

AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, March 7, 2011, 7:30 p.m.
Or upon completion of Inland Wetland Agency Meeting
Council Chambers, Audrey P. Beck Municipal Building

Minutes

2/22/11, 3/1/11 Field Trip

Scheduled Business

7:35 p.m. Zoning Agent's Report

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

7:45 p.m. Public Hearing

3-Lot Re-Subdivision Application (1 New lot), Property on Candide Lane and Stearns Road,
J. Listro o/a, File #1296

Reports from Director of Planning, Fire Marshal, Assistant Town Engineer, Open Space
Preservation Committee

Old Business

1. Draft Revisions to the Subdivision Regulations, PZC File #907-34
2. Application to Amend the Zoning Map, Rezone a 10.4 acre parcel from R-20 to PB-1,
K. Tubridy o/a, File #1297
(Public Hearing Scheduled for 3/21/11)
3. Other

New Business

1. New 4-Lot Subdivision Application, (3 New Los) Wormwood Hill & Gurleyville Roads, S.
Plimpton o/a, PZC File #1298
2. New 3-Lot Subdivision Application, (2 New Lots) Puddin Lane, R. Hellstrom-
applicant/Sterling Trust Company, owner, PZC File #1299
3. Verbal Update from Director of Planning on Planned School Construction Referendum
4. Other

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee (Next meeting scheduled for 3/16/11 at 1:15 p.m. in Conf. Room C)
4. Other

Communications and Bills

1. Notice of 3/31/11 CT Farm Bureau Workshop: How Planning and Zoning Impacts CT Agriculture
2. 2/9/11 Agriculture Committee Initiatives Report
3. 2/1/11 Sustainability Committee Progress Report
4. 2/24/11 Letter from Director of Planning Re: Barn Grant Application at 476 Storrs Road
5. Other

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DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, February 22, 2011
Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, R. Hall, K. Holt, B. Pociask, B. Ryan
Members absent: J. Goodwin, G. Lewis, P. Plante,
Alternates present: K. Rawn, V. Ward (7:04 p.m.)
Alternates absent: F. Loxsom,
Staff Present: Gregory J. Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:00 p.m. and appointed Rawn and Ward to act in members' absence.

Minutes:

02-07-11 - Hall MOVED, Beal seconded, to approve the 2/7/11 minutes as written. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Noted.

Old Business:

1. 12/1/10 Draft Revisions to the Subdivision Regulations, PZC File #907-34

Padick reviewed a 2/22/11 draft of the proposed Subdivision Regulations which incorporated minor wording changes recommended by the Town Attorney and the Conservation Commission. He noted that because these are considered technical changes that clarify the regulations, they do not alter the intent of the regulations. Hall volunteered to work with Padick to draft an approval motion for the next meeting.

2. 3-Lot Re-Subdivision Application (1 New lot), Property on Candide Lane and Stearns Road, J. Listro o/a, File #1296

Tabled, pending a continued public Hearing on 3-7-11.

New Business:

1. New Application to Amend the Zoning Map, Rezone a 10.4 acre parcel from R-20 to PB-1, K. Tubridy o/a, File #1297

Holt abstained. Pociask MOVED, Ryan seconded, to receive the application submitted by Kevin M. Tubridy (File # 1297) to change the zone classification of a 10.4 acre parcel of land, owned by the applicant, located at the north side of North Frontage Road between Ledgebrook Drive and Mansfield City Road, from a R-20 zone to a PB-1 (Planned Business 1) zone, as shown on plans dated 12/2/10 and as submitted to the Commission, to refer said application to the staff for review and comment and to set a Public Hearing for March 21, 2011. MOTION PASSED with all in favor except Holt who abstained.

Reports from Officers and Committees:

Chairman Favretti noted a 3/1/11 Regulatory Review Committee meeting at 1:30 p.m. in Conference Room B and a 2/28/11 Field Trip at 1 p.m.

Adjournment:

Chairman Favretti declared the meeting adjourned at 7:29 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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DRAFT MINUTES

MANSFIELD INLAND WETLAND AGENCY/PLANNING AND ZONING COMMISSION
FIELD TRIP
Special Meeting
Tuesday, March 1, 2011

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

The field trip began at 1:05 p.m.

1. SAVIN FOODS LLC- SEWER CONNECTION, 153 North Eagleville Road
IWA File #W1471
The participants were met by the design engineer from Lenard Engineering who explained the proposed sewer connection. Site characteristics were observed. No decisions were made.
2. WHITE OAK CONDOMINIUMS- FOOTING DRAIN MODIFICATION
IWA File #W1472
Site and neighborhood characteristics were observed from White Oak Road. No decisions were made.
3. TUBRIDY PROPERTY- MAP CHANGE, North Frontage Road
PZC File #1297
(K. Holt disqualified herself and did not participate in the site review). K. Tubridy, property owner and applicant was present. Site and neighborhood characteristics were observed from the property frontage. No decisions were made.
4. LISTRO PROPERTY- RESUBDIVISION, Candide Lane/Stearns Road
IWA File #W1467, PZC File #1296
Project engineers J. Boucher and M. Maynard from Towne Engineering were present and pointed out the route of the proposed driveway. Site and neighborhood characteristics were observed from Candide Lane and portions of the existing Listro home site. No decisions were made.

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

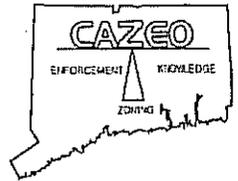
Respectfully submitted,

K. Holt, Secretary

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Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: March 3, 2011

MONTHLY ACTIVITY for February, 2011

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Dewart	Woodland Rd.	2 fm dw

CERTIFICATES OF COMPLIANCE

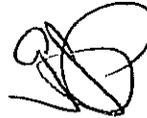
Cook	260 mulberry Rd.	lot-line revision
Lin	77 Separatist	lot-line revision
Cheney	42 Oak Dr.	lot-line revision
Rice	50 Kaya La	lot-line revision
Kleinfelder	632 Middle Tpke.	remediation equip. shed
Valley View LLC	1559 Stafford Rd.	additional dwelling unit
Ainsworth	51 Bundy La.	rebuild 1 fm dw

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

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: Thursday, March 03, 2011
Re: Listro Subdivision, Stearns Road/Candide Lane



This memo updates my 2/3/11 report and is based on a review of a revised plan dated 3/3/11. The following supplemental comments are presented for PZC consideration:

- The attached 3/3/11 memo from the Fire Marshal reports that the proposed gravel driveway to Lot 1 is acceptable. The minutes from the Open Space Preservation Committee support the use of a gravel driveway.
- The attached 3/3/11 memo from the Assistant Town Engineer reports no significant drainage, driveway or other engineering issues. Any approval needs to address conservation easement requirements and E&S contact information. The Assistant Town Engineer also has recommended that the driveway be constructed between June 1st and October 15th.
- As noted in my 2/3/11 report, no PZC action should take place until the IWA has acted on the proposal.
- The current plans note that approximately 200 cubic yards of fill will be needed for driveway construction. The proposed volume of fill is exempt from obtaining Special Permit approval.
- The current plans include soil survey data.
- The current plans note that BAE's serve as setback lines, and add acceptable notes indicating that the property does not contain any specimen trees, scenic views, stone walls or other historic features.
- The revised plans now utilize a common line for delineating conservation easement areas and development area envelopes. The three conservation easement areas have been slightly increased in size and now total 4.48 acres. The Open Space Preservation Committee recommended that the Conservation Easement and Development Area Envelopes share a common boundary and the Committee supported the easement approach for open space dedication.
- The revised plans shifted the southerly BAE for Lot 1 closer to Lot 2. This change, which will necessitate a PZC waiver, was recommended in my 2/3/11 report.
- The revised plans now include driveway areas within DAE's which is appropriate. However, on Lot 1 and Parcel B, the BAE's were inappropriately extended into steeply sloped areas. In addition, on Parcel A, the BAE extends beyond the DAE. Any approval motion should require a refinement of the BAE's. On Parcels A and B the BAE's may include existing cleared areas and adjacent areas without steep slopes. On Lot 1 the westerly BAE should not include the identified steeply sloped area.

Summary

The revised plans address a number of the previously identified mapping deficiencies. Remaining mapping issues can be addressed by conditions of approval. No PZC action should be considered until the IWA has acted on the plans.

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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: Thursday, March 03, 2011
Re: Listro – Stearns Road and Candid Lane Re-Subdivision

After reviewing the site plan and file for a proposed 1 lot re-subdivision located at Stearns Road and Candid Lane, submitted by John Listro, I have the following comments:

- The proposed driveway serving the proposed lot is approximately 550 feet in length and has a maximum slope of 11.3 %.
- The proposed driveway has the required turn around and pull off area (§ 7.11.c). However, the applicant is proposing to locate the turn around closer to the dwelling than permitted by the regulations. This is considered acceptable to this reviewer, due to the topographic conditions of the site.
- A section of the proposed driveway has a slope that exceeds 10%. The applicant is proposing to address erosion and maintenance of the section of the driveway that exceeds 10 % by constructing level spreader, drainage swales and a cross culvert. The Regulations (§ 7.9) permit PZC to require that sections of driveways exceeding 10 % to be paved. Based on the topographic conditions and the proposed drainage improvements, a gravel surface is considered acceptable to this reviewer.

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Memorandum:

March 3, 2011

To: Planning & Zoning Commission
From: Grant Meitzler, Assistant Town Engineer
Re: Listro - Candide La & Stearns Rd - 3 lot Resubdivision

plan reference: Nov. 4, 2010 revised March 3, 2011

This resubdivision adds one new lot by combining extra acreage from each of two abutting lots to create a third lot.

TRAFFIC

Traffic is very light on Candide Lane, and only lightly higher on Stearns Rd. The amount of traffic expected from one house is 12.5 trips per day. Candide Lane carries only local traffic and this one driveway is not a traffic issue.

STREET DEDICATION

The existing street line on Candide Lane is monumented and averages just over 25 feet from the centerline. Stearns Road is also just over 25 feet from the centerline. Neither is a collector street.

CONSERVATION EASEMENT

Legal documents for these easements should be submitted for review.

DRIVEWAY SIGHT DISTANCE

Driveway sight distances are indicated on the plan as 285 feet looking to the north from the drive, and 300 feet looking to the south. By stop watch I timed 7.5 seconds for cars driving from Stearns Rd and 8.5 seconds for cars coming from Browns Rd. These are very good lengths of time for cars to be visible on approach from either direction.

DRIVEWAY SLOPES

By my measurement, the steepest section of the proposed driveway is 11.4 percent.

DRAINAGE

Out of consideration for control of sediment adversely impacting the large pond on the west side of Candide Lane I recommend a limitation on the driveway construction to its being done between June 1 and October 15.

There are two drainage crossings for the driveway. At the sharp corner where an intermittent flow is indicated, an open bottomed arch pipe has been shown. This is consistent with the DEP Storm Water Quality Manual recommended treatment. Half way up the steep portion of the drive a

cross pipe is provided with rip-rap outlet protection using a level spreader configuration to dissipate flow energy. The remainder of the driveway runoff is being handled with sheet flow.

SEDIMENT & EROSION PLAN

A note indicating the name and contact information for the person responsible is needed. If the Contractor is intended a note to that affect is appropriate.

The plan shows silt fencing placed downhill of all construction areas both along the driveway and around the house location at the top of the hill to the rear of the property.

A specific detail has been provided on sheet 3 for the wood chips against silt fence. A substantial height of chips is provided, reaching to near the top of the fencing.

A tracking pad at the driveway entrance is shown on the plan.

OPEN SPACE PRESERVATION COMMITTEE

Comments on Listro Re-subdivision Proposal

February 15, 2011

To: Mansfield Planning and Zoning Commission, Greg Padick

The committee reviewed this proposed one-lot re-subdivision at their meeting on February 15, 2011. Our discussion focused on the proposed conservation easements.

COMMENTS

Two conservation easement areas are proposed to protect two wetlands. One is shared by the two existing lots, and one is on the proposed new lot. These easements protect 4.24 acres or 44 percent of the subdivision's area. The committee supports this conservation easement for these reasons:

- 1) The easements would protect wetland areas along with an upland buffer zone.
- 2) The easement along Stearns Road would complement Town open space across Stearns Road and thus would help preserve a natural scene along this section of the road.

The committee would support PZC designation of conservation easement areas to coincide with development area envelope boundaries. This would provide a more adequate buffer area for the wetlands. However, tall pines in part of this area could pose a threat to structures. We would suggest that PZC consider revision of standard conservation easement terms to allow management of these pines so they would not have adverse impacts on the developed area.

The committee also recommends a general review of the Town's conservation easement terms, which could possibly include language that allows forest management for protection of abutting structures and/or include provisions for management of invasive species.

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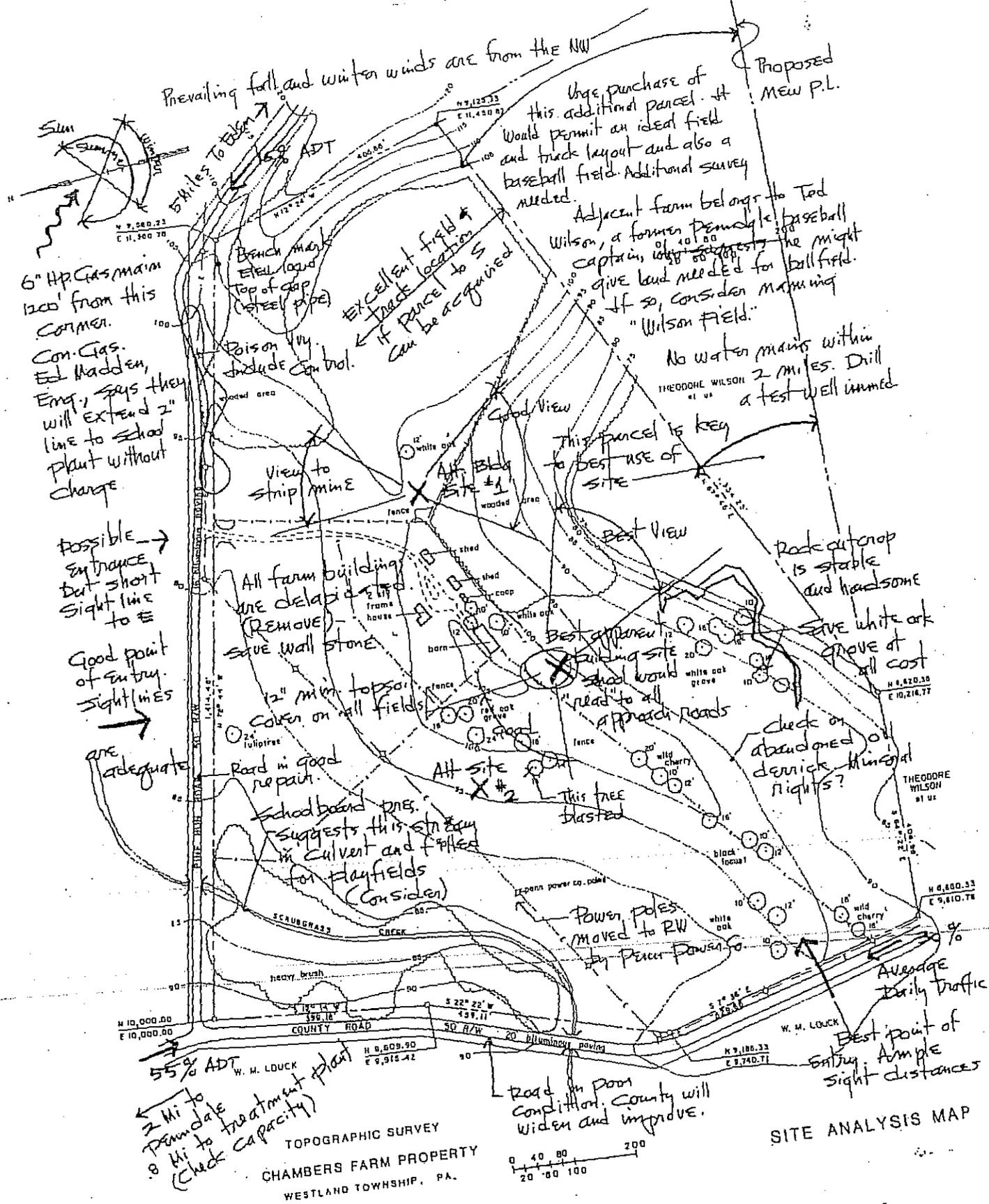
APPROVAL MOTION-Subdivision Regulations

_____ MOVED, _____ seconded, to approve effective March 31, 2011, revisions to Sections 3, 4, 5, 6, 7, 8, 9, 13, and 14 of Mansfield's Subdivision Regulations as identified in a 12/1/10 draft, subsequently revised to 2/22/11. The subject Subdivision Regulation revisions, which are attached, were presented at a Public Hearing on February 7, 2011.

In approving these regulation revisions, the Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications including reports from the WINCOG Regional Planning Commission, Mansfield's Director of Planning, Mansfield's Town Attorney, the Conservation Commission and the Open Space Preservation Committee. The regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-25. The Commission has adopted the subject regulation revisions for the following reasons:

1. To promote and protect the public health, welfare and safety, and to promote goals, objectives and recommendations contained in Mansfield's Plan of Conservation and Development and State and Regional land use plans.
2. To clarify and update regulatory definitions and subdivision design criteria and address statutory changes.
3. To clarify and update submission and post approval requirements and reduce regulatory uncertainties for applicants and the Commission.
4. To establish a new pre-application process designed to promote compliance with design objectives and all applicable submission and approval standards, to reduce application revisions and processing costs and to expedite Commission reviews. For subdivisions involving four (4) or more lots or new streets, the regulations require applicants to submit an inventory of regional, town-wide and neighborhood characteristics and influences, a site analysis plan, and conceptual yield and layout plans prior to submittal of a subdivision application to the Commission.
5. To enhance the protection of stone walls, historic features and significant trees.
6. To update common driveway provisions including clarification of approval criteria, increasing to five (5) the number of potential lots that can be served by a common driveway and incorporation of additional safety requirements.
7. To provide more flexibility in considering potential off-site improvements.
8. To clarify and expand provisions that can require sidewalks, bikeways, trails and other pedestrian improvements.
9. To clarify and expand provisions to ensure completion of subdivision improvements, particularly for new streets.

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Proposed Appendix A

Referenced in proposed section 5.2 a.2 of the subdivision P.L.S.S. 1.2.7 of 2/22/11 draft

A typical site analysis plan from
LANDSCAPE ARCHITECTURE
 By John Ormsbee Simonds and
 Barry W. Stake, page 109

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RECEIPT OF APPLICATION FOR A SUBDIVISION:

_____, move and _____ seconds to receive the

SUBDIVISION application (file # **1298**)

submitted by **Scott Plimpton**

for **a 4-lot subdivision**

on property located at **627 Wormwood Hill Road**

owned by **the applicant**

as shown on plans dated **02/9/11,**

and as described in other application submissions, and to refer said application to the **staff, Conservation Commission, and Open Space Preservation Committee** for review and comments.

file # 1298
filing date 2-28-11

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

Name of subdivision _____

Name of subdivider (applicant) SCOTT PLIMPTON Phone # 860-429-9786
(please PRINT)

Address 627 WORMWOOD HILL RD MANSFIELD CT 06250
(street) (town) (state) (zip)

Signature [Signature] (owner _____)
(optionee _____) Date 2-28-11

OWNER (IF OTHER THAN SUBDIVIDER)

Name _____ Phone # _____
(please PRINT)

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

Signature _____ Date _____

FEES

See Town Council-approved Fee Schedule & Eastern Highlands Health District Review Fee Schedule
(Subdivisions will not be reviewed by Eastern Highlands Health District unless an Application for Plan
Review has been submitted)

SUBDIVISION DATA

Location:
627 WORMWOOD HILL RD

Zoning district RR-70 Total # of acres 49.36
Total # of lots 4

EXTENSION OF TIME

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

_____ and located at/on _____

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

Signature _____ Date _____

RECEIPT OF APPLICATION FOR A SUBDIVISION:

_____, move and _____ seconds to receive the

SUBDIVISION application (file # 1299)

submitted by Rob Hellstrom Land Surveying, LLC

for a 3-lot subdivision

on property located at 6 Puddin Lane

owned by Sterling Trust Company

as shown on plans dated 02/14/11,

and as described in other application submissions, and to refer said application to the staff for review and comments.

file # 1299
filing date 3-3-11

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

Name of subdivision PUDDIN LANE SUBDIVISION

Name of subdivider (applicant)
ROB HELLSTROM LAND SURVEYING, LLC Phone # 860-228-9853
(please PRINT)

Address 32 MAIN STREET HEBRON CT. 06248
(street) (town) (state) (zip)

Signature [Signature] Agent (owner)
(optionee) Date 3/3/11

OWNER (IF OTHER THAN SUBDIVIDER)

Name EQUITY TRUST dba STERLING Phone # 860 450 2556
TRUST COMPANY
(please PRINT)

Address 42 SAWMILL BROOK LANE MANSFIELD CT. 06250
(street) (town) (state) (zip)

Signature [Signature] Date 3/3/11

FEES

See Town Council-approved Fee Schedule & Eastern Highlands Health District Review Fee Schedule
(Subdivisions will not be reviewed by Eastern Highlands Health District unless an Application for Plan
Review has been submitted)

SUBDIVISION DATA

Location: TOWN OF MANSFIELD MAP 34, BLOCK 97, LOT 6 VOL. 694/Pg.103
6 PUDDIN LANE - NORTHERLY SIDE, CORNER LOT @ INTERSECTION
WITH SAWMILL BROOK LANE

Zoning district R-20 Total # of acres 2.2
Total # of lots 3

EXTENSION OF TIME

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

and located at/on _____

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

Signature _____ Date _____
Posted: 2006 11 15

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, February 9, 2011
Conference Room C, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Holt, K. Rawn, P. Plante (arrived at 1:35 p.m.)
Others present: G. Padick, Director of Planning

Call to Order:

Chairman Beal called the meeting to order at 1:30 p.m.

Minutes:

12-15-10- Favretti MOVED, Rawn seconded, that the 12-15-10 minutes be approved as distributed.
MOTION PASSED with Beal, Favretti and Rawn in favor and Holt disqualified.

Consideration of Potential Revisions to the Zoning and Subdivision Regulations and Zoning Map:

Padick related that additional draft revisions to address issues previously discussed had not yet been prepared.

A majority of the meeting time was spent discussing potential village area zone changes and associated Zoning Regulation revisions. Members reviewed two reports prepared by Favretti that provided information about Mansfield's Village areas and common elements for consideration. Members agreed that it would be appropriate for Padick to prepare draft village area review criteria's for consideration. It also was preliminarily determined that any village area zoning should initially be proposed in one or two areas of Towns. Members agreed to consider the most appropriate areas for village area zoning at the next meeting.

Plante requested that the Committee review the Four Corners area with respect to both Zoning Map and Zoning Regulation provisions. Padick agreed to distribute some preliminary design guidelines he provided for the Four Corners Sewer and Water Advisory Committee. Members agreed to discuss the Four Corners area at the next Committee meeting.

Padick briefly updated the Committee on the draft Agriculture Regulations which are still under review by the Agriculture Committee. Committee members emphasized that they would like to bring the draft agriculture regulations to public hearing this spring.

Future Meetings:

It was agreed to schedule the next meeting for Tuesday, March 1st in Conference Room C.

Adjournment:

The meeting was adjourned at 2:34 p.m.

Respectfully submitted,


Kay Holt, Secretary

DRAFT MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Tuesday, March 1, 2011
Conference Room C, Audrey P. Beck Municipal Building

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

Call to Order:

Chairman Beal called the meeting to order at 2:42 p.m.

Minutes:

02-09-11- Favretti MOVED, Rawn seconded, that the 02-09-11 minutes be approved as distributed.
MOTION PASSED UNANIMOUSLY.

Consideration of Potential Revisions to the Zoning and Subdivision Regulations and Zoning Map:

A majority of the meeting time was spent discussing potential zone changes and associated Zoning Regulation revisions for the Four Corners area of Town. Members reviewed assorted mapping of the Four Corners area, including the current sewer service area delineation. After discussion, it was agreed that it would be inappropriate to consider changes to the Zoning Map or to the Zoning Regulation listing of permitted uses until a greater commitment is made to service the area with public sewer and water. Members also agreed that the current Special Permit review process for considering new developments remains appropriate for this area.

Padick noted that a number of properties in the Four Corners area are for sale and/or in the process of changing ownership. Members agreed that it would be advisable to consider regulation revisions and special design criteria that would help unify and coordinate future development. After discussing a 8/27/09 memo from the Director of Planning that includes a number of potential design considerations, Padick was instructed to prepare draft Four Corners design criteria for incorporation into Article X of the Zoning Regulations.

Members briefly reviewed a potential schedule for bringing regulation revision proposals to public hearing in May. It was agreed to finalize previously discussed regulation revisions over the next few meeting with the objective of bringing draft proposals to the PZC by early April.

Future Meetings:

It was agreed to schedule the next meeting for Wednesday, March 16th at 1:15 in Conference Room C and to tentatively schedule the following meeting for Wednesday, March 30th.

Adjournment:

The meeting was adjourned at 3:42 p.m.

Respectfully submitted,

Kay Holt, Secretary

Planning and Zoning Forum March 31, 2011

775 Bloomfield Avenue, Windsor, CT 06095-2322
860-768-1100 • Fax 860-768-1108 • www.cfba.org



How Planning and Zoning Impacts Connecticut Agriculture



2nd Annual Statewide Conference
Thursday, March 31, 2011

Maneely's
South Windsor, CT



This program is a cooperative effort of
USDA Risk Management Agency,
UCONN Cooperative,
Extension System and
CT Farm Bureau Association



Contributing Sponsors



CFBA 2nd Annual
Statewide Conference
Planning and Zoning Issues
Thursday, March 31, 2011

According to a 2010 UCONN study, Economic Impacts of Connecticut's Agricultural Industry, in 2007 Connecticut agriculture contributed \$3.5 billion dollars to the state's economy and generated approximately 20,000 jobs statewide. The face of Connecticut agriculture is evolving and diversifying to meet the ever growing demand for locally grown products.

Municipal plans of conservation and development, implemented through local planning and zoning regulations, are the foundation upon which land use is regulated in Connecticut. The nature of farming is unique. Connecticut farms are family owned, often multi-generational, and routinely cross municipal boundaries.

Providing a favorable local regulatory climate in which farms can continue to diversify and prosper is critical to Connecticut, and agriculture as a whole.

This all-day program is designed to provide farmers with an overview of the fundamentals of planning and zoning regulations and effective strategies for working with planning and zoning commissions.

Municipal leaders and planners will learn about what initiatives communities can adopt to support local agriculture.

Farmers will learn how to work with municipal leaders to adopt local tax reduction programs, agricultural commissions, right to farm ordinances and more.

The Connecticut Farm Bureau is a non-profit membership organization dedicated to advocacy and education to ensure a viable future for Connecticut farmers.



Connecticut Chapter, American Planning Association. This program is eligible for self reporting CM credits.



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2104
TOWN PLANNER
MUNICIPAL BUILDING
4 S EAGLEVILLE RD
STORRS MANSFIELD, CT 06268-2599

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US POSTAGE
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LINCOLN NE
PERMIT#365

Program - Thursday, March 31, 2011

8:30 - 8:30 AM	Registration
8:30 - 8:35 AM	Welcome <i>Don Tuller</i> , President, CT Farm Bureau Association
8:35 - 9:05 AM	Managing Risk with Crop Insurance and Introduction of New UCONN Agriculture Business Guide <i>Joseph Bonelli</i> , Associate Extension Educator, UCONN
9:05 - 9:45 AM	Connecticut Agricultural Statutes <i>Steven Reviczky</i> , Commissioner, CT Department of Agriculture Livestock Issues and Considerations <i>Dr. Bruce Sherman</i> , Director Bureau of Regulations and Inspection, CT Department of Agriculture
9:45 - 10:25 AM	Overview of Land Use Regulation in Connecticut and Its Applicability to Agriculture <i>Attorney Richard Roberts</i> , Halloran & Sage, LLP
10:25 - 10:40 AM	Break
10:40 - 11:20 AM	Do I Need Zoning Approval for My Farming Operation <i>Attorney Douglas Dubitsky</i>
11:20 - 12:00 PM	Farmland Connections - The Challenge of Finding Farmland <i>Ben Howell</i> , New England Field Representative, American Farmland Trust
12:00 - 1:00 PM	Lunch
1:00 - 1:20 PM	Incorporating Agriculture into Your Plans of Conservation and Development <i>Philip Chester</i> , Town Planner, Town of Lebanon
2:00 - 2:00 PM	Supporting Local Agriculture Through Optional Tax Reduction Programs <i>Cathy Osten</i> , First Selectman, Town of Sprague <i>Diane Miller</i> , Fairvue Farm, Woodstock, CT

2:00 - 2:40 PM **Agricultural Commissions**
Steve Damon, Board Director, Massachusetts Association of Agricultural Commissions
Peter Westover, Consultant, Agricultural Commissions Massachusetts
Jennifer Kaufman, Director, AGvocate program

2:40 - 3:10 PM **Municipal Right to Farm Ordinances**
Christopher Bourque, Birch Pond Farm, Colchester, CT

3:10 - 3:30 PM **Creating Agriculturally Friendly Zoning Regulations**
Joan Nichols, Government Relations Specialist, CT Farm Bureau Association

Buffet lunch included with registration.

Conference Location

Maneeley's Banquet Facility, 65 Rye Street
South Windsor, CT 06074, 860 528-6622
www.maneeleys.com

Directions

*From I 91 North: Take exit 35A to Rte. 291 East
From I 91 South: Take exit 35 to Rte. 291 East
Proceed as follows: Take Route 291 East to Exit 4 (South Windsor exit Route 5). At the end of the ramp bear left onto Route 5 North (John Fitch Blvd). Go to the 7th Traffic light, take a right onto Sullivan Avenue (Rte. 194) Take a left onto Rye Street which is right before the On the Go Gas Station. Maneeley's is on your left.*

*This information is part of the Connecticut Crop Insurance Education and Information Project, a cooperative effort of the USDA Risk Management Agency, University of Connecticut Cooperative Extension System and the Connecticut Department of Agriculture. An equal opportunity employer.
To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, Stop Code 9410, 1400 Independence Avenue, SW, Washington, DC 20250-6410, or call (202) 720-5964.
If requested by a program participant at least 72 hours in advance, every effort will be made to provide special accommodations.*

Registration Information

Cost

CFBA members - \$45.00
Non-CFBA members - \$60.00

Deadline

Friday, March 25, 2011

On-line Registration

cfba.org - look under News and Events and then find Planning and Zoning Conference.

By Mail

Make check payable to Connecticut Farm Bureau Association. Mail check and registration form to Connecticut Farm Bureau Association, 775 Bloomfield Avenue, Windsor, CT 06095.

Name: _____

Address: _____

Phone: _____

Email: _____

No. persons attending: _____

CFBA Membership #: _____

Amount enclosed: _____

Method of payment:

Check Enclosed MasterCard Visa

Exp. date: _____

Account #: _____

Signature: _____

Questions or More Information

Joan Nichols
860-768-1100
joann@cfba.org

Each individual participating must complete a registration form.

To: Town Council
From: Agriculture Committee
CC: Matt Hart, Town Manager; Jenifer Kaufman, Parks Coordinator
Date: February 9, 2011
Re: Agriculture Committee Initiatives Report

Since its presentation to you on September 27, 2010, the Agriculture Committee has continued its efforts on several key initiatives.

Tax and Other Incentives to Improve Farm Viability in Mansfield

In March 2010, the Town Council requested that the Agriculture Committee review available municipal farm tax incentives for implementation in Mansfield. The committee established a subcommittee to review the three optional municipal farm tax incentives:

- CGS 12-81 Municipal option to abate up to 50% of property taxes on farm-related land, equipment and buildings, for a dairy farm, fruit orchard, vegetable farm, nursery, and/or nontraditional farm, such as hydroponic farming
- CGS 12-91(b) Municipal option to provide additional exemption of assessment on farm machinery up to \$100,000 assessed value.
- CGS 12-91(c) Municipal option to provide tax exemption of assessment on farm buildings up to \$100,000 of assessed value.

To supplement their review, subcommittee members attended a workshop sponsored by the AGvocate Program entitled "*Tax Incentives to Protect Family Farms Without Breaking Your Budget.*" After learning about the experiences of other Towns it became clear that prior to making a recommendation to the Council, the committee needed to hear from the farming community. In addition, other Towns have implemented farm tax incentives as part of a broad range of initiatives to promote agricultural viability such as a municipal Right-to-Farm Ordinance and zoning and other regulations that support farming. The committee will make a recommendation after more data is collected from the farming community.

Outreach and Communication

The committee is developing a survey to collect information on the types of farm businesses in Mansfield, how products are marketed, if tax incentives would assist the farm community, the possibility of implementing a Right-to-Farm Ordinance, among other information that will help the committee better promote agricultural viability. In addition, the Committee will be working on other ways to improve outreach to farmers, raising awareness of agriculture in Town, and increasing communication with the Town Council, Town Departments, and other Town committees.

Zoning regulations Related to Agriculture

The Committee is providing recommendations regarding zoning regulations related to agriculture. A subcommittee has worked with Planning Director Greg Padick to focus its efforts on the management plan option and the livestock option. The sub-committee will be reviewing its recommendations with members of the agricultural community then will make a formal recommendation to the Planning and Zoning Commission.

Leasing of Town Owned Farmland

A sub-committee is reviewing the Town's leasing policy for Town-owned farmland. A recommendation is forthcoming.

Finally, it is with sadness that the Committee reports the recent loss of fellow member Bill Palmer. Bill, whose family had been farming in Mansfield for over one hundred years, had been an active and passionate member of the agriculture community. He will be missed.

The Committee thanks the Town Council for its continued support of Mansfield's farm businesses and farming families.

PAGE
BREAK



TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS

Lon R. Hultgren, P.E., Director

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CONNECTICUT 06268-2599
(860) 429-3331 TELEPHONE
(860) 429-6863 FACSIMILE

MEMO

To: Matt Hart, Town Manager

From: Lynn Stoddard, Chair of Sustainability Committee

Re: Town of Mansfield Sustainability Committee Progress Report

Date: February 1, 2011

I. Background

Over the past several years, the Town of Mansfield has taken several steps toward promoting more environmental and economic sustainability throughout its government and community. In the development of its recent strategic plan, the Town identified sustainability as a priority. Recognizing that thoughtful planning for the future is vital, the Town formed a Sustainability Committee in June 2009 to:

1. Guide the Council in the adoption of sustainability principles;
2. Track the implementation of any adopted principles;
3. Collaborate with town boards and committees to advance sustainability principles and help develop policies; and
4. Gather data and input from other organizations to aid in the development of programs and initiatives that will further the Town's sustainability goals.

II. Sustainability Committee Infrastructure Development, 2009-2010

The Town's Sustainability Committee first met July 22, 2009. Since then, the group has concentrated on examining the Town's sustainability efforts, assembling materials, and developing relationships inside and outside the Town of Mansfield.

Specific achievements include identifying collaborative groups and reviewing sustainability initiatives, and developing a process for setting priorities.

A. Committee Membership

The committee comprises Town staff as well as volunteers who represent environmental protection, economic vitality, or social justice:

Name

Stoddard, Lynn	Chair, Resident
Hart, Matt	Mansfield Town Manager
Hultgren, Lon	Mansfield Director of Public Works

Matthews, Holly	Town of Mansfield Board of Education
Miller, Rich	UConn Director of Environmental Policy
Lennon, Bill	Resident
Sherman, Julia	Region 19 School District
Stafford, Lisa	Resident
Loxson, Fred	Town of Mansfield Planning & Zoning Commission
Britton, Dan	Mansfield Energy Education Team
Walton, Virginia	Mansfield Recycling Coordinator

B. Identifying community committees/departments and initiatives

The following groups are likely collaborators on sustainability initiatives:

- Public Works* – Transportation Advisory Committee, Energy Education Team, Solid Waste Advisory Committee
- Parks and Recreation* – Open Space Preservation Committee, Agriculture Committee, Parks Advisory Committee
- Planning & Zoning* – Planning and Zoning Commission, Inland Wetlands Commission, Conservation Commission
- Economic Development* – Downtown Partnership, Four Corners Sewer and Water Advisory Committee
- Education* – Town of Mansfield Board of Education and Region 19

The following initiatives were identified as potentially benefitting from input of the Sustainability Committee:

- Proposed agriculture regulation changes
- Elementary school building project
- Remediation of the Eagleville Brook
- Four Corners development and associated water supply & conservation planning
- Storrs Downtown intermodal center
- Safe Routes to School Program.

C. Setting Priorities

Committee discussions have been on the concepts and tasks outlined in Section I. Sustainability touches every aspect of our lives. As the committee consolidates the information from Mansfield and other communities, we are mindful of the overall concept of sustainability, and of its dual people- vs. earth-centric focus.

The committee has attempted to address immediate concerns, such as the school building project, that could benefit from the input of the Sustainability Committee, and take advantage of grant funding and programs in tandem with the process of developing priorities. Before establishing meaningful priorities, baseline data needs to be developed and trends analyzed. Section III.2. describes progress in data collection during 2009-2010. As data is assembled, a process is being set up to prioritize actions, through cost, potential to reduce greenhouse gases, and return on investment/time.

III. 2009-2010 Progress Toward Mandate

Over the past year and a half, the Sustainability Committee has progressed in each of the four major tasks defined in Section I as follows:

1. Guiding the Council in the adoption of sustainability principles

The committee is working on:

- Organizing steps from Mansfield's strategic plan using Asheville, NC's sustainability plan and investigating the approach of other small university towns, such as Amherst, MA and Hanover, NH,
- Defining its role in municipal building projects by offering sustainable considerations at the conceptual stage.

The committee also:

- Prepared a matrix for the Board of Education and Town Council on key sustainability siting considerations in the decision to build new or renovate Mansfield schools. Committee members presented the sustainability siting considerations matrix to the Town Council on October 25, 2010.
- Directed the Board of Education to the Institute for Sustainable Energy as a resource to assist in creating high performance schools.

2. Tracking the implementation of any adopted principles

Committee members:

- Supervised work-study interns in the 2007-2010 assembly and analysis of municipal electricity, heating and fuel use data,
- Are developing guidelines to establish data-driven priorities as part of a climate action plan

3. Collaborating with boards and committees to advance sustainability principles and help develop policies

The committee:

- Supported the Mansfield Energy Education Team's \$500 Energy Challenge to reduce residential electrical energy use,
- Applied for the both 2009 & 2010 EPA Climate Showcase Communities grant,
- Incorporated the Clean Energy Team (now, the Energy Education Team) as a subcommittee,
- Collaborated with the Mansfield Energy Education Team in creating the "Come Hang Out with Us" event to encourage residents to hang laundry outside to dry. The event was held at the Mansfield Community Center and Farmers Market in October 2010.
- Instructed school staff and the community-at-large in vehicle idling as part of the EPA *Clean School Bus USA* grant by attending the "Know Your Town Fair" and open houses,
- Promoted no-idle school zones as part of the Clean School Bus USA grant, by visiting PTO & staff meetings, and by submitting articles to school newsletters and websites,
- Collaborated with Clean Air – Cool Planet in using the Small Town Carbon Calculator,
- Inputting data into the EnergyStar Benchmarking program,

- Developing guidance for the selection of sustainable sites that will be applicable to the long-term Mansfield school building project.
 - Attended a Four Corners Committee meeting to better understand the project and discuss sustainability issues related to Four Corners development.
4. *Gathering data and input from other organizations to aid in the development of programs and initiatives that will further the Town's sustainability goals.*

Committee members:

- Attended a Municipal Summit on Climate Action sponsored by the Governor's Steering Committee on Climate Change,
- Were invited to the green roof dedication on Gant Plaza,
- Toured the LEED silver-certified UConn Burton Shankman Family Football Complex,
- Reviewed an outline of public works sustainability practices advocated by the American Public Works Association,
- Reviewed the report from the International City/County Management Association (ICMA) sustainability conference,
- Recommended that Mansfield be one of fourteen Connecticut municipalities to participate in a "Neighbor to Neighbor Energy Challenge" DOE grant, which will assist Mansfield residences and businesses in achieving energy efficiency,
- Reviewed the Siemens Building Technologies benchmarking of the four schools using 2006 Data.

2009-2010 briefings to the committee included:

- The proposed Mansfield school renovations by Superintendent Fred Baruzzi,
- A review of the maintenance department's green initiatives for the past five years for all public buildings by Bill Hammon, Mansfield's Director of Maintenance,
- A review of the Open Space Preservation Committee's role in creating a sustainable community,
- The Windham region's economic development plan by Executive Director, Mark Paquette of the Windham Region Council of Government,
- The progress of UConn's biofuel project by UConn Engineering Professor, Richard Parnas.

IV. Looking Forward

On November 4, 2009, the Sustainability Committee drafted short-and long-term objectives (Attachment A.) This draft, in conjunction with *Mansfield 2020—A Unified Vision*, lessons learned from our research of the past year and a half, the analysis of Town of Mansfield's 2007-2010 energy use data, input from Town constituencies, and the committee's original charter has been used to develop five broad categories of priorities: (1) staffing, (2) gathering data/informed planning, (3) raising public awareness and educating residents, (4) engaging and participating in Town projects and issues and (5) economic sustainability.

1. Staffing

The Sustainability Committee recognizes that the Town needs dedicated professional assistance to move to the next level of action that will make the Town of Mansfield a leader in sustainability. This could be a shared position with UConn, a grant funded position or a result of reorganizing existing staff.

2. Data Gathering/Informed Planning

Data is being gathered and recorded in the Small Town Carbon Calculator and the EnergyStar Benchmarking tool. The use of these and other formats will assist the Committee in setting goals, objectives and climate action plans. These goals and objectives can be used to inform the Town's Capital Improvement Program.

3. Public Awareness and Education

In order to inform a broader residential audience on all aspects of sustainability, a sustainability section on the Town's website is being created. Members recognize that social media and special public relations efforts will be necessary to begin shifting the culture. The Committee will also continue to participate in live outreach events and other means of public awareness and education.

4. Engaging in Town Projects and Issues

It is vital that the Committee is responsive to opportunities that arise in the course of Town business. Water supply, alternative transportation, strategic planning, Storrs Center, Four Corners, the school project, planning and zoning regulation changes, land care and recycling were some of the issues that the Committee identified. The Committee will continue to engage with and advise other town committees and staff on the opportunities to make these projects more sustainable and encourage a more holistic approach to town planning and development.

5. Economic Sustainability

The Sustainability Committee recognizes the need to promote an understanding of sustainability that includes the "triple" bottom line - ecology, social equity and economics. Sustainable Town wide strategies will build on the unique attributes of the community, and the Committee will work with the Storrs Center and Four Corners development to foster understanding of this triple bottom line.

Short-term Goals for the Mansfield Sustainability Committee

- A. Education, Promotion and Coordination
 - 1. Inventory of other community efforts
 - 2. Briefing on current Town of Mansfield efforts
 - 3. Organize, prioritize and begin implementation of the 2020 strategic plan action items, and begin to identify resources needed to implement recommendations
- B. Energy Conservation/Renewable Energy
 - 1. Energy Efficiency and Conservation Block Grant (EECB) - town hall energy management system
 - 2. Energy Efficiency and Conservation Block competitive Grant and other Dept of Energy grant programs
 - 3. Town carbon footprint calculations (STOCC)
 - 4. \$500 Energy Challenge, 20% by 2010 and other clean energy team efforts
- C. Community and Economic Development
 - 1. Briefing on Storrs Center and Four Corners projects
 - 2. Review status of regional economic development program
 - 3. Begin Town wide economic development planning
- D. Transportation
 - 1. Briefing of Fare Free program and local bus services
 - 2. Review Town's bikeway/walkway planning efforts
 - 3. Help coordinate intermodal transportation at Storrs Center
- E. Land Use and Agriculture
 - 1. Briefing on open space programs
 - 2. Briefing on Town sustainable zoning and building practices
 - 3. Briefing on sustainable agricultural and land care practices
- F. Water Conservation
 - 1. Briefing on Town/UConn water studies and plans
 - 2. Town's water conservation study (UConn system)

Long-term Goals for the Mansfield Sustainability Committee

- A. Education, Promotion and Coordination
 - 1. Organize, prioritize and continue implementation of the 2020 strategic plan action items and identification of resources needed to implement
- B. Energy Conservation/Renewable Energy
 - 1. Continue applying for DOE grant money
 - 2. Use Town carbon calculations for future program evaluations and decision making, including a comprehensive infrastructure and equipment replacement plan. Set benchmarks for reduction in greenhouse gas emissions.
- C. Community and Economic Development
 - 1. Participate and help guide municipal and regional community and economic development

2. Develop incentives to promote sustainable practices for business and residents

D. Transportation

1. Review and re-establish the alignment of regional transportation services
2. Participate with region and UConn to prepare comprehensive public transportation program
3. Oversee intermodal efforts town-wide

E. Land Use and Agriculture

1. Oversee sustainable land use practices
2. Develop incentives to promote sustainable agriculture, including small-scale farming

F. Water Conservation

1. Implementation of Town water conservation measures
2. Coordination with UConn water conservation efforts
3. Participate in state water utility coordinating committee process to develop water management plan for region

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TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

February 24, 2011

Mr. Todd Levine
Connecticut Trust for Historic Preservation Barns Grant
940 Whitney Avenue
Hamden, CT 06517-4002

Re: Healey Barn Grant Application
476 Storrs Road, Mansfield CT

Dear Mr. Levine,

I am please to register my support of Michael Healey's Barn Grant Application regarding an existing barn located at 476 Storrs Road in the Mansfield Center area of Mansfield. Mr. Healey has been working with Mansfield's staff members and the Town's Planning and Zoning Commission to restore the 18th Century Experience Storrs House and we look forward to his planned restoration of the historic barn on this property. The subject property has been identified as an important historic feature in Mansfield's 2006 Plan of Conservation and Development and the restoration of the barn will further enhance the historic and scenic character of this area. The barn is prominently visible from both north and south as one travels on Storrs Road (Route 195). It also is visible from Bassetts Bridge Road to the south and the Old Mansfield Center Cemetery and Cemetery Road to the north.

The barn is the third to be built on the same site in the late 19th Century, the earlier two having burned in 1846 and 1872. Its floor plan is traditional for the period with a drive-in floor for wagons to unload hay by an overhead fork-lift, and there are bays on each side of this wagon floor for hay and some stables. There is also a stable basement. The unique feature of the barn is the design of its cupola which is four-sided, each side having three vertical louvered panels, each panel being circular at the top, presenting a "trefoil" effect. The bare spire at its top suggests that it may have held a weathervane.

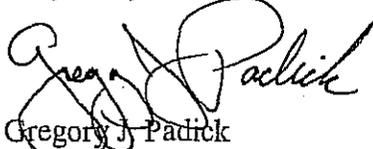
The barn is part of the complex of buildings at the center of the 1755 historic Col. Experience Storrs farm on lots twelve and thirteen of the original plan for Ponde Place, Mansfield Center's original name. Colonel Storrs was the grandson of Samuel Storrs, one of Mansfield's first settlers. Experience Storrs, a Yale graduate and member of the Connecticut General Assembly was given the rank of Captain by that body in 1766, and over the next ten years he rose to the rank of Colonel. When the Lexington Alarm sounded, he marched his men of the Second Company of the Fifth Regiment north to the defense of Boston. Later, his company also fought in the Battle of Bunker Hill.

This subject barn and the Storrs house define the south end of a large field. The historic Old Mansfield Center Cemetery (established in 1692 and placed on the National Register in 1992) defines the north end of the field, while on the eastern side is one of the ponds of Ponde Place. The field is an important historic feature because this is where Col. Storrs trained his company. So here, right in the center of Mansfield, stands an important vignette of its history – the Storrs house and barn complex, the pond, and the ancient cemetery. For these reasons the Town of Mansfield purchased this field as a significant piece of open space in the center of three important historic features. Now the field, the cemetery, and the pond are well protected; and the Healey family is attempting to preserve the south side of this historic vignette. Recently, the Town of Mansfield received a grant to develop a trail system with information plaques that highlight the area's historic significance. The trail will cross the Healey property immediately east of the subject barn.

In summary, the barn at 476 Storrs Road exemplifies 19th Century barn construction and its restoration will significantly enhance the scenic and historic character of the area. It is readily visible from public roadways and abutting Town owned property and it is situated in a very prominent historic village area adjacent to one of the oldest cemeteries in eastern Connecticut. The requested grant will promote further investment on this historic property and will greatly benefit Mansfield and the greater Windham Region.

Please contact me at 429-3329 or padickgj@mansfieldct.org if I can be of further assistance.

Very Truly Yours,



Gregory J. Padick
Mansfield Director of Planning

CC: Mansfield Town Council
Mansfield Planning and Zoning Commission
Mansfield Historic Society