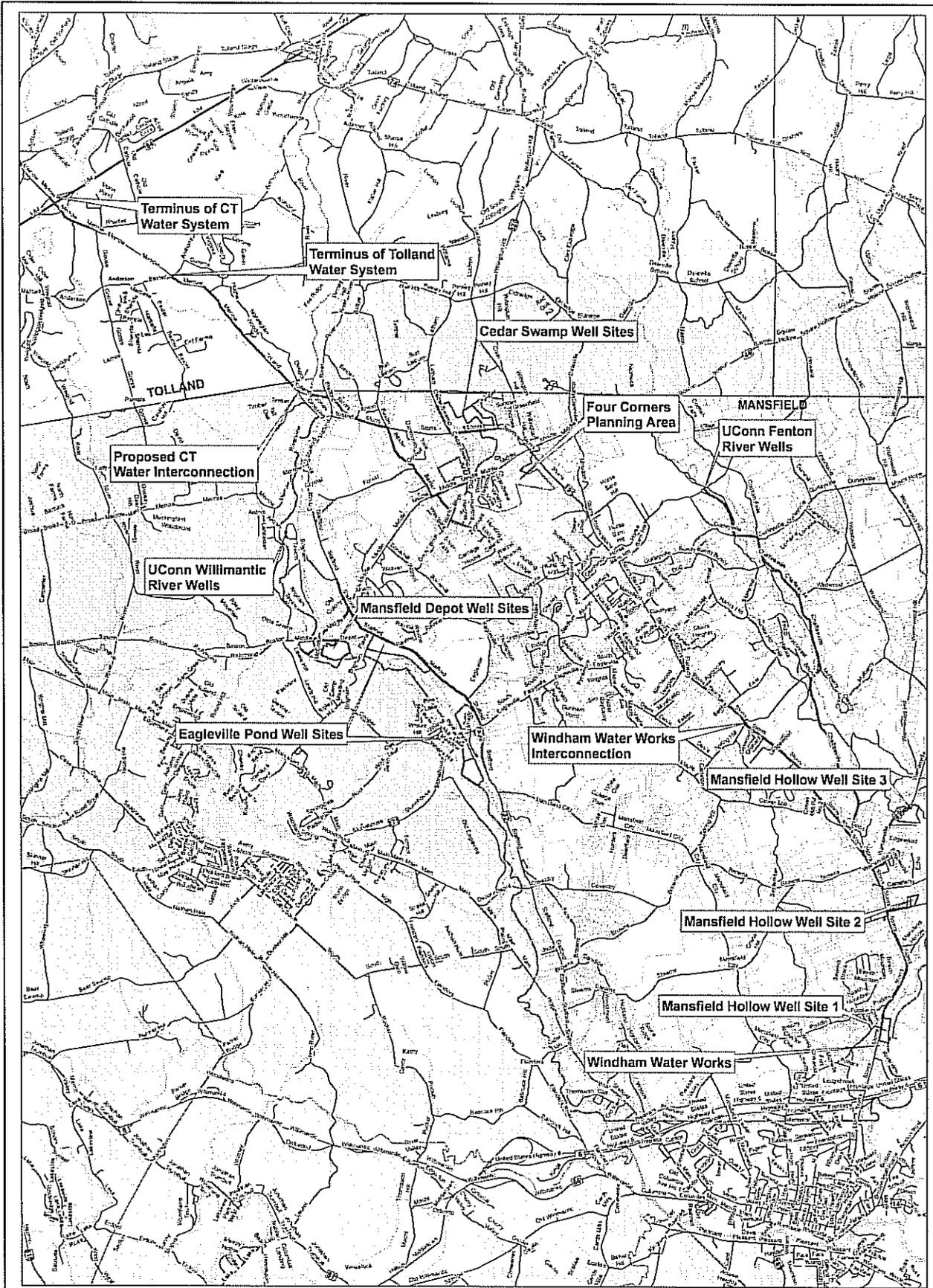


Figure 1  
Water Supply Alternatives  
Mansfield, Connecticut

January 2011



0 1,750 3,500 7,000 Feet

**Legend**

- Proposed Water Mains
- Four Corners Planning Area
- ⋯ UCONN Water System
- ▭ Town Boundary
- Potential Well Sites



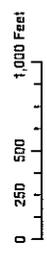
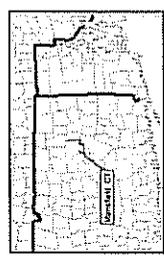


January 2011

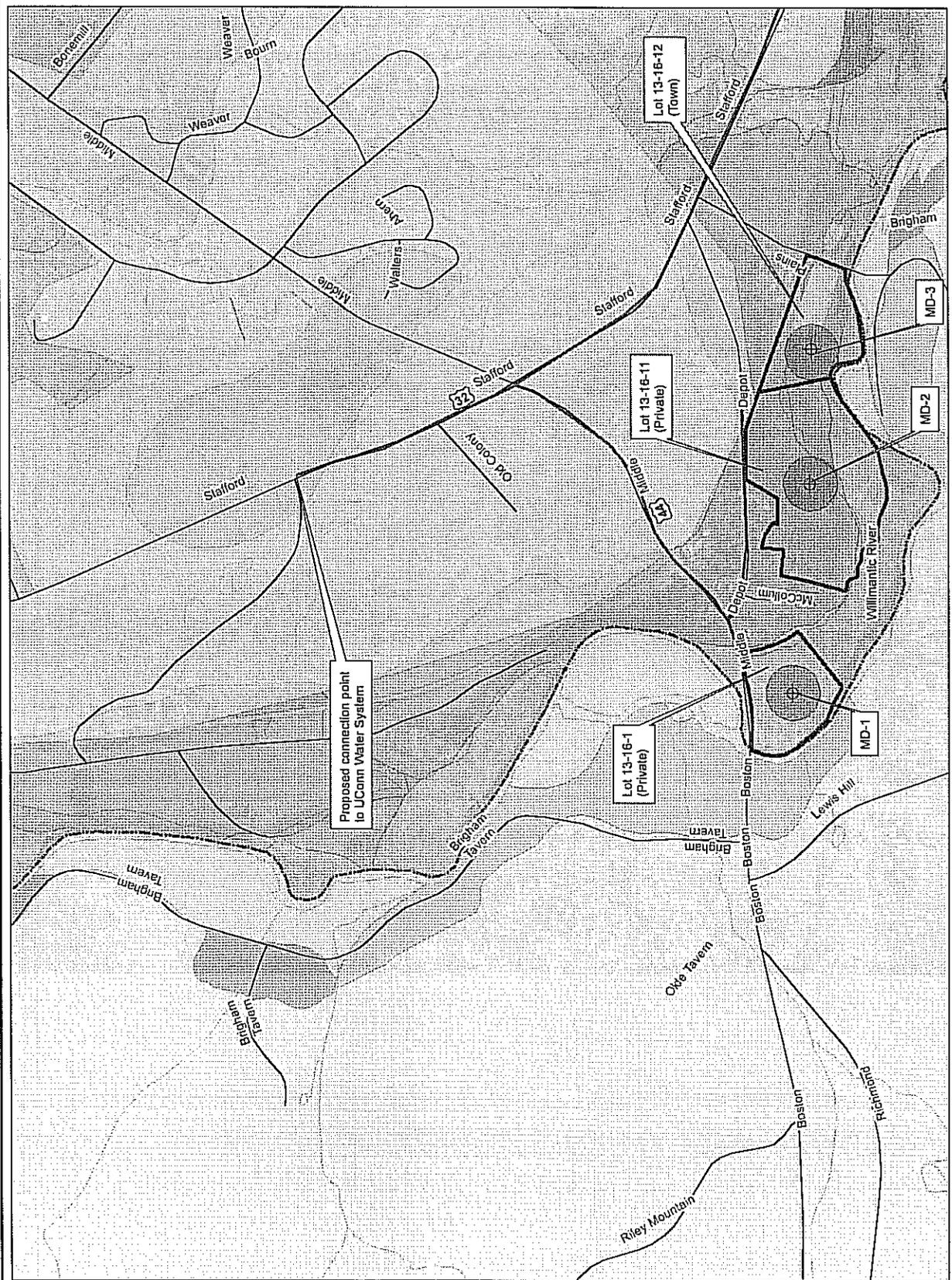
**Legend**

- Proposed Water Mains
- Roads
- Proposed Well
- 200 ft Buffer Zone
- Town Boundary
- Potential Well Sites
- Wetlands
- Water Systems
- Four Corners Planning Area
- UCONN
- Surficial Materials Simple Legend
- Artificial Fill
- Natural Postglacial
- Fine
- Coarse
- Stacked Coarse
- Coarse over Fine
- Fine over Coarse
- Till
- Thick Till
- End Moraine

All Data Supplied by the State of Connecticut Department of Environmental Protection



**Figure 3**  
Mansfield Depot  
Potential Well Sites  
Mansfield, Connecticut  
Environmental Partners



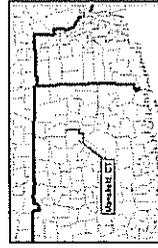


January 2011

**Legend**

- Proposed Water Mains
- Roads
- Proposed Well
- 200 ft Buffer Zone
- Town Boundary
- Potential Well Sites
- Wellheads
- Water Systems
- Four Corners Planning Area
- UConn
- Surficial Materials Simple Legend
- Artificial Fill
- Natural Postglacial
- Fine
- Coarse
- Stacked Coarse
- Coarse over Fine
- Fine over Coarse
- Till
- Thick Till
- End Moraine

All Data Supplied by the State of Connecticut Department of Environmental Protection

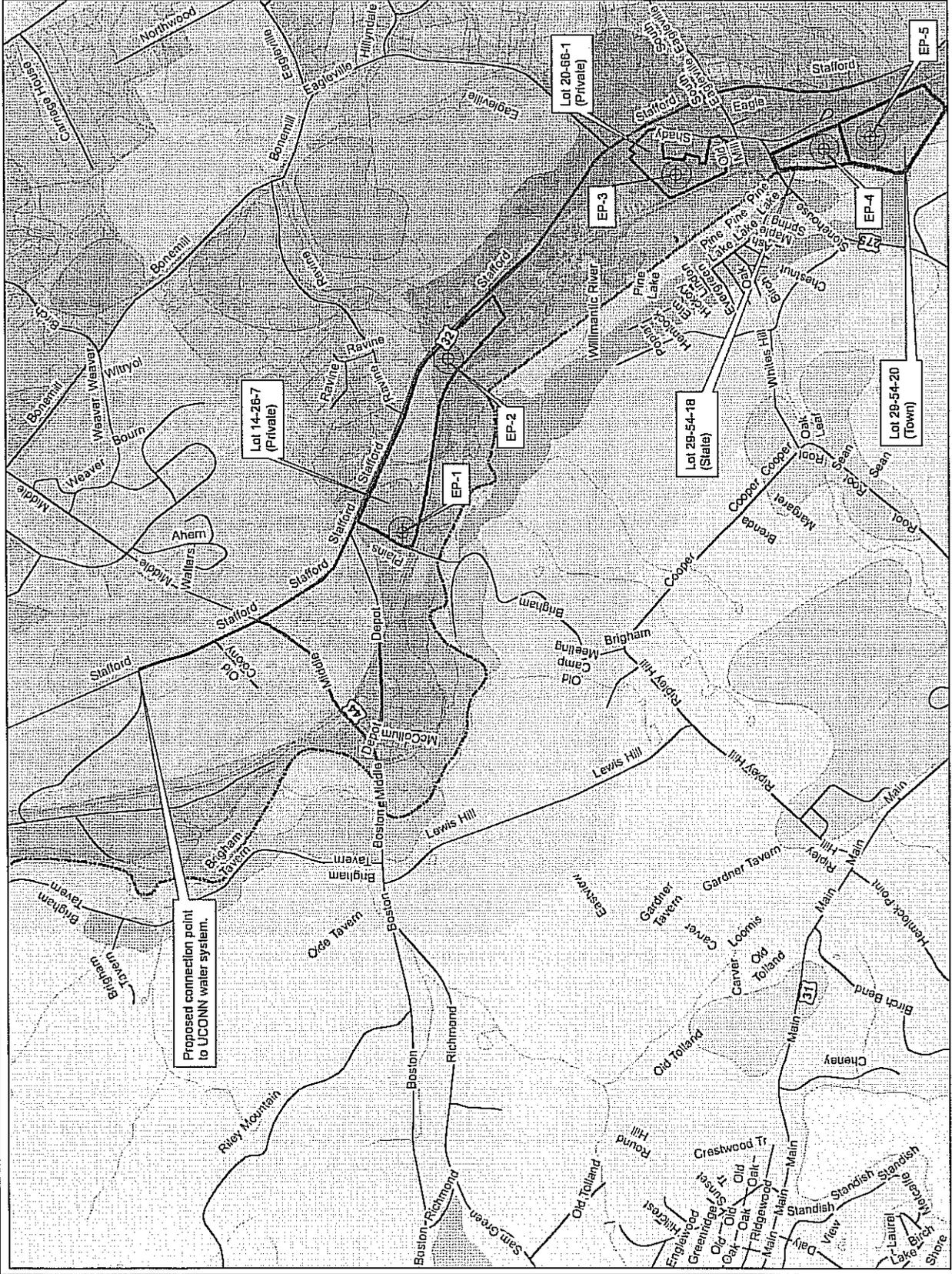


0 370 740 1,480 Feet

Figure 4

Eagleville Lake  
Potential Well Sites  
Mansfield, Connecticut

Environmental Partners



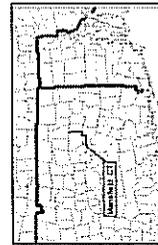


January 2011

**Legend**

- Proposed Water Mains
  - Roads
  - Proposed Well
  - 200 ft Buffer Zone
  - Town Boundary
  - Potential Well Sites
  - Wellands
- Surficial Materials Simple Legend**
- Artificial Fill
  - Natural Postglacial
  - Fine
  - Coarse
  - Stacked Coarse
  - Coarse over Fine
  - Fine over Coarse
  - Thill
  - Thick Till
  - End Moraine

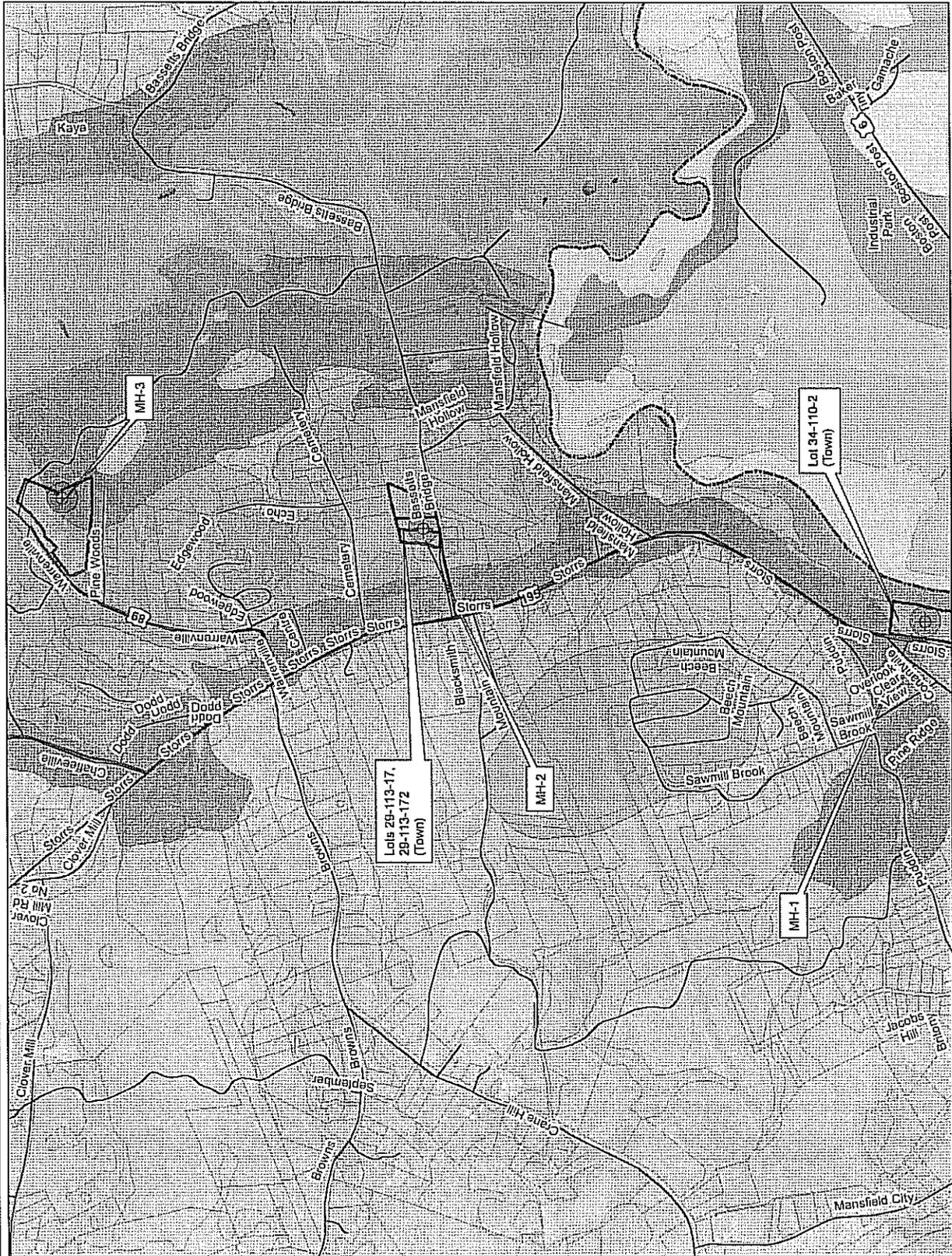
All Data Supplied by the State of Connecticut Department of Environmental Protection



0 375 750 1,500 Feet

**Figure 5A**

Manfield Hollow  
 Potential Well Sites  
 Mansfield, Connecticut  
 Environmental Partners



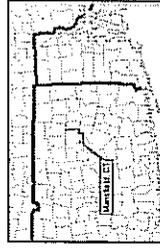


January 2011

**Legend**

- Proposed Water Mains
- Roads
- ⊕ Proposed Well
- Water Systems
- ▭ Four Corners Planning Area
- UConn

All Data Supplied by the State of Connecticut Department of Environmental Protection

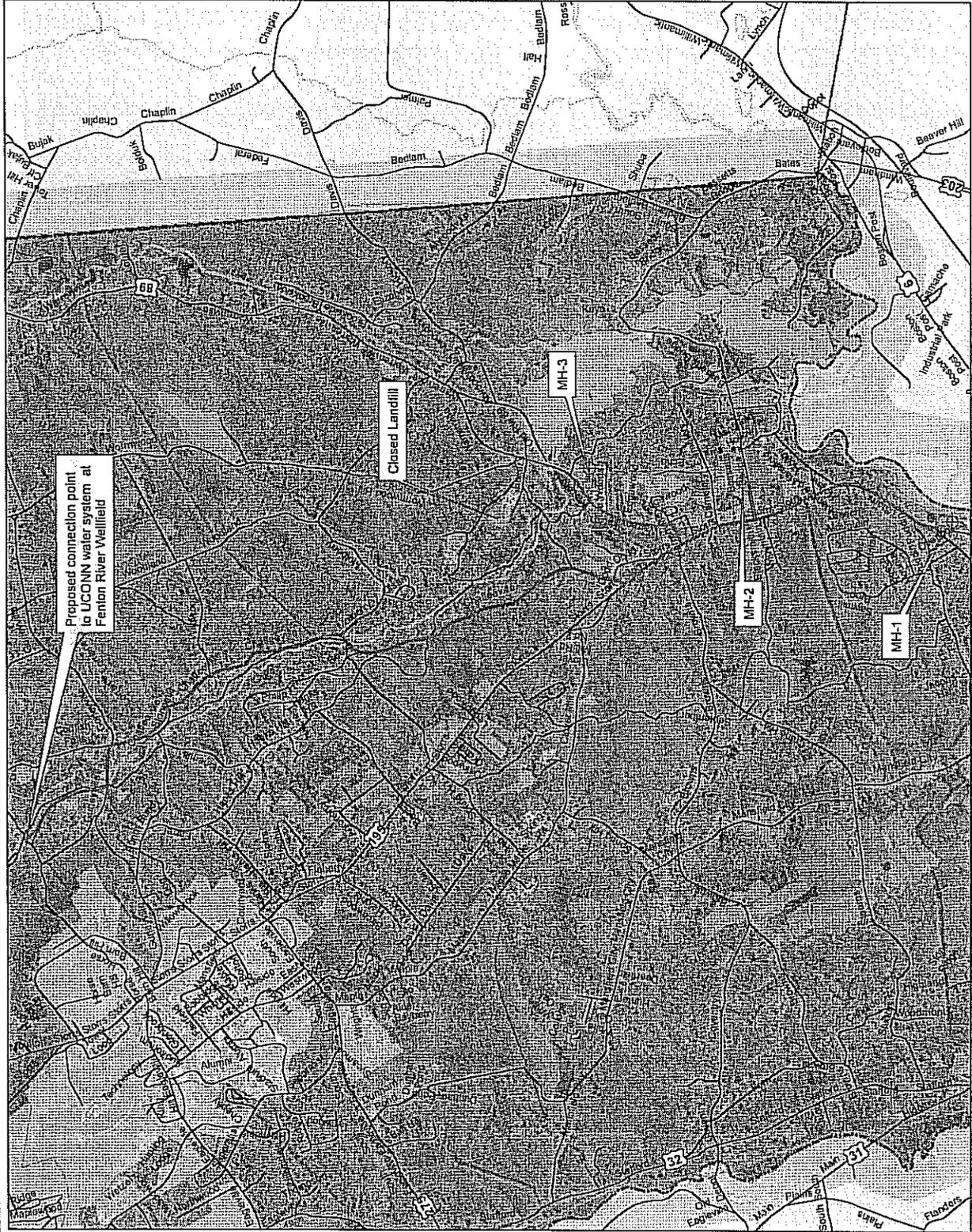


0 875 1,750 3,500 Feet

**Figure 6B**

Manfield Hollow  
Potential Well Sites  
Mansfield, Connecticut

Environmental Partners  
A partnership for sustainable development



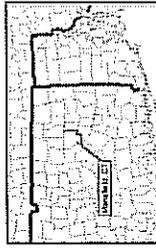


January 2011

### Legend

- UConn Interconnection
- Roads
- Town Boundary
- Parcels
- Wellands
- Water Systems
- Four Corners Planning Area
- UCONN

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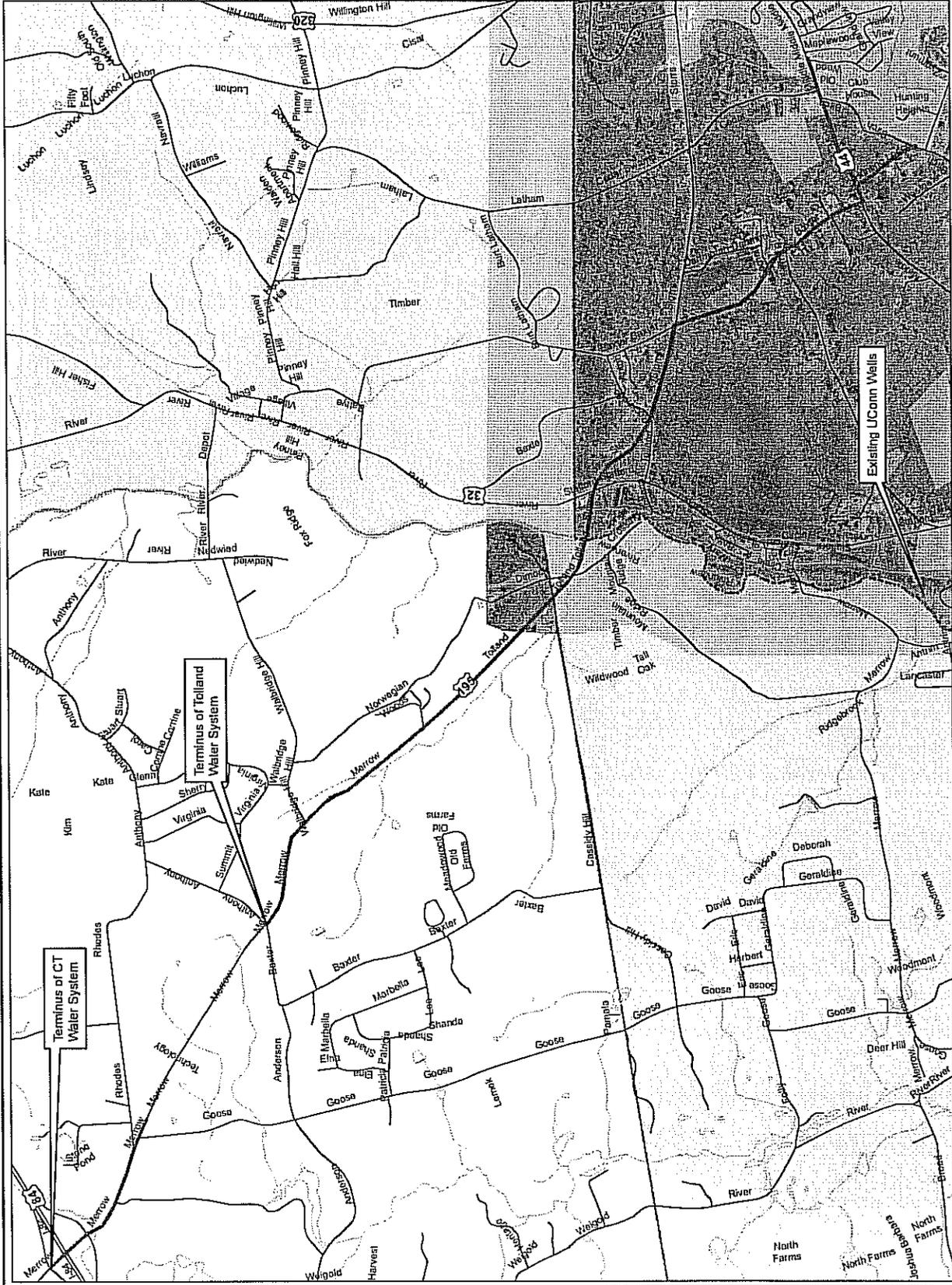


0 625 1,250 2,500 Feet

### Figure 6

Proposed UConn Interconnection  
Mansfield, Connecticut

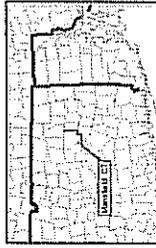
Environmental Partners



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January 2011

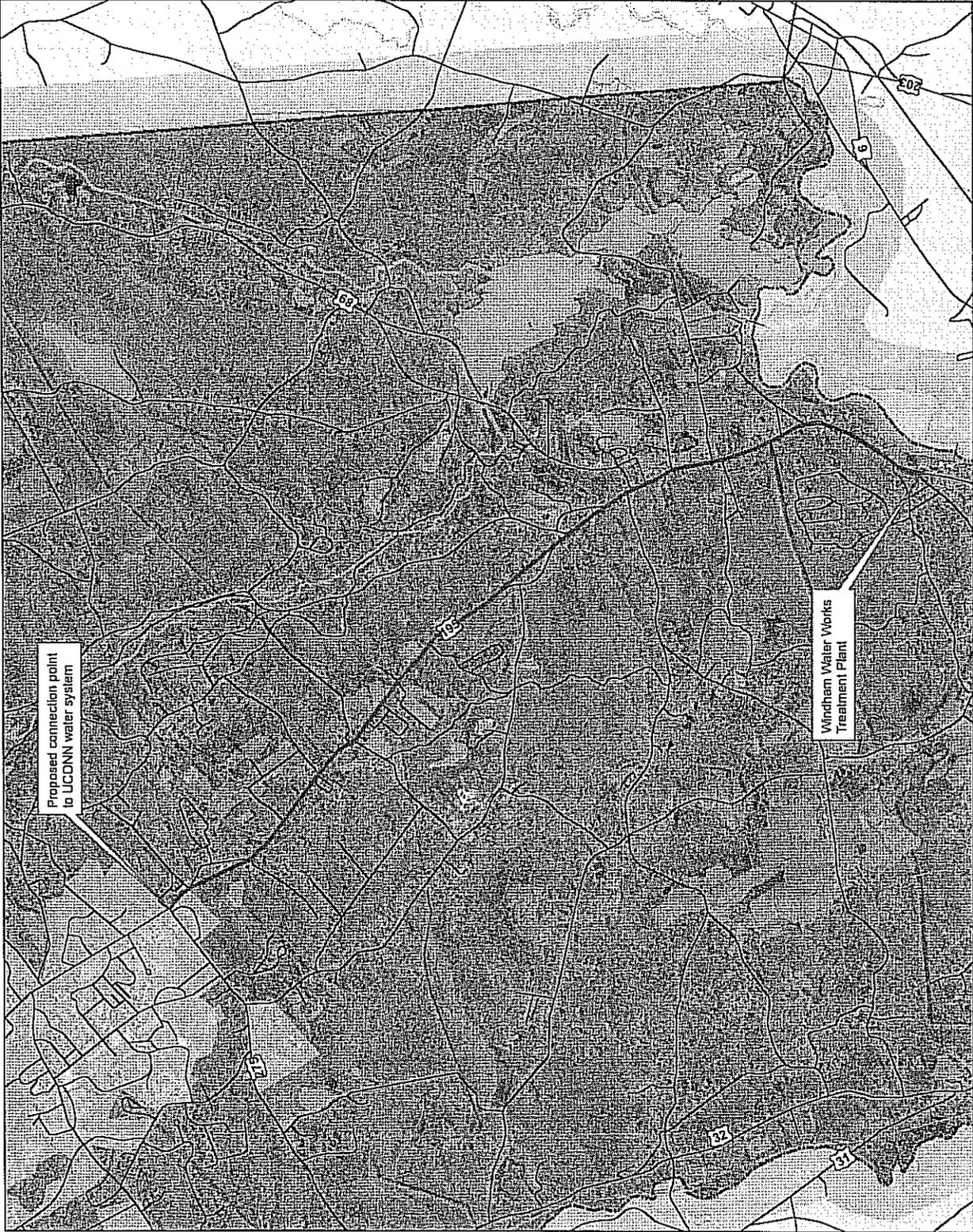
- Legend**
- Proposed Pipeline
  - Roads
  - UConn Water System
  - Town Boundary

All Data Supplied by the State of  
Connecticut Department of  
Environmental Protection

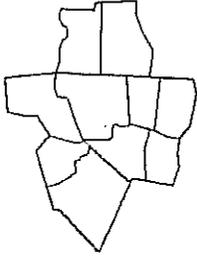


0 750 1,500 3,000 Feet

**Figure 7**  
Windham Water Works  
Proposed Interconnection  
Mansfield, Connecticut  
Environmental Partners



**Environmental  Partners**  
*A partnership for engineering solutions.* GROUP



# WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

## REGIONAL PLANNING COMMISSION

Date: January 5, 2011  
Referral #: 10-12-27-WM  
Report on: **Zoning**

**WINDHAM**

**Health Care District**

To: Town of Windham Planning and Zoning Commission  
C/o: James Finger, Town Planner

Commissioners;

This referral involves: A proposal to create a new Health Care District including adding the definition of "service area" as well as related changes to the non-residential subdivision regulations.

Receipt is hereby acknowledged of the above referral. Notice of the proposed changes to the Zoning Regulations were 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 amendments 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 proposed Health Care District is compatible with the Windham Region Land Use Plan 2010 which identifies Willimantic as a Regional Center.
- The proposal is not anticipated to create negative intermunicipal impacts.

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

Sincerely,

Katherine Holt, Chair  
WINCOG RPC

PAGE  
BREAK



Contact:

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## Education Realty Trust Provides Update on Storrs Center Development Project

MEMPHIS, Tenn., *Jan. 10, 2011* -- Education Realty Trust, Inc. (*NYSE:EDR*), a leader in the ownership, development and management of collegiate housing, today announced that the Mansfield Town Council authorized its Town Manager last week to sign a development agreement between the Town, Storrs Center Alliance, and Education Realty Trust for Phases 1A and 1B of Storrs Center adjacent to the University of Connecticut.

Storrs Center will be a mixed-use town center and main street development project located in Storrs, Connecticut, at the crossroads of the town of Mansfield and the University of Connecticut. It will create a true college town atmosphere with a vibrant, sustainable Town Center including new retail, restaurant, office and residential development within a planned community of pedestrian walkways, green spaces and conservation areas.

Education Realty Trust was selected to create unique collegiate housing within Storrs Center and close to the university to appeal to young professionals, retirees, empty nesters, and graduate students as well as university faculty and staff – anyone who desires to live a quality lifestyle in a walkable, small-town environment with the social and cultural opportunities found near one of the nation's top universities.

Scheduled to be completed in 2012 and 2013, respectively, the two phases will provide approximately 290 apartments with a variety of one-, two-, and three-bedroom floor plans. Each apartment will include a private laundry, hardwood floors, stainless steel appliances, granite countertops, and the latest internet technology among other amenities.

EDR will own, develop and manage the residential portion of these two phases.

Education Realty Trust is honored to be a part of this unique project and to create a beautiful residential solution for the University of Connecticut that works in harmony with the goals of the Storrs Center, the town of Mansfield and its citizens.

The next steps for the Storrs Center development team include applying for a zoning permit for Phases 1A and 1B, pursuant to the Storrs Center Design District regulations, and applying for all pertinent building permits. Tenanting of the first two phases continues to progress with ongoing discussions between Storrs Center Alliance and potential businesses. The Town has had preliminary meetings with the design firm for the intermodal transportation hub and transit pathway and with the design firm for the parking garage. All of the combined efforts of the partners in the Storrs Center project are focused on readying for a groundbreaking in 2011.

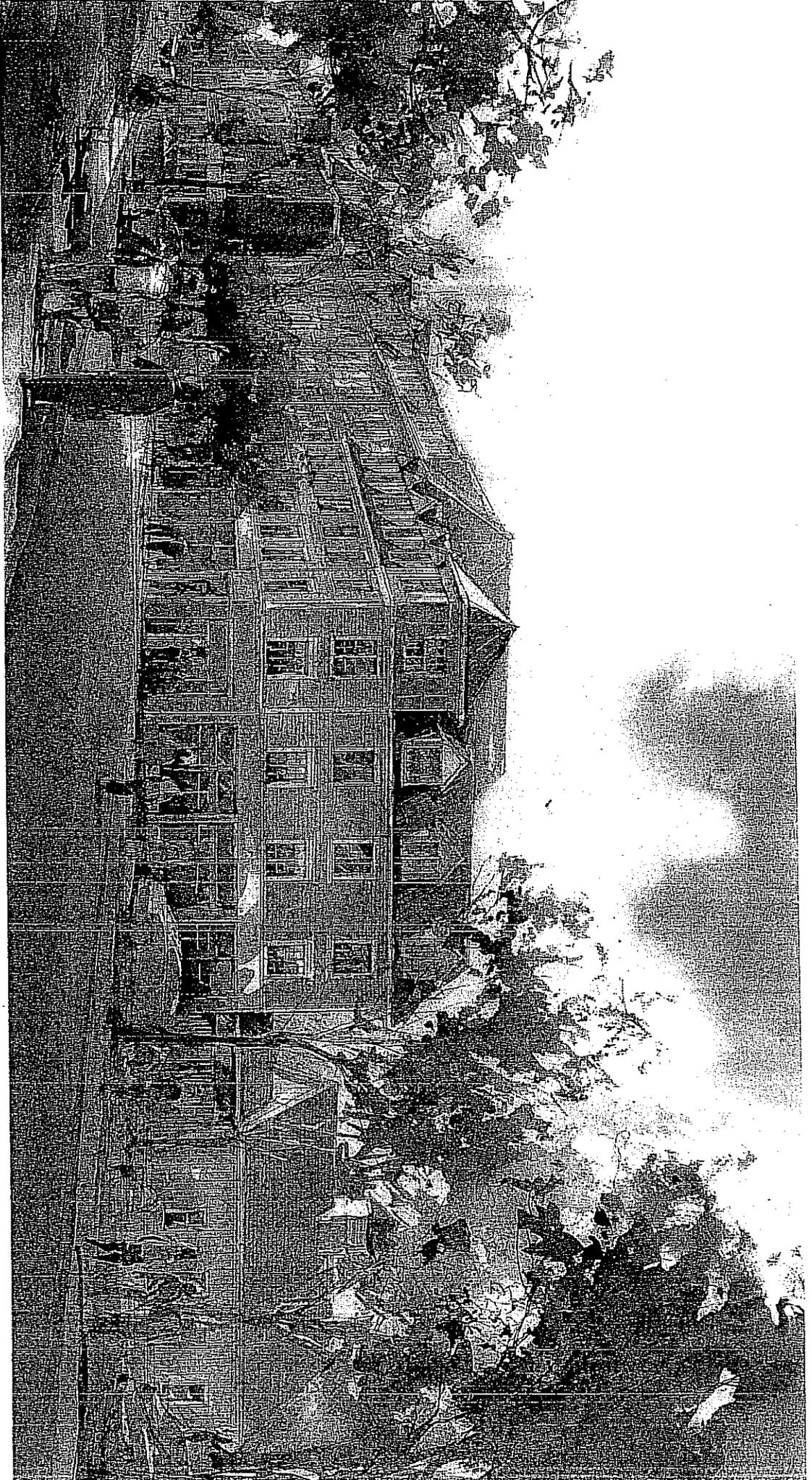
#### **About Education Realty Trust**

Education Realty Trust, Inc. (NYSE:EDR) is one of America's largest owners, developers and managers of collegiate housing. EDR is a self-administered and self-managed real estate investment trust that owns or manages 59 communities in 23 states with more than 35,600 beds in more than 11,000 units. For more information please visit the company's website at [www.educationrealty.com](http://www.educationrealty.com).

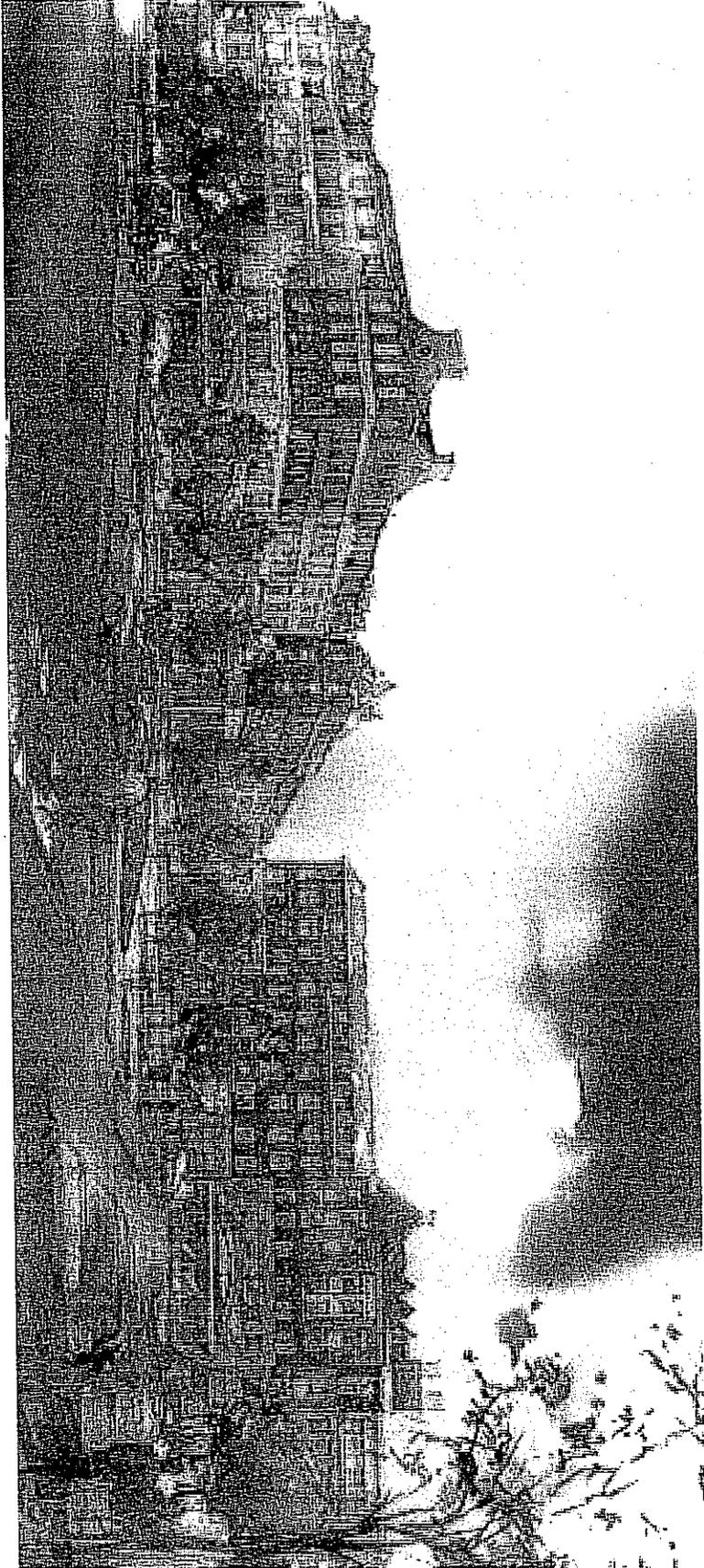
#### **Safe Harbor Statement under the Private Securities Litigation Reform Act of 1995**

Statements about the Company's business that are not historical facts are "forward-looking statements." Forward-looking statements are based on current expectations. You should not rely on our forward-looking statements because the matters they describe are subject to known and unknown risks and uncertainties that could cause the Company's future results, performance, or achievements to differ significantly from the results, performance, or achievements expressed or implied by such statements. Such risks are set forth under the captions "Item 1A. Risk Factors" and "Forward-Looking Statements" in our annual report on Form 10-K and under the caption "Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations" (or similar captions) in our quarterly reports on Form 10-Q, and as described in our other filings with the Securities and Exchange Commission. Forward-looking statements speak only as of the date on which they are made, and the Company undertakes no obligation to update publicly or revise any guidance or other forward-looking statement, whether as a result of new information, future developments, or otherwise.

Originals in Color



Originals in Color



The University of Connecticut campus is undergoing an amazing transformation through an unprecedented \$2.3 billion, 20-year investment. Complementing this revitalization is Storrs Center — a mixed-use town center and main street project located in Storrs, Connecticut, at the crossroads of the town of Mansfield and the University of Connecticut.

Storrs Center will create a true college town for the flagship university with a vibrant, sustainable town center including new retail, restaurant, office and residential development within a planned community of pedestrian walkways, green spaces and conservation areas.

One of the most ambitious public-private initiatives in the history of the state, Storrs Center is being developed in a partnership that includes the Mansfield (CT) Downtown Partnership, Inc., a non-profit group comprised of representatives from the town of Mansfield, the University of Connecticut, and the community; master developer LeylandAlliance LLC of Tuxedo, New York; and Education Realty Trust.

Education Realty Trust was selected to create unique collegiate housing within Storrs Center and close to the University. People who desire to live in a vibrant, walkable, university town will appreciate the quality, upscale housing Education Realty Trust is planning to build within Storrs Center.

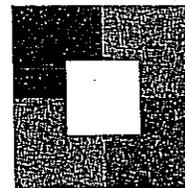
Scheduled to be completed in 2012 and 2013, respectively, the two phases will provide approximately 290 apartments in a variety of floor plans. Each apartment will include a private laundry, wood floors, stainless steel appliances, granite countertops, and the latest internet technology among many other amenities. Elevator access will also appeal to a wide range of tenants. Parking will be easily accessible from an adjacent garage and street-side.

The apartments are designed to appeal to young professionals, empty nesters, faculty, graduate students and other residents of the area. They will attract anyone who desires a quality lifestyle in an upscale town center with all of the social and cultural advantages found near one of the nation's top universities.

This residential development will relieve pent-up demand for college town housing in a market currently lacking quality, upscale housing. The University of Connecticut boasts more than 6,600 graduate students, and 4,500 faculty and staff members. In addition, the University reports admission applications are up significantly in recent years.

Education Realty Trust is honored to be a part of this unique project and to create a beautiful residential solution for the University of Connecticut and the town of Mansfield.

For more information about Storrs Center, please visit [www.storrscenter.com](http://www.storrscenter.com) or [www.mansfieldct.org/mdp](http://www.mansfieldct.org/mdp).



**STORRS**  
RETHINK MAIN STREET



LeylandAlliance



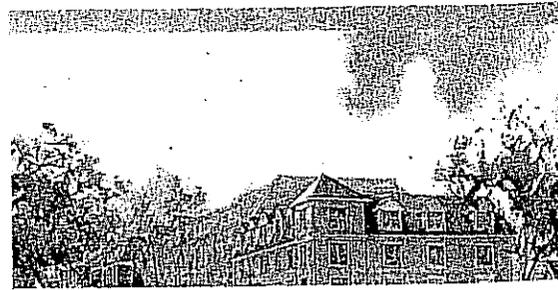
EDUCATION REALTY  
*Trust*



ALLEN & O'HARA  
A SUBSIDIARY OF  
EDUCATION REALTY TRUST

Education Realty Trust, Inc.  
530 Oak Court Drive, Suite 300  
Memphis, TN 38117  
901.259.2500

*From website*



# BASS

BERRY • SIMS<sub>PLC</sub>

The Tower at Peabody Place  
100 Peabody Place, Suite 900  
Memphis, TN 38103-3672  
(901) 543-5900

January 7, 2011

Education Realty Trust, Inc.  
Attn: Messrs. Brown and Trubiana  
530 Oak Court Drive, Suite 300  
Memphis, TN 38117

**RE: Storrs Center**

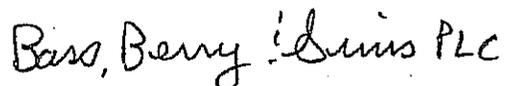
Messrs. Brown and Trubiana:

It is our understanding that the use of the term "student housing" in the preliminary and final prospectus supplements (collectively, the "**Prospectus Supplement**") relating to the public offering of 13,225,000 shares of common stock of Education Realty Trust, Inc. (the "**Company**") to refer to the mixed-use development project located in Storrs, Connecticut ("**Storrs Center**") has become a source of concern to certain citizens and political bodies of the greater Mansfield-Storrs community. Specifically, we understand the concern to be that the term "student housing" may not fully encompass all of the respective constituencies who may elect to live in "collegiate housing," such as young professionals, empty nesters, faculty, upperclassmen, graduate students and other individuals.

The initial and certain subsequent drafts of the Prospectus Supplement used the term "collegiate housing" when referring to Storrs Center. Through the collective review and comment process involving, among others, legal counsel, investment bankers and accountants, the term "collegiate housing" was changed to "student housing" solely in an effort to refer throughout the Prospectus Supplement to the general business activities of the Company in a consistent manner.

Our belief and understanding is that the Company and its representatives were not the source of this alteration and that the Company did not intentionally alter the term as evidence of its business plans or objectives generally or as they may relate to Storrs Center specifically.

Sincerely,



Bass, Berry & Sims PLC

BUDGET REVIEW CALENDAR  
FOR BUDGET YEAR 2010-11

<u>DATE</u>	<u>TIME</u>	<u>ITEM</u>
Mar. 23	Wen 7:00 PM	Budget Presented to Town Council - Council Chambers - Beck Building - Introduction to the Budget & Review of Process
Mar. 24	Thu 7:00 PM	Council Budget Workshop - Council Chambers - Beck Building - Major Cost Drivers - Policy changes & initiatives (Issue Papers) - Discussion questions
Mar. 30	Wed 6:30 PM	Council Budget Workshop - Council Chambers - Beck Building - Board of Education budget - General Fund Revenue Review - Programmatic Review (review narratives) = General Government/Town Wide (Including Contrib. To Area Agencies) = Public Safety = Community Services = Community Development = Public Works
Mar. 31	Thu 7:00 PM	Public Information Session #1 on Mgr's budget - Council Chambers - Beck Building
Apr. 4	Mon 6:30 PM	Council Budget Workshop - Question & Answer Session - Buchanan Auditorium - Mansfield Public Library - Operating Transfers to Other Funds = Parks & Recreation Fund = Debt Service Fund = Downtown Partnership - Internal Service Funds - Health Insurance, Worker's Compensation & Management Services = Health Insurance Fund = Worker's Compensation Fund = Management Services Fund - Other Agencies/Funds = Day Care Fund = Eastern Highlands Health District = Cemetery Fund/Long Term Investment Pool
Apr. 11	Mon 7:30 PM	Public Hearing on Budget Council Chambers - Audrey P. Beck Municipal Building
Apr. 12	Tue 6:30 PM	Council Budget Workshop - Council Chambers - Beck Building - Capital Improvement Program - Capital Nonrecurring Fund - Solid Waste Fund and Town Aid Road Fund - Sewer Funds
Apr. 14	Thu 6:30 PM	Council Budget Workshop Board of Education discussion with Board (before Board's regular meeting) Council Chambers - Beck Building
Apr. 18- 22		School Break
Apr. 19	Tue 6:30 PM	Adoption of Budget and Recommended Appropriations Community Room - Mansfield Community Center
Apr. 20	Wen 6:30 PM	Adoption of Budget and Recommended (if necessary) Appropriations Council Chambers - Beck Building
Apr. 28	Thu 7:00 PM	Public Information Session #2 Council Chambers - Beck Building
May 3	Tue 6AM - 8PM	Region #19 Budget Referendum Held in the towns of Ashford, Mansfield and Willington
May 10	Tue 7:00 PM	Annual Town Meeting Mansfield Middle School Auditorium

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# Memo

To: Town Council  
From: Matt Hart, Town Manager  
CC: Maria Capriola, Sara-Ann Chaine, Audrey Conrad  
Date: December 13, 2010  
Re: Quarterly Status Report: July – September 2010

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

## Major Projects and Initiatives/Areas of Focus

- 1) Assisted/Independent living project
  - Provided update to Council on October 25, 2010. Masonicare has renewed option on Maple Road and is conducting due diligence (e.g. water yield testing) at site. Will provide another update to Council in late January 2011.
  
- 2) Community/campus relations
  - Assisted Community Quality of Life Committee (CQLC) with its review of proposed nuisance house ordinance, drafting language to close various loopholes in the housing code and other ordinances; and researching the viability of an assembly permit ordinance to regulate certain large gatherings
  - In collaboration with Mansfield Community-Campus Partnership (MCCP), staff has implemented pilot blight and litter reduction program in the Hunting Lodge Road neighborhood, including litter pick-up and changing the day of trash service. Refuse and recycling containers to be installed in the spring along Hunting Lodge Road; continue CQLC ordinance review efforts
  - Prepared for return of students for fall 2010 semester and monitored public safety response to off-campus parties
  - Served on UConn Spring weekend Task Force in conjunction with Mayor Paterson; Town-University Relations Committee to complete after-action report for Spring Weekend 2010

- 3) Community water and wastewater issues
  - Continued to serve as member of UConn's Water and Wastewater Advisory Committee
- 4) Economic Development
  - Worked with staff to develop focused business visitation program and to update economic and community development webpage and online resources
  - Staff working to add Mansfield commercial properties to Connecticut Economic Resource Center (CERC) SiteFinder database/website
- 5) Operating Budget and Capital Improvement Program (CIP)
  - Department heads preparing budget requests, revenue projections, and program narratives for FY 2011/12 budget. Budget analysis to be conducted by budget team
  - Initiated capital budgeting process for FY 2011/12 and 5-year capital improvement plan
  - Issued *Citizen's Guide to the Budget* as a direct mail piece to all residential addresses in Town
  - Will submit Proposed FY 2011/12 Budget and CIP to Council in late March 2011
- 6) Four Corners water and sewer project
  - Hired firm of Environmental Partners to complete water resource study
  - Environmental Partners to review draft report with Four Corners Advisory Committee in January 2011
- 7) Mansfield Community Center
  - Staff completed renovations and maintenance as part of annual shut-down week
  - In September, staff provided Council with an update and received approval for modest changes to fee schedule
  - Using Community Development Block Grant (CDBG) funds, completed second fully accessible family changing room at Community Center
- 8) Mansfield 2020: A Unified Vision (strategic plan)
  - Conducted strategic planning team meeting and provided update to Council at its September 27, 2010 meeting; making good progress on all vision points
  - Will conduct strategic planning team meeting and provide update to Council in Winter-Spring 2011 to help prepare Council for review of Proposed FY 2011/12 Budget and CIP
- 9) Mansfield Downtown Partnership and Storrs Center
  - Selected designer for parking garage and intermodal facility and transit pathway
  - Continued work to prepare Storrs Center parking management plan

- On December 1, 2010, presented proposed development agreement for Phases 1A/1B of Storrs Center project to Council in public session; assisted Council with its review of proposed agreement and negotiating changes requested by Council leading to Council's authorization to execute development agreement and related tax fixing assessment agreements
- Completed negotiations on parking lease agreement with EDR and parking management agreement with Storrs Center Alliance, as required by development agreement

#### 10) Police Services Study

- Negotiated scope of services with Management Partners, working in partnership with Police Executive Research Forum (PERF); conducted project kickoff meeting with steering committee
- Consulting team has conducted interviews and focus groups and administered on-line survey, and is presently collecting and analyzing quantitative and qualitative data
- Next quarter consulting team will present initial findings to Steering Committee and then to Council

#### 11) Probate Court Consolidation

- Finalized inter-local agreement and received authorization from Town Council to execute; court has moved to Tolland location

#### 12) Regionalism/shared services collaborative

- Staff conducted meetings with ECSU and WINCOG, and selected UConn Master of Public Administration program to retain a group of UCONN MPA students to research potential opportunities for sharing services between the Mansfield and Windham libraries
- Participating in ongoing WINCOG efforts to examine service-sharing opportunities, including code enforcement, engineering and economic development

#### 13) School Renovation Project

- Developed and coordinated workshop schedule to assist Town Council with its review of proposed project options
- Working as member of School Building Committee to evaluate ways to reduce cost of Option E (two new elementary schools and selected renovations to Mansfield Middle School) and to prepare schematic of Goodwin School site; will report back to Council in January/February 2011

#### 14) Senior Services

- Completed hiring process for Senior Center Coordinator and Transportation Coordinator positions
- Implemented volunteer transportation program for seniors

## 15) Sustainability

- Assisted committee with development of instrument to help guide siting of any new elementary schools
- Evaluating ways to provide additional staff support to coordinate Town's sustainability efforts

## Capital Projects

- 1) ARRA projects (Birch Road bikeway and Mansfield City Road paving projects)
  - Completed work on Mansfield City Road overlay project
  - Construction of Birch Road bikeway well underway and grading and base course is complete. Final prep and paving remain to be followed by landscaping and finish work. Project is currently in "winter shutdown" and will resume in the early spring 2011
- 2) Mansfield Middle School Fuel Conversion project
  - Completed punch list items; project complete

## Employee Benefits, Human Resources and Labor Relations

- 1) Employee wellness program
  - Employee wellness rewards program was launched in fall 2010; the pilot/test year will run through May 2011. The program is geared towards rewarding employees for engaging in healthy lifestyles. Although companies in the private sector are engaging in such programs, Mansfield is one of the first – if not the first – municipality in the state to implement such a program
  - Annual employee health and wellness fair was held in October and was a success
- 2) Employee benefits
  - Staff was able to obtain improved rates for its short and long term disability insurance and life insurance, effective August 1, 2010
  - Update to Government Accounting Standards Board (GASB) 45 actuarial study is underway
  - Staff in process of executing a favorable health insurance renewal with Anthem for January 1, 2011; claims experience for Plan Year 2010 is expected to be less than a 2% increase from the prior year
  - Staff in process of implementing new health insurance plan designs for nonunion, public works, and outside agencies (WINCOG, WRTD, Housing Authority, MDP, Discovery Depot) staff for January 1, 2011. Due to favorable claims experience and plan design changes, the cost of the PPO plan for the aforementioned staffing groups is decreasing
  - Annual open enrollment for health insurance benefits and flexible spending accounts is underway; annual notification of eligibility to participate in the 457 plan and Medicare Part D have been sent to employees and retirees
  - Implemented wage increases for staff as approved by Council

### 3) Labor negotiations

- Public Works successor collective bargaining agreement has been ratified by Council and executed between the parties; implemented wage increases and other compensation changes pursuant to agreement
- Town nearing completion on negotiations with the professional/technical unit; it is expected that a full tentative agreement will be brought before the Council in January 2011
- Town in negotiations with IAFF/UPFFA, the union that represents our career fire personnel

### 4) Personnel rules & policies

- Staff has submitted a first draft of revisions to personnel rules to the Personnel Committee for review and discussion
- Staff has developed draft updates to a number of our personnel policies including technology use, drug-free workplace, vehicle use, professional travel and professional attire

### 5) Recruiting

- Completed recruitment for Senior Center Transportation Coordinator position and hired Gianna Stebbins on October 4, 2010
- Promoted Keri Rowley to the position of Accounting Manager-Treasurer effective November 15, 2010. Keri's promotion has created an accountant position vacancy. A recruitment is currently underway and first round interviews were completed December 20<sup>th</sup>
- Conduct recruitment for a full-time firefighter/EMT vacancy
- Successfully placed a dozen UCONN work study students with various Town departments for the current academic year; a mix of undergraduate and graduate students are working on average between 5-10 hours each week. Students are working with the Town Manager's Office, Town Clerk's Office, Public Works, Parks and Recreation, Finance, Information Technology and the Assessor's Office; the Town does not incur direct expenses for work study students' pay

### 6) Miscellaneous

- Staff diligently worked this fall on a windows based upgrade to our human resources and payroll modules of ADMINIS

FISCAL YEAR 2010/11

**Employees Hired (Regular Positions)**

<u>Appointment Date</u>	<u>Position</u>	<u>Applications</u>	<u>Tested</u>	<u>Name</u>
7-19-10	Senior Center Coordinator		5	Cindy Dainton
10-4-10	Senior Services Transportation Coordinator - PT		4	Gianna Stebbins
11-15-10	Accounting Manager-Treasurer*		1	Keri Rowley
In Process	Accountant			

Notes: \*Internal hire or promotion

PT - part-time

**Grant Administration**

1) Small Cities

- Regrettably, the Town was not awarded funding for the sidewalk/bikepath project along South Eagleville Road. Staff has made a request to publicly inspect documents with the scores received for the grant application, as well as scores received by other municipal applications
- Utilizing program income funds, staff working with two local homeowners on housing rehabilitation projects (one of which is an emergency situation)

2) Table below provides a summary of grant applications submitted for calendar year 2010:

<u>Date on Council Agenda</u>	<u>Lead Department</u>	<u>Grant</u>	<u>Funding Agency</u>	<u>Status</u>	<u>Grant Award</u>
1-12-09	Human Services	Social Service Block Grant	US Department of Health & Human Services	Awarded	\$3,540*
2-8-10	Public Works <i>Public Works/ Downtown Partnership</i>	Federal Appropriations Requests <i>For the intermodal hub for Storrs Center</i>	<i>Federal Transit Administration</i>	In Process  <i>Awarded</i>	  <i>\$4,940,000</i>
2-22-10	Human Services	Community Partnership Grant	Casey and Graustein Foundations	Awarded	\$50,000
3-22-10	Parks and Recreation	Last Green Valley Grant Program (Moss Sanctuary)	Last Green Valley	Awarded	\$13,150
4-12-10	Town Clerk's Office	Historic Documents Preservation Grant	Connecticut State Library	Awarded	\$3,000
5-24-10	Town Manager's Office	Small Cities Community Development (So. Eagleville bikepath / sidewalk project)	Connecticut Department of Economic and Community Development	Not Awarded	-

5-24-10	Fire and Emergency Services	Assistance to Firefighters Grant	Department of Homeland Security	Not Awarded	—
7-12-10	Downtown Partnership and Public Works	Small Town Economic Assistance Program (STEAP)	State of Connecticut Office of Policy and Management	Not Awarded	—
8-9-10	Town Manager's Office	Transportation Investment Generating Economic Recovery (TIGER II) – Rail Service	US Department of Transportation	In Process	
9-27-10	Mansfield Discovery Depot	Child Daycare Services	CT Department of Social Services	In Process	
11-8-10	Police	DUI Enforcement Program	CT Department of Transportation, Division of Highway Safety	Awarded	\$22,425
<b>Total Grant Funds Awarded YTD 2010:</b>					<b>\$5,029,115</b>

*\*Revised amount, Yr. 2 of 2 Yr. grant reflected*

**Land Management and Open Space Acquisition**

- Ossen Property – Town Attorney has completed closing and Town has taken ownership of the property

**Legal**

- An Ordinance to Prevent Nuisances in Rental Housing – staff has developed this proposed ordinance under the direction of the CQLC; draft under review by Ct State Police, who would be primarily responsible for enforcing the ordinance
- Proposed Amendments to the Fee Schedule for Fire Prevention Services – Council has tabled this item, at Manager's recommendation
- Proposed Amendments to the Ethics Ordinance – Town Attorney providing recommendations pursuant to the direction of the Personnel Committee; Town Attorney draft to be submitted to Personnel Committee for review and discussion

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## TOWN OF MANSFIELD

*Police / Resident Troopers Office  
4 South Eagleville Road  
Mansfield, CT 06250  
(860) 429-6024 Telephone  
(860) 429-4090 Facsimile*

### MEMORANDUM

**DATE:** 1/6/2011  
**TO:** Matt Hart -Mansfield Town Manager  
**FROM:** Sgt. James Kodzis #219  
**RE:** A Review of UCONN "fall weekends" 2010

---

Crowd sizes are estimates only by public safety personnel in the field and statistical information provided in this synopsis should be considered as approximate.

#### **Friday, 08/27/2010.**

Carriage House Apts.- Estimated crowd of 1,500 – 2,000

Crowd was well behaved for the most part; a couple of incidents of can/bottle throwing at CSP.

16 liquor violation tickets issued.

Carriage House Apts. did not have an onsite manager on duty. This made determining who lived in which apt problematic at the end of night when the "push" was being done. A lot of the apt renters did not have Carriage House IDs issued to them yet nor did they have parking stickers for their vehicles.

The fence was not erected as in past years. This created a problem of controlling access to the complex when the road was shut down for the push. Partygoers were able to gain access by going in behind the Apts. along the wood line.

#### **Saturday, 08/28/2010.**

Carriage House Apts.- Estimated crowd of 5,000 – 6,000 (largest in recent years)

Crowd was well behaved for the most part; a couple of incidents of can/bottle throwing at CSP.

28 liquor violation tickets issued

1 criminal arrest for narcotics- UCONN student

Carriage House Apts. did not have an onsite manager on duty. This made determining who lived in which apt problematic at the end of night when the "push" was being done. A lot of the apartment renters did not have Carriage House IDs issued to them yet nor did they have parking stickers for their vehicles.

The fence was not in place as in past years. This created a problem of controlling access to the complex when the road was shut down for the push. Partygoers were able to gain access to the complex by going in behind the Apts. along the wood line.

**Thursday, 09/2/10.**

Carriage House Apts.- Estimated crowd of 2,000 – 3,000

Carriage House provided a night manager and put up the fence. They provided a tenant list as well as parking permits and most resident permits.

13 liquor violation tickets issued.

Two Troopers on site.

The evening was very busy for a holiday weekend and it appeared as though the students did not go home. There were parking issues on Carriage House Dr. which were addressed by the Troopers. Simultaneously there was a medical issue (intoxicated student) which was also in the complex and handled by the CSP personnel (they ensured that the victim's airway was unobstructed until medics arrived). Throughout the evening there were three medical calls at the complex and two were transported to the hospital for treatment (intox). Numerous parking citations were issued and a tow truck was called to remove a vehicle partially blocking the roadway. Carriage House Dr. was closed to vehicular traffic due to the heavy volume of pedestrian traffic. There was numerous alcohol violations observed however due to manpower issues we were unable to effectively address many of these violations. There were only a handful of citations issued as personnel were forced to prioritize responsibilities.

It was decided, based upon the size and intoxication level of the crowd (reports of fights, vandalisms, noise complaints, etc.), to have evening shift respond prior to breaking up the large gathering within the complex.

During the "push" there was one individual later verified as a UCONN student/Carriage House resident who was standing on the roadway. He was asked to leave several times and refused stating that he lives here. He was arrested for BOP and interfering after he became aggressive and belligerent when attempts were made to escort him from the roadway.

The immediate area was successfully cleared by approx. 0130 hours. A presence was maintained on Hunting Lodge Rd and our areas of responsibilities in Mansfield (Sgt. Pepperonis) until approx. 0145 hours.

Carriage House management observed the apartments involved and explained that follow up action would be taken against the tenants for lease violations. All arrests will be referred to the UCONN off campus student services office for student code violations as well.

**Friday, 09/03/10.**

Carriage House Apts.- Estimated crowd of 3,000

24 liquor violation tickets issued.

Carriage House Apts. did have an onsite manager on duty.

Large house parties building on Hunting Lodge Rd.

**Saturday, 09/04/10.**

Carriage House Apts.- Estimated crowd of 6,000. (Largest non- Spring Weekend gathering I have seen in several years)

10 liquor violation tickets issued

Carriage House had two night managers on site.

Three (3) Troopers on site.

Carriage House Dr was closed to vehicular traffic due to the heavy volume of pedestrian traffic.

At approx 2330 hrs it was decided, based upon the size and intoxication level and behavior of the crowd (reports of fights) to have evening shift respond prior to breaking up the large gatherings within the complex. The "push" took almost 40 minutes to complete. The crowd was confrontational and belligerent. They were reluctant to leave, follow verbal directives, and very slow to move. At one point during the "push" some students began to yell they were being assaulted by police in an attempt to excite the crowd. A presence was maintained on Hunting Lodge Rd and our areas of responsibilities in Mansfield

**Sunday, 09/05/10.**

Carriage House Apts.- Estimated crowd of 2,000

No night managers

No additional Troopers.

On duty Mansfield Resident Troopers handled this gathering w/o incident.

**Thursday, 09/09/10**

Carriage House Apts.- Estimated crowd of 2,000 – 3,000

Two night managers

Two Troopers

All clear 0145 hrs.

4 town noise violations issued on Birch RD.

**Friday, 09/10/10**

Carriage House Apts.- Estimated crowd of 2,000 – 3,000

Two night managers

Two Troopers

Eve shift to Carriage House

Large house party at the "Mushroom House" on Rte. 195 (estimated crowd 1,000)

Reported hit and run on North Eagleville Rd. (UCONN PD jurisdiction)

Large gathering at businesses on North Eagleville Rd. after push

**Saturday, 09/11/10**

Carriage House Apts.- Estimated crowd of 2,000 – 3,000 (highly intoxicated)

Two night managers

Three Troopers

It was decided, based upon the size and intoxication level of the crowd (reports of fights, vandalisms, noise complaints, etc), to have evening shift respond prior to breaking up the large gathering within the complex.

Partygoer was assaulted Carriage House by unknown party. Victim received 6 staples to head wound.

Large gathering at businesses on North Eagleville Rd after push An assault occurred in the area of building 7 which resulted in one UCONN student being transported to the hospital. He has since been released. Case under investigation.

Over the course of the weekend 30 alcohol and other town ordinance citations were issued by police personnel.

**Thursday, 0916/10**

Night manager on duty

2 Troopers

Bars very active

Light to moderate rain

Very little foot traffic

No calls for service in complex

No violations observed

Crowd size N/A

No enforcement action taken

**Friday, 09/17/10**

Managers on site

2 Troopers

10 alcohol violations

It was decided, based upon the size and intoxication level of the crowd (reports of fights, vandalisms, noise complaints, etc), to have evening shift respond prior to breaking up the large gathering within the complex.

Carriage House Apts.- Estimated crowd of 3,000-3,500

All clear, no calls pending 0130hrs

One arrest for possession of marijuana.

**Saturday, 09/18/10**

No manager on site

3 Troopers

Carriage House Apts.- Estimated crowd of 2,000 – 3,000

Busy in town. A large party at Hunting Lodge Apts. Manager contacted and enroute from Hartford. Estimated crowd of 1,000. Several large and loud parties at residences on North Eagleville Rd. It was decided, based upon the size and intoxication level of the crowd (reports of fights, vandalisms, noise complaints, etc), to have evening shift respond prior to breaking up the large gathering within the complex.

**Thursday, 09/23/10**

Managers on site

2 Troopers

Carriage House Apts.- Estimated crowd of size under 1,000

Bars were active

Very little foot traffic

No calls for service at Carriage House Apts.

Crowd size N/A

No enforcement action taken

**Friday, 9/24/10**

Managers on site

2 Troopers

2 alcohol violations

Carriage House Apts.- Estimated crowd of 3,000-3,500

All clear no calls pending 0200 hrs

**Saturday, 9/25/10**

Managers on site

3 Troopers

Estimated crowd of 3,000-3500 at Carriage House Apt

**Estimated crowd of 6,000+ in around campus.**

**(Largest non-Spring Weekend crowd to date.)**

Numerous house parties (building floats for Homecoming parade)

Assisted Fire Dept in putting out two bonfires (Apt building & private residence)

3 alcohol violations

Several large parties at residences on N. Eagleville Rd.

It was decided, based upon the size and intoxication level of the crowd (reports of fights, vandalisms, noise complaints, etc), to have evening shift respond prior to breaking up the large gathering within the complex.

All clear, no calls pending 0200 hrs

**09/30/10, Thursday-**

Crowds- N/A

2 night mangers on duty

2 Troopers

Weather heavy rain and winds

10/01/10, Friday-

Carriage House Apts.- Crowd- 2500 plus

2 night manager on duty

2 Troopers

2 Troop "K" Troopers assisted

1 OPA Trooper on duty at Hunting Lodge Apartment

11 town violation tickets issued

2 DWI arrests

1 Dumpster fire at Club House Apts.

1 Medical call at Carriage House (intoxicated person)

10/02/10, Saturday

Crowd- 4,000 plus

2 night managers on duty

2 Troopers

2 Troop "K" Troopers assisted

1 Trooper on duty at Hunting Lodge Apartments

11 town violation tickets issued

Club House Apts. - live band "concert". Manager contacted and advised of band concert. Manager request that the "concert be shut down and crowd be cleared from the complex. It was decided, based upon the size and intoxication level of the crowd (reports of fights, vandalisms, noise complaints, etc), to have evening shift respond prior to breaking up the large gathering within the complex.

Numerous reports of small "altercations" at Carriage House Apts. and on foot paths on Hunting Lodge Rd. The participants were highly intoxicated and belligerent. One in custody arrest at Carriage House (Criminal Trespass and interfering with police)

Numerous house parties on Hunting Lodge RD, Rte. 195 and North Eagleville Rd.

Crowds were highly intoxicated and aggressive. The UCONN Football Team won its Homecoming game earlier in the day and this win appeared to have fueled the revelry more than usual.

I am scheduling the normal 2, 2, and 3 for this Thursday thru Saturday at the Carriage House Apts. I will also have additional patrols (2 on Friday and 2 on Saturday) to augment the regular scheduled Resident Troopers.

**10/7/10, Thursday-**

**PERSONNEL:**

Resident Troopers (eves and / or mids) 2  
Troopers assigned to Carriage House 2  
Supplemental Mansfield patrol Troopers N/A  
Troop Evening shift hold over N/A  
Troop Midnight shift assistance N/A  
Other personnel N/A

**CROWD**

(Carriage House) N/A  
(Other) N/A

**TOWN VIOLATIONS ISSUED: N/A**

**ARRESTS: N/A**

**MEDICAL ASSISTS: N/A**

**CALLS FOR SERVICE 1900-0300:**

(TROOP) 61  
(MANSFIELD) 21

**10/8/10, Friday-**

**PERSONNEL:**

Resident Troopers (eves and / or mids) 2  
Troopers assigned to Carriage House 2  
Supplemental Mansfield patrols 2  
Troop Evening shift hold over N/A  
Troop Midnight shift assistance 4  
Other personnel (Lt, Sgt, other apartment OPA, other troops, traffic etc.) 1 (Sgt)

**CROWD (Carriage House)**

Personnel assisted management with controlling access to complex (closed to non residents and/or uninvited guests)  
(Other) @4-5,000 (Club House Apts., Hunting Lodge Apts., house parties Hunting Lodge Rd and North Eagleville Rd.

**TOWN VIOLATIONS ISSUED: 2 (noise) house party**

**ARRESTS: 2** infraction (creating public disturbance), 1 in custody arrest (interfering w/Police) House party Hunting Lodge Rd.

**MEDICAL ASSISTS: 1** (Hunting Lodge Rd.) assault victim transported to Windham Hospital.

**CALLS FOR SERVICE 1900-0300:**

(TROOP) 54  
(MANSFIELD) 14

10/09/10, Saturday-

**PERSONNEL:**

Resident Troopers (eves and / or mids) 1

Troopers assigned to Carriage House 3

Supplemental Mansfield patrols 2

Troop Evening shift hold over 5

Troop Midnight shift assistance 3

Other personnel (Lt, Sgt, other apartment OPA, other troops, traffic etc.) 1 (Sgt)

**CROWD**

(Carriage House) @3,000

(Other) @1,000

**TOWN VIOLATIONS ISSUED:** 8 (town alcohol citations)

**ARRESTS:** 1 in custody (interfering w/ Police) Carriage House

**MEDICAL ASSISTS:** 1 (Carriage House) transported to Windham Hospital.

**CALLS FOR SERVICE 1900-0300:**

(TROOP) 59

(MANSFIELD) 13

Thursday October 14

**Personnel**

4 Resident Troopers- regular shift (eves/mids)

2 Troopers assigned to Carriage House

**Crowd**

Bars were crowded

little pedestrian traffic due to inclement weather (rain).

**Enforcement Action** N/A

**CALLS FOR SERVICE 1900-0300:**

(TROOP) 48

(MANSFIELD) 6

Friday October 15

**Personnel**

2 Resident Troopers- regular shift (eves/mids)

2 Troopers assigned to Carriage House

2 Mansfield Supplemental Patrols

1 Other (Sgt)

**Crowd**

Bars were crowded. Minimal pedestrian traffic due to inclement weather (cold / drizzle) -

Enforcement Action N/A -car/pedestrian accident N. Eagleville Rd tied up resources at

@0130hours for remainder of shift. (Non life threatening injuries)

**CALLS FOR SERVICE 1900-0300:**

(TROOP) 39

(MANSFIELD) 8

**Saturday October 16**

**Personnel**

- 2 Mansfield Resident Troopers- regular shift (eves/mids)
- 3 Troopers assigned to Carriage House
- 2 Mansfield supplemental patrols
- 1 other (Sgt)
- 3 Troopers (Troop C midnight shift)

**Crowd**

- Carriage House 1,500
- Hunting Lodge 700
- House parties Hunting Lodge Rd 300
- House Parties N Eagleville Rd 300
- Moderate pedestrian Traffic

**Enforcement Action**

- 10 parking tickets (2 vehicles towed)
- 14 town citations issued (alcohol)
- Responded to noise complaint @2100 hours on Hunting Lodge Rd. Upon arrival no violations heard or observed. No action taken.

**CALLS FOR SERVICE 1900-0300:**

- (TROOP) 77
- (MANSFIELD) 40

**Thursday October 21**

**Personnel**

- 3 Mansfield Resident Troopers- regular shift (eves/mids)
- 2 Troopers assigned to Carriage House

**Crowd**

- Carriage House N/A
- Hunting Lodge Little foot traffic

**Enforcement Action**

- 3 State citations issued
- CALLS FOR SERVICE 1900-0300:**
- (TROOP) 29
- (MANSFIELD) 11

**Friday October 22**

**Personnel**

3 Mansfield Resident Troopers- regular shift (eves/mids)  
2 Troopers assigned to Carriage House  
2 Mansfield supplemental patrols  
1 other (Sgt)  
1 Troop C midnight shift patrol

**Crowd**

Carriage House @500  
Hunting Lodge Light foot traffic  
House parties @500

**Enforcement Action**

19 State citations issued  
**CALLS FOR SERVICE 1900-0300:**  
(TROOP) 77  
(MANSFIELD) 32

**Saturday October 23**

**Personnel**

3 Mansfield Resident Troopers- regular shift (eves/mids)  
3 Troopers assigned to Carriage House  
2 Mansfield supplemental patrols  
1 other (Sgt)

**Crowd**

Carriage House 500  
Hunting Lodge Rd Moderate foot traffic  
House parties @1,000  
House Parties N Eagleville Rd @1,000

**Enforcement Action**

14 State citations issued  
8 Town citations issued  
**CALLS FOR SERVICE 1900-0300:**  
(TROOP) 63  
(MANSFIELD) 24

**Thursday October 28**

**Personnel**

2 Mansfield Resident Troopers - regular shift (eves/mids)  
2 Troopers assigned to Carriage House

**Crowd**

Carriage House 200  
Hunting Lodge Light foot traffic  
House parties Hunting Lodge Rd @200  
House Parties N Eagleville Rd @200

**Enforcement Action**

5 citations issued  
**CALLS FOR SERVICE 1900-0300: (TROOP) 68; (MANSFIELD) 12**

**Friday October 29**

**Personnel**

3 Mansfield Resident Troopers- regular shift (eves/mids)  
2 Troopers assigned to Carriage House  
2 Mansfield supplemental patrols  
1 other (Sgt)

**Crowd**

Carriage House 2,500  
Hunting Lodge Moderate foot traffic  
House parties Hunting Lodge Rd @1,000  
House Parties N Eagleville Rd @1,000

**Enforcement Action**

7 State citations issued  
8 Town citations issued  
**CALLS FOR SERVICE 1900-0300:**  
(TROOP) 57  
(MANSFIELD) 18

**Saturday October 30**

**Personnel**

2 Mansfield Resident Troopers- regular shift (eves/mids)  
3 Troopers assigned to Carriage House  
2 Mansfield supplemental patrols  
2 other (Sgt / Lt)  
5 Troop C midnight shift patrols  
4 Troopers (Troops K and D)

**Crowd**

Carriage House @8-10,000  
Hunting Lodge Extremely heavy foot traffic  
House parties Hunting Lodge Rd. @2,000  
House Parties N Eagleville Rd. @2,000

**Enforcement Action**

State citations issued 6  
**CALLS FOR SERVICE 1900-0300:**  
(TROOP) 66  
(MANSFIELD) 23

**Sunday October 31**

**Personnel**

3 Mansfield Resident Troopers- regular shift (eves/mids)

2 Troopers assigned to Carriage House

2 Mansfield supplemental patrols

2 other (Sgt/Lt)

**Crowd**

Carriage House 200

Hunting Lodge Light foot traffic

House parties Hunting Lodge Rd @500

House Parties N Eagleville Rd @500

**Enforcement Action**

3 State citations issued

1 Town citations issued

**CALLS FOR SERVICE 1900-0300:**

(TROOP) 52

(MANSFIELD) 12

Respectfully,

*Sergeant James Kodzis #219  
Connecticut State Police  
Mansfield Resident Trooper's Office  
4 South Eagleville Road  
Storrs/Mansfield, CT 06268  
(860) 429-6024*





Date: 12.9.10

Application #: 10-18ZC

Coventry Planning and Zoning Commission

Application for:

REQUEST FOR CHANGE OF ZONING DISTRICT BOUNDARY

Area for which a zone change is requested:

TOWN WIDE ZONING MAP

Owner \_\_\_\_\_ Street \_\_\_\_\_ Map \_\_\_\_\_ Block Lot \_\_\_\_\_ Zone \_\_\_\_\_

Owner \_\_\_\_\_ Street \_\_\_\_\_ Map \_\_\_\_\_ Block Lot \_\_\_\_\_ Zone \_\_\_\_\_

Owner \_\_\_\_\_ Street \_\_\_\_\_ Map \_\_\_\_\_ Block Lot \_\_\_\_\_ Zone \_\_\_\_\_

Owner \_\_\_\_\_ Street \_\_\_\_\_ Map \_\_\_\_\_ Block Lot \_\_\_\_\_ Zone \_\_\_\_\_

Owner \_\_\_\_\_ Street \_\_\_\_\_ Map \_\_\_\_\_ Block Lot \_\_\_\_\_ Zone \_\_\_\_\_

Change above existing zone(s) to: SEE BELOW

I hereby request that the Commission approve and adopt a change in the zoning district boundary so that said parcel(s) of land as listed above shall have a legal land use of \_\_\_\_\_ in accordance with the zoning regulations.

Applicant/Agent: BILL M. DUST - DIRECTOR OF PLANNING / PERMITS - TOWN OF COVENTRY - CT Phone: \_\_\_\_\_

Address: 1712 MAIN ST COVENTRY CT 06278

Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Purpose for Request: ADOPT DIGITAL ZONING MAP - TO

REPLACE EXISTING 'CAD' DRAWING MAP.

An application for a change of zone boundary shall include the following:

1. One (1) copy of completed application form.
2. Ten (10) copies drawn to scale by a licensed surveyor showing the following:
  - a. Accurate description and acreage of tract to be changed with existing buildings and uses.
  - b. All lots or parts of lots continued in an area within 500 feet in all directions of the zone change tract. All lots shown in this area shall contain the full acre and address of owners as recorded in the Assessor's records and shall show the nature of the use. Existing zoning classification(s) must also be shown.
  - c. North arrow and distance along road from nearest road intersection.

3. One (1) copy of complete legal description of property(s) for which zone change is requested.

4. Previous petitions have been made with respect to this property as follows:

Application dated:                     NA                    

5. Applicants shall notify abutters by certified mail (return receipt required) of time and date of hearing ten days prior to the public hearing in accordance with the zoning regulations. Proof of notification will be requested at the hearing.
6. Applicants are required to post public hearing signs on the subject property ten days prior to the public hearing in accordance with the zoning regulations (see attached affidavit).
7. The undersigned gives permission to the Commission and to its agents to walk the land and perform analysis necessary to properly review this application.
8. An application fee of \$150.00, State fee of \$30.00 fee, and \$3.00 for each hearing sign is herewith included.

Date:           12. 9. 10          

Amount Paid:           NA          



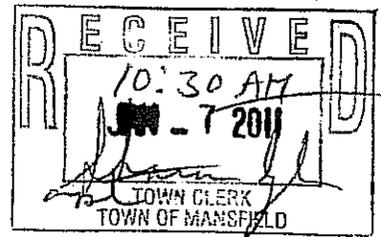
Signature of Applicant/Agent

                    NA                    

Signature of Property Owner(s)

Planning

Notice of Certain  
Planning and Zoning Matters  
in Neighboring Municipalities



DATE: 1/4/11

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

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

Town of Coventry

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

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

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

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

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

Description of application and location Revise Zoning Regulations Section:  
6.06, 6.07, 6.08, 6.09, 6.10, 6.11, 6.12, 6.13 -  
Application # 10-192R

Scheduled hearing: Date: February 14, 2011  
Time: 7:00 pm  
Place: Town Hall  
Annex Building  
1712 Main St.  
Coventry, CT 06238

Date: DEC 13, 2010

Application #: 10-192R

**COVENTRY PLANNING AND ZONING COMMISSION**

**APPLICATION FOR:**

**PETITION FOR CHANGE OF THE ZONING REGULATIONS**

The undersigned hereby petitions that the Zoning Regulations of the Town of Coventry be Changed as Described Below:

REVISE - PERMITTED, SITE PLAN AND SPECIAL  
PERMIT USE CATEZOMES - PLEASE SEE ATTACHED  
COPIES  
- C/A; C; RD; GATEWAY; VILLAGE  
CENTER; NC; PD ZONES

(Please attach additional information if necessary)

A fee of \$150.00 and a State fee of \$60.00 is herewith included.

AMOUNT RECEIVED: N/A

DATE RECEIVED: 12-13-10

AGENT: EMC M. TLOTT

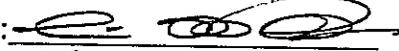
APPLICANT: COVENTRY PZC

ADDRESS: 1712 MAWDT.  
COVENTRY

ADDRESS: SAME

PHONE: 860 742-4862

PHONE: SAME

SIGNATURE:   
EMC M. TLOTT FOR PZC

SIGNATURE:   
EMC M. TLOTT FOR PZC

DATE: 12-13-10

DATE: 12-13-10

***Bold and Italicized Text = Suggested Changes***

## **PROPOSED REGULATIONS**

### Section 6.06 Commercial/Agricultural (C/A) Zone

#### Section 6.06.01 Generally Permitted Uses (Amended – Effective September 27, 2010)

##### a. Uses Not Requiring Site Plan Review By the Commission

The following uses are permitted in the Commercial/Agricultural Zone upon the issuance of a zoning permit by the Zoning Agent:

1. Agriculture on a lot containing a single-family or two-family dwelling, or on a lot or lots adjacent to, and under the same ownership as, a lot containing a single-family or two-family dwelling, provided (i) that any structures for the enclosure or feeding of poultry or swine are located no less than 100 feet from any property line; (ii) that any structures for the enclosure or feeding of animals other than poultry, swine, or common domestic household pets such as cats or dogs, are located no less than 50 feet from any property line; (iii) that any structures or open areas for the storage of manure or other animal waste products are located no less than 100 feet from any property line and are screened from dwellings on adjacent properties, except that fully composted manure may be applied within 100 feet of a property line for soil restoration and fortification; and (iv) that any parcel for the raising of animals other than common domestic household pets shall be no less than two (2) acres in size, except with a special permit pursuant to Section 6.06.02.

2. Sales of agricultural products grown on the premises.

##### b. Uses Requiring Site Plan Review By the Commission

The following uses are permitted in the Commercial/Agricultural Zone upon the issuance of site plan approval by the Commission:

1. Historic sites and monuments that are open to the public, with or without an entrance fee.

2. Tourist homes or bed-and-breakfast facilities.

3. ***Agricultural show areas.***

4. *Riding; carriage, wagon and sleigh rides; boarding and instructional activities related to the keeping of horses.*
5. *Storage and repair of farm vehicles and similar agricultural equipment, not to include operation of a repair garage for other motor vehicles.*
6. *Greenhouse/Nursery.*

Section 6.06.02      Specially Permitted Uses

The Commission may issue a special permit in accordance with Section 7.03 of these Regulations for the following uses in the Commercial/Agricultural Zone:

- a. Philanthropic, educational, religious, cemetery and eleemosynary uses by a duly incorporated non-profit body or governmental unit.
- b. Fairgrounds.
- c. Bazaars, festivals, auctions, carnivals, circuses and other, similar, temporary activities.
- d. Housing, camps and dormitories for seasonal farm workers, not to exceed the ratio of two workers per cultivated acre. A group of farm owners or an association representing farm owners may seek a special permit jointly to provide housing for farm workers, not to exceed the ratio of two workers per cultivated acre. Special permits for this purpose must be renewed annually.
- e. Storage, packaging, processing and bottling of farm products.
- f. Retail trade, up to 7,500 square feet of gross building floor area per lot.
- g. The raising of animals other than common domestic household pets on a lot less than two (2) acres, but no less than one (1) acre, in size.
- h. *Feed and grain stores and tack shops.*
- i. *Retail sales of farm products up to \_\_\_\_\_ square feet of area.*
- j. *Farm stores, provided the majority of the products sold are agricultural, and not including manufacture of farm equipment.*
- k. *Veterinary clinics.*

*l. Construction and sale of agricultural and livestock-related products, including but not limited to troughs and jumps.*

*m. Wineries.*

Section 6.07.03 Design Guidelines (Added – Effective October 12, 2010)

In addition to the standards provided elsewhere in these Regulations, the Commission shall consider, when reviewing site plans and special permit applications for property within the Commercial/Agricultural Zone, the “Coventry Design Guidelines for Commercial Development”, developed by the Green Valley Institute and dated September 24, 2010 and effective October 12, 2010, in rendering its decision on an application for either (i) new construction; (ii) modifications to an existing building that would result in an increase of 25% or more in the surface area of the exterior of the building; or (iii) modifications to an existing structure that would result in an increase 25% or more in the footprint area of the structure. The foregoing Design Guidelines are hereby incorporated into these Regulations by reference.

Section 6.07 Commercial (C) Zone

Section 6.07.01 Generally Permitted Uses

a. Uses Not Requiring Site Plan Review By the Commission

The following uses are permitted in the Commercial Zone upon the issuance of a zoning permit by the Zoning Agent:

1. Governmental services.
2. Historic sites and monuments that are open to the public, with or without an entrance fee.
3. Agriculture, including a farm, but excluding nurseries, and greenhouses, and further provided (i) that any structures for the enclosure or feeding of poultry or swine are located no less than 100 feet from any property line; (ii) that any structures for the enclosure or feeding of animals other than poultry, swine, or common domestic household pets such as cats or dogs, are located no less than 50 feet from any property line; (iii) that any structures or open areas for the storage of manure or other animal waste products are located no less than 100 feet from any property line and are screened from dwellings on adjacent properties, except that fully composted manure may be applied within 100 feet of a property line for soil restoration and fortification; and (iv) that any parcel for the raising of animals other than common domestic household pets shall be no less than two (2) acres in size, except with a special permit pursuant to Section 6.07.02.

b. Uses Requiring Site Plan Review By the Commission

The following uses are permitted in the Commercial Zone upon the issuance of site plan approval by the Commission:

1. Artistic instruction and lectures, given in studios for the creation, preparation, exhibition, demonstration and/or sale of photography, sculptures, paintings or other artwork, and/or crafts. No such studio shall be used for the presentation of musical, theatrical or similar "live" performances without a special permit (in existing structure).

2. *Philanthropic, educational, religious, cemetery and eleemosynary uses by non-profit organizations.*

3. *Tourist homes and bed-and-breakfast facilities.*

Section 6.07.02 Specially Permitted Uses (Amended – Effective 02/12/10)

The Commission may issue a special permit in accordance with Section 7.03 of these Regulations for the following uses in the Commercial Zones:

a. Golf courses, which may include as accessory uses clubhouses, retail golf pro shops, restaurants, banquet facilities, and other athletic recreational facilities, such as tennis courts and swimming pools.

b. Taverns and inns.

c. Hospitals, sanitariums, rest homes, convalescent homes, and long-term care and assisted living facilities.

d. Amusement centers, including video, arcade (electric with mechanical operation), and pool/billiard hall and bowling alley.

e. Hotels, motels, and conference and convention centers.

f. Mortuaries and funeral homes.

g. Motor vehicle gasoline and service stations.

h. Motor vehicle repair and services.

i. Motor equipment storage and sales operations, excluding the display or sale of heavy machinery, trucks, motor homes, or motor vehicles.

j. Retail trade.

- k. Restaurants and cafés.
- l. Catering facilities.
- m. Dance halls.
- n. Movie and performing arts centers and theaters.
- o. Railroad/rapid rail transit lines.
- p. Automobile parking lots.
- q. Motor vehicle transportation terminals.
- r. Power-generating facilities, substations or offices and other public utilities or similar, privately operated facilities.
- s. Nursery schools, and child and adult day care facilities.
- t. Private schools and colleges.
- u. Veterinary hospitals.
- v. Enclosed storage and warehouse facilities, excluding storage of hazardous chemicals, fuels or radioactive materials.
- w. Assembly, processing or machine operations on materials such as wood, metal, glass, fabrics, clay, stone, synthetics, plastics, and electronic components and appliances, including retail sales of products produced at the site and wholesale storage yards for such materials, but excluding motor vehicle wrecking areas and junkyards.
- x. Manufacturing and processing of foods; textiles, knitted goods, apparel and other fabric products; and lumber and wood products, including furniture; and retail sales of products produced at the site.
- y. Car wash facilities.
- z. The raising of animals other than common domestic household pets on a lot less than two (2) acres, but no less than one (1) acre, in size.
- aa. *Finance, insurance, and real estate services.*
- bb. *Public parks, playgrounds, schools, museums and libraries.*
- cc. *Offices.*

*dd. Personal services.*

*ee. Professional services.*

*ff. Studios for the creation, preparation, exhibition, demonstration and/or sale of photography, sculptures, paintings or other artwork, and/or crafts, but without artistic instruction or lectures.*

*gg. Retail sales of farm products.*

*hh. Business services that are not listed under subsection a of this section.*

*ii. Commercial printing (including on-site sales), up to 10,000 square feet of gross building floor area per lot.*

#### Section 6.07.03 Design Guidelines (Added – Effective October 12, 2010)

In addition to the standards provided elsewhere in these Regulations, the Commission shall consider, when reviewing site plans and special permit applications for property within the Commercial Zone, the “Coventry Design Guidelines for Commercial Development”, developed by the Green Valley Institute and dated September 24, 2010 and effective October 12, 2010, in rendering its decision on an application for either (i) new construction; (ii) modifications to an existing building that would result in an increase of 25% or more in the surface area of the exterior of the building; or (iii) modifications to an existing structure that would result in an increase 25% or more in the footprint area of the structure. The foregoing Design Guidelines are hereby incorporated into these Regulations by reference.

#### Section 6.08 Rural Development (RD) Zone

##### Section 6.08.01 Generally Permitted Uses

The following uses are permitted in the RD Zone with site plan approval by the Commission:

- a. Residences for caretakers or security personnel.
- b. Offices accessory to a principal use in the RD Zone.

##### Section 6.08.02 Specially Permitted Uses

The Commission may issue a special permit in accordance with Section 7.03 of these Regulations for the following uses in the RD Zone.

- a. Laundry and rug cleaning services.

- b. Motor vehicle transportation terminals.
- c. Power generating facilities, substations or offices.
- d. Commercial recreation facilities.
- e. Sand blasting operations.
- f. Yards for outdoor storage of lumber, stone, building materials, and/or fuel
- g. Storage and sales of heavy machinery, trucks, motor homes and trailers.
- h. Retail sales, occupying a gross floor area of 5,000 square feet or less.
- i. Commercial kennels on lots greater than eight (8) acres in size, provided that all structures other than residences, and all fenced areas within which dogs shall be enclosed or confined, shall be no less than 200 feet from any property line.
- j. *Business services, including data processing and other electronic processing facilities.*
- k. *Printing, binding and other and publishing facilities.*
- l. *Research and development facilities.*
- m. *Manufacturing and processing of foods; textiles, knitted goods, apparel and other fabric products; and lumber and wood products, including furniture.*
- n. *Assembly, processing or machine operations on materials such as wood, metal, glass, fabrics, clay, stone, synthetics, plastics, and electronic components and appliances, including retail sales of products produced at the site and wholesale storage yards for such materials, but excluding motor vehicle wrecking areas and junkyards.*
- o. *Enclosed storage and warehouse facilities, excluding storage of hazardous chemicals, fuels or radioactive materials.*
- p. *Bottling and distribution of beverages.*
- q. *Storage yard for vehicles used in public transportation (livery).*
- r. *Retail sales of products produced on the site.*
- s. *Communication and broadcasting facilities.*
- t. *Child and adult day care facilities.*

Section 6.08.03 Design Guidelines (Added – Effective October 12, 2010)

In addition to the standards provided elsewhere in these Regulations, the Commission shall consider, when reviewing site plans and special permit applications for property within the Rural Development Zone, the “Coventry Design Guidelines for Commercial Development”, developed by the Green Valley Institute and dated September 24, 2010 and effective October 12, 2010, in rendering it’s decision on an application for either (i) new construction; (ii) modifications to an existing building that would result in an increase of 25% or more in the surface area of the exterior of the building; or (iii) modifications to an existing structure that would result in an increase 25% or more in the footprint area of the structure. The foregoing Design Guidelines are hereby incorporated into these Regulations by reference.

Section 6.09 Village Residence Zone

Section 6.09.01 Generally Permitted Uses

a. Uses Not Requiring Site Plan Review By the Commission

The following uses are permitted in the Village Residence Zone upon the issuance of a zoning permit by the Zoning Agent:

1. Single family dwelling.
2. Multi-family dwelling – up to four units.
3. Public parks and playgrounds.
4. Governmental services.
5. Historic sites and monuments.

b. Uses Requiring Site Plan Review By the Commission

The following uses are permitted in the Village Residence Zone upon the issuance of site plan approval by the Commission:

1. Tourist home, bed and breakfast.
2. Home occupations that are classified as MIHOs (see Section 5.05).

Section 6.09.02 Specially Permitted Uses

The Commission may issue a special permit in accordance with Section 7.03 of these Regulations for the following uses in the Village Residence Zone:

- a. Structures providing or requiring direct access to a lake, such as piers, docks, moorings, boathouses and cabanas.
- b. Philanthropic, educational, religious, and eleemosynary uses conducted by a non-profit organization or governmental body.
- c. In a mill structure existing as of January 1, 2005, the following uses may be permitted:
  1. light manufacturing
  2. storage (enclosed)
  3. food service establishment (with or without outdoor seating)
  4. tavern, inn
  5. public assembly
  6. business services
  7. retail services
- d. Designed Apartment/Condominium Developments, including, but not limited to senior housing, in accordance with Section 5.13 of these Regulations.
- e. Offices.

Section 6.10 *Village* Gateway Zone

Section 6.10.01 Generally Permitted Uses

a. Uses Not Requiring Site Plan Review By the Commission

The following uses are permitted in the *Village* Gateway Zone upon the issuance of a zoning permit by the Zoning Agent:

1. Residential apartment (not on primary street level).

2. Government services.
- b. Uses Requiring Site Plan Review By the Commission

The following uses are permitted in the *Village* Gateway Zone upon the issuance of site plan approval by the Commission:

1. Municipal public parking.
2. *Public Museums.*

#### Section 6.10.02 Specially Permitted Uses

The Commission may issue a special permit in accordance with Section 7.03 of these Regulations for the following uses in the Village Gateway Zone:

- a. Taverns and inns.
- b. Recreational activities.
- c. Educational institutions and services.
- d. Retail trade.
- e. Food service establishment (with or without outdoor seating).
- f. Child and adult day care facilities and nursery schools.
- g. Theatres.
- h. In a mill structure existing as of January 1, 2005, the following uses may be permitted:
  1. assembly.
  2. factory outlet.
  3. light manufacturing.
  4. office.
  5. residential uses.
  6. business services.
  7. retail services.

- i. Designed Apartment/Condominium Developments, including, but not limited to senior housing, in accordance with Section 5.13 of these Regulations.
- j. Car washes (Added – Effective July 30, 2007)
- k. *Finance, insurance, real estate services.*
- l. *Offices.*
- m. *Personal services.*
- n. *Professional services.*
- o. *Art studios/galleries.*
- p. *Contract construction services.*
- q. *Business services – data processing.*
- r. *Churches and other places of religious worship.*

#### Section 6.10.03 Design Guidelines

In addition to the standards provided elsewhere in these Regulations, the Commission shall consider, when reviewing site plans and special permit applications for property within the *Village Gateway Zone*, the “Design Guidelines, Village and Gateway Districts, Town of Coventry,” developed by the Green Valley Institute and dated September 2003, in rendering its decision on application for either (i) new construction; (ii) modifications to an existing building that would result in an increase of 25% or more in the surface area of the exterior of the building; or (iii) modifications to an existing structure that would result in an increase of 25% or more in the footprint area of the structure. The foregoing Design Guidelines are hereby incorporated into these Regulations by reference.

#### Section 6.11 Village Center Zone

##### Section 6.11.01 Generally Permitted Uses

###### a. Uses Not Requiring Site Plan Review By the Commission

The following uses are permitted in the Village Center Zone upon the issuance of a zoning permit by the Zoning Agent:

1. Residential apartment (not on primary street level).
2. Government services.
- b. Uses Requiring Site Plan Review By the Commission

The following uses are permitted in the Village Center Zone upon the issuance of site plan approval by the Commission:

1. Municipal public parking.
2. *Public museums.*

#### Section 6.11.02 Specially Permitted Uses

The Commission may issue a special permit in accordance with Section 7.03 of these Regulations for the following uses in the Village Center Zone:

- a. Taverns and inns.
- b. Recreational activities.
- c. Educational institutions and services.
- d. Retail trade.
- e. Food service establishment (with or without outdoor seating).
- f. Child and adult day care facilities and nursery schools.
- g. Theatres.
- h. In a mill structure existing as of January 1, 2005, the following uses may be permitted:
  1. assembly.
  2. factory outlet.
  3. light manufacturing.
  4. office.
  5. residential uses.

- 6. business services.
- 7. retail services.
- i. Designed Apartment/Condominium Developments, including, but not limited to senior housing, in accordance with Section 5.13 of these Regulations.
- j. *Finance, insurance, real estate services.*
- k. *Offices.*
- l. *Personal services.*
- m. *Professional services.*
- n. *Art studios/galleries.*
- o. *Business services – data processing.*
- p. *Churches and other places of religious worship.*

Section 6.11.03 Design Guidelines (Added – Effective October 12, 2010)

In addition to the standards provided elsewhere in these Regulations, the Commission shall consider, when reviewing site plans and special permit applications for property within the Village Center Zone, the “Design Guidelines, Village and Gateway Districts, Town of Coventry,” developed by the Green Valley Institute and dated September 2003, in rendering its decision on application for either (i) new construction; (ii) modifications to an existing building that would result in an increase of 25% or more in the surface area of the exterior of the building; or (iii) modifications to an existing structure that would result in an increase of 25% or more in the footprint area of the structure. The foregoing Design Guidelines are hereby incorporated into these Regulations by reference.

Section 6.12 Neighborhood Commercial Zone (NC) Zone

Section 6.12.01 Generally Permitted Uses

a. Uses Not Requiring Site Plan Review By the Commission

The following uses are permitted in the Neighborhood Commercial Zone upon the issuance of a zoning permit by the Zoning Agent:

- 1. Single-family dwellings.

Section 6.12.02 Specially Permitted Uses

The following uses are allowed by special permit in the Neighborhood Commercial Zone:

1. Professional services.
2. Offices.
3. Restaurants.
4. Studios for the creation, preparation, exhibition, demonstration and/or sale of photography, sculptures, paintings or other artwork, and/or crafts, but without artistic instruction or lectures.
5. *Retail trade.*
6. *Personal services.*

Section 6.12.03 Design Guidelines (Added – Effective October 12, 2010)

In addition to the standards provided elsewhere in these Regulations, the Commission shall consider, when reviewing site plans and special permit applications for property within the Neighborhood Commercial Zone, the “Coventry Design Guidelines for Commercial Development”, developed by the Green Valley Institute and dated September 24, 2010 and effective October 12, 2010, in rendering its decision on an application for either (i) new construction; (ii) modifications to an existing building that would result in an increase of 25% or more in the surface area of the exterior of the building; or (iii) modifications to an existing structure that would result in an increase 25% or more in the footprint area of the structure. The foregoing Design Guidelines are hereby incorporated into these Regulations by reference.

Section 6.13 Professional Office (PO) Zone

Section 6.13.01 Generally Permitted Uses

a. Uses Not Requiring Site Plan Review By the Commission

The following uses are permitted in the Professional Office Zone upon the issuance of a zoning permit by the Zoning Agent:

1. One single-family dwelling or two-family dwelling, provided it is on the same lot as a professional office.

2. Accessory structures for single-family dwellings that exist as nonconforming uses.

b. Uses Requiring Site Plan Review By the Commission

The following uses are permitted in the Professional Office Zone upon the issuance of site plan approval by the Commission:

Section 6.13.02 Specially Permitted Uses

The following uses are allowed by special permit in the Professional Office Zone:

- a. Child and adult day care facilities.
- b. *Offices.*

Section 6.13.03 Design Guidelines (Added - Effective October 12, 2010)

In addition to the standards provided elsewhere in these Regulations, the Commission shall consider, when reviewing site plans and special permit applications for property within the Professional Office Zone, the "Coventry Design Guidelines for Commercial Development", developed by the Green Valley Institute and dated September 24, 2010 and effective October 12, 2010, in rendering it's decision on application for either (i) new construction, (ii) modifications to an existing building that would result in an increase of 25% or more in the surface area of the exterior of the building; or (iii) modifications to an existing structure that would result in an increase of 25% or more in the footprint area of the structure. The foregoing Design Guidelines are hereby incorporated into these Regulations by reference.

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