

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, Monday, March 21, 2011, 7:00 p.m.
Council Chambers, Audrey P. Beck Municipal Building

Minutes

3/7/11, 3/15/11 Field Trip

Scheduled Business

7:05 p.m. Zoning Agent's Report

- A. Enforcement Update
- B. Other

7:15 p.m. Public Hearing

Application to Amend the Zoning Map, Rezone a 10.4 acre parcel from R-20 to PB-1,

K. Tubridy o/a. File #1297

Report from Director of Planning

Old Business

1. **3-Lot Re-Subdivision Application (1 New lot), Property on Candide Lane and Stearns Road, J. Listro o/a, File #1296 (M.A.D. 5/11/11)**
2. **4-Lot Subdivision Application, (3 New Lots) Wormwood Hill & Gurleyville Roads, S. Plimpton o/a, PZC File #1298**
(Tabled until 4/4/11- awaiting staff reports)
3. **3-Lot Subdivision Application, (2 New Lots) Puddin Lane, R. Hellstrom-applicant/Sterling Trust Company, owner, PZC File #1299**
(Tabled until 4/4/11- awaiting staff reports)
4. **Other**

New Business

1. **Modification Request, 86 Storrs Road, Proposed Tenant Space, College Mart/U.S. Properties Inc., o/a, File #483-4**
2. **Approval Request: Revised Plans for exhibit building Paideia Greek Theater Project, 28 Dog Lane, File #1049-7**
3. **Request to review and revise Plan of Conservation and Development regarding Hunting Lodge Road area (3/16/11 Letter from A. Hilding)**
4. **Request of A. Kotula to acquire existing Town land on Maple Road (2/16/11 and 3/9/11 letters from A. Kotula; 3/15/11 report from Open Space Preservation Committee)**
5. **Other**

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee (Next meeting scheduled-3/30/11 at 1:15 p.m. in Council Chambers)
4. Other

Communications and Bills

1. Coventry Referral: Proposed Zoning Amendment to add wineries as a permitted use
2. 2/28/11 Letter from DEP Re: UConn campus wide Drainage Master Plan
3. Other

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DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, March 7, 2011
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:27 p.m. and appointed Rawn and Loxsom to act in members' absence.

Minutes:

02-22-11 - Hall MOVED, Ryan seconded, to approve the 2/22/11 minutes as written. MOTION PASSED with Goodwin, Lewis, Loxsom and Plante disqualified.

03-01-11 Field Trip- Ryan MOVED, Holt seconded, to approve the 3/1/11 field trip minutes as written. MOTION PASSED with Favretti, Holt, Rawn and Ryan in favor and all others disqualified.

Zoning Agent's Report: Noted.

Old Business:

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

Hall MOVED, Holt 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.

MOTION PASSED with all in favor except Goodwin who disqualified herself.

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** - Item tabled, pending 3/21/11 Public Hearing.

New Business:

1. **New 4-Lot Subdivision Application, (3 New Lots) Wormwood Hill & Gurleyville Roads, S. Plimpton o/a, PZC File #1298**
Holt MOVED, Plante seconded, 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. MOTION PASSED UNANIMOUSLY.
2. **New 3-Lot Subdivision Application, (2 New Lots) Puddin Lane, R. Hellstrom-applicant/Sterling Trust Company, owner, PZC File #1299**
Holt MOVED, Plante seconded, to receive the subdivision application (file # 1299) submitted by R. Hellstrom, 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. MOTION PASSED UNANIMOUSLY.
3. **Verbal Update from Director of Planning on Planned School Construction Referendum**
Padick updated the PZC on the status of the proposed school construction project and noted that he anticipates an 8-24 referral from the Council prior to the proposal going to Referendum.

Public Hearing:

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

Chairman Favretti opened the continued Public Hearing at 7:55 p.m. Member present were Favretti, Goodwin, Hall, Holt, Lewis, Plante, Ryan and alternates Loxsom and Rawn, who were both appointed to act. Padick noted the following communications received and distributed to all members; a 3/3/11 report from G. Padick, Director of Planning; a 3/3/11 report from J. Jackman, Fire Marshal; a 3/3/11 report from G. Meitzler, Assistant Town Engineer; comments dated 2/15/11 from the Open Space Preservation Committee and a 3/3/11 set of revised plans.

Joseph Boucher, of Towne Engineering, reviewed the revisions reflected on the 3/3/11 revised plans and noted that he accepts the suggestions made by the Director of Planning in his 3/3/11 memo.

Chairman Favretti noted no further questions or comments from the public or the Commission. Plante MOVED, Holt seconded, to close the Public Hearing at 8:04 p.m. MOTION PASSED UNANIMOUSLY. Plante volunteered to work with staff on a draft motion.

Reports from Officers and Committees:

Chairman Favretti noted a Regulatory Review Committee meeting for 3/16/11 at 1:15 p.m. in Conf. Room C. and a 3/15/11 Field Trip at 1:30 p.m.

Adjournment:

Chairman Favretti declared the meeting adjourned at 8:07 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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MINUTES

MANSFIELD INLAND WETLAND AGENCY/PLANNING AND ZONING COMMISSION FIELD TRIP

Special Meeting

Tuesday, March 15, 2011

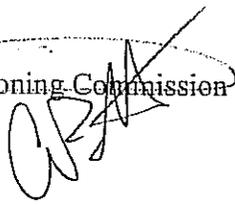
Members present: R. Favretti, M. Beal, K. Rawn, K. Holt, B. Ryan,
Staff present: G. Meitzler (Wetlands Agent, Assistant Town Engineer),
C. Hirsch, (Zoning Agent)
Conservation Commission: S. Lehmann

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

1. Sterling Trust Company, 3-Lot Subdivision, 64 Puddin Lane. PZC file # 1299
Members were met on site by owner S. Stein and R. Hellstrom, surveyor.
Members observed the site noting the existing conditions and areas of
proposed house development. No decisions were made.
2. Plimpton Property, 4-Lot Subdivision, PZC File # 1298, IWA File # W1474
Members were met on site by surveyor D. Bonoff. Members observed site
characteristics with respect to proposed house, driveway and septic locations.
Existing wetland areas near the proposed activity were also observed. No
decisions were made.

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To: Town Council/~~Planning & Zoning Commission~~
 From: Curt Hirsch, Zoning Agent
 Date: March 3, 2011



Re: *Monthly Report of Zoning Enforcement Activity*
For the month of February, 2011

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	1	1	9	67	79
Certificates of Compliance issued	7	4	8	79	73
Site inspections	7	6	24	291	317
Complaints received from the Public	4	0	2	33	25
Complaints requiring inspection	2	0	0	25	20
Potential/Actual violations found	0	1	3	21	40
Enforcement letters	5	9	14	80	93
Notices to issue ZBA forms	0	0	0	0	6
Notices of Zoning Violations issued	0	0	0	12	29
Zoning Citations issued	0	0	7	39	42

Zoning permits issued this month for single family homes = 0, 2-fm = 1, multi-fm = 0
 2010/2011 fiscal year total: s-fm = 3, 2-fm = 1, multi-fm = 8

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

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission
From: Gregory Padick, Director of Planning 
Date: 3/17/11
Re: Proposed zone change from R-20 to PB-1, property on the north side of North Frontage Rd, owned by K. Tubridy, PZC File #1297

My review comments are based on application submissions, consideration of existing zoning classifications and Zoning Regulations, Mansfield's Plan of Conservation and Development, State and Regional Land Use plans, site and neighborhood characteristics and professional conclusions regarding the merits of the proposed zoning map amendment.

My comments must be reviewed with respect to testimony and information presented at Public Hearings and the Commission's collective knowledge of the Town's needs and desires. No new information should be received from the applicant or the public after the close of the Public Hearing process. It is important to note that unless extensions are authorized, the Commission must make a decision on this application within 65 days of the close of the Public Hearing. Collection reasons for the Commission's decision should be clearly documented.

As with any zone or regulations amendment, the PZC must weigh anticipated public and private benefits versus anticipated public and private costs. All zoning map classifications should be designed to serve a community need while protecting the "public's health, safety, convenience and property values". The Commission has the legislative discretion to determine what is best for the community as a whole, and the zoning map can and should be modified to meet changing circumstances, Plan of Conservation and Development goals, objectives and recommendations or to address a recognized public need. Section 8-2 of the Connecticut General Statutes and Articles I and XIII of the Zoning Regulations provide information on the legislative framework within which PZC decisions must be made. Section 8-3a of the Connecticut General Statutes requires that the Commission making a finding regarding consistency with the Plan of Conservation and Development.

Applicant's Proposal

The subject zone change proposal seeks approval to rezone 10.4 acres of land owned by K. Tubridy from Residence-20 to Planned Business-1. The subject property is located on the northerly side of North Frontage Road east of Mansfield City Road. It is situated across North Frontage Road from a Department of Transportation (D.O.T.) maintenance facility. The site has approximately 1,540 feet of frontage on North Frontage Road but access rights are limited to a fifty (50) foot wide area across from the D.O.T. driveway. Land to the east of the subject site, which also is owned by K. Tubridy, is currently zoned Planned Business-1, land to the west (E.C.S.U. Ball fields) and south is zoned Institutional and land to the north is zoned Flood Hazard and R-20.

In association with the proposed zone change, the applicant has submitted a Statement of Use, and a zone map change dated 12/2/10. To meet application requirements, the applicant must submit documentation that all property owners within 500 feet of the subject site have been notified pursuant to regulatory provisions. Any approval should require the filing of a legal boundary description.

In reviewing this zone change application, many factors affecting the public's health, safety and welfare must be considered. The factors include, but are not limited to: The proposal's relationship to the Plan of

Conservation and Development; various uses that would be allowed in the zone designation; site and neighborhood characteristics; potential impact on the site and neighborhood (traffic, drainage, environmental, property value, nuisance, etc.) and the community need for the proposal. Article XIII, Section D includes or references additional information regarding approval considerations. I will briefly review some of these factors and will also be present at the Public Hearing to answer questions and, as necessary, to elaborate on this memo.

Review Factors:

Relation to Mansfield's Plan of Development and Other Land Use Plans

The proposed area of rezoning is classified as "Planned Business/Mixed use" in Mansfield's 2006 Plan of Conservation and Development. Abutting properties to the east are also in this classification. With the exception of a Flood Hazard Area that includes a portion of the Tubridy land and adjacent land along Conantville Brook, all other nearby land is classified as either "Medium to High Density Institutional/Mixed Use" or "Medium to High Density Residential". Of importance, the subject site is within an area served by the Town of Windham sewer and water systems. As previously noted, in acting on this proposed zone change, the PZC must make a finding regarding consistency with the Town's Plan of Conservation and Development.

The subject site is within a "Regional Centers" classification in Windham Region Land Use Plan 2010 and it is within a "Growth Area" in the Conservation and Development Policies Plan for Connecticut 2005-2010.

In summary, the proposed rezoning to PB-1 is considered to be consistent with municipal, regional and state land use plans.

Potential/Existing Uses

In considering any rezoning application, the PZC must take into account all potential uses that could be authorized in the proposed zone. Current permitted use provisions for the Planned Business-1 zone provide for a wide variety of commercial uses. Most of the uses require special permit approval. See Article VII, Section L for a current listing of permitted uses. Mansfield's Plan of Conservation and Development indicates that the PB-1 Zone is appropriate for mixed use projects with medium to high density multi-family housing. Residential uses are not currently permitted in the PB-1 Zone.

Site and Neighborhood Characteristics/Potential Neighborhood Impacts

Southern portions of the subject property are relatively flat but northerly portions steeply slope to Conantville Brook and the associated Flood Hazard areas. Except for single-family residential uses located along Meadow Brook Lane and Mansfield City Road, the site neighborhood consists of commercial and institutional uses.

Existing special permit approval criteria are designed to comprehensively address health and safety issues related to any specific land use proposal. These standards, which include criteria regarding driveway access, drainage, traffic safety and neighborhood impact will need to be suitably addressed in association with any future special permit application.

To date, the Planning Office has not received any communications regarding the proposed rezoning.

Subject to confirmation that neighborhood notice requirements have been addressed and consideration of public hearing testimony and any communications received prior to the close of the hearing, it is expected that potential neighborhood impacts can be appropriately addressed through the existing application review and approval processes.

Summary

The PZC must evaluate the subject rezoning with respect to the Plan of Conservation and Development, expressions of regulatory intent and purpose contained in the State Statutes (8-2 and Mansfield Zoning Regulations, adjacent zoning and land uses, and the site's physical characteristics. The approval considerations contained in Article XIII, Section C and the provisions of Article I of the Zoning Regulations are particularly important.

Mansfield's Plan of Conservation and Development depicts the subject property as part of a planned business/mixed use district. My review of the subject site and neighborhood characteristics indicates that potential land use issues associated with commercial and residential uses can be adequately addressed by existing special permit approval criteria. Accordingly, based on the information reviewed to date, I support the proposed rezoning to Planned Business-1. Any approval motion must make a finding with respect to the rezoning's compatibility with the Plan of Conservation and Development, pursuant to Section 8-3a of the State Statutes and require the submittal of a legal boundary description.

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REQUEST FOR SITE/BUILDING MODIFICATIONS
(see Article XI, Section D of the Mansfield Zoning Regulations)

APPLICANT/OWNER SECTION

1. Owner(s) College Mart Telephone 860-437-7788
(please **PRINT**)
Address 82-86 Storrs Rd. Town Mansfield Zip 06250

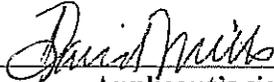
2. Applicant(s) U.S. Properties, Inc. Telephone 860-437-7788
(please **PRINT**)
Address 5 Shaw's Cove, Suite 200 Town New London Zip 06320

3. Site Location 82-86 Storrs Rd., Mansfield, CT

4. Reference any approved map(s) that would be superseded if this request is approved:
Existing site plan enclosed.

5. Reference any new map(s) submitted as part of this request:
Existing site plan & floor plan

6. Itemize and describe the modification(s) being requested, using separate sheet where necessary. The description must be adequate to determine compliance with all applicable land use regulations: -
The existing retail stores, Salvation Army and Sears will be combined and replaced by one store, Petco. Petco Services and Sales includes the sale of pet food, pet supplies, live tropical fish, live animals (e.g. hamsters and guinea pigs), birds and reptiles (e.g. turtles and iguanas), pet grooming and pet training services, "doggy day care" and veterinary services.
The building will remain the same size and configuration.
The store front will be as shown in the attached photo which includes painting any necessary store front glass modifications. For example, the removal of the Salvation Army entry glass doors to be reduced with glass store front.
A new roof will replace the existing one.
There are no changes to the parking lot or entrance drive.

7.  date 3/10/2011
Applicant's signature



275 Hancock Rd, Taunton, MA 02780
Sender's Direct Telephone: (508) 822-1517 ext. 1007
Sender's e-mail address: robertma@petco.com

Planning and Zoning Department

Re: Proposed Petco
82-86 Storrs Road
Mansfield, CT

To whom it may concern:

We are currently negotiating with the owners of the above-referenced property to lease approximately 15,835 square feet of retail space.

The purpose of this letter is to confirm that the zoning for above-referenced property allows the same to be utilized for the retail sale of pet food, pet supplies, live tropical fish, live animals (e.g. hamsters and guinea pigs), birds and reptiles (e.g. turtles and iguanas), pet grooming and pet training services, "doggy day care" and veterinary services will be conducted within the confines of the store.

Please sign where indicated below in order to confirm that the zoning of the above-referenced property may be used in the manner described in the above paragraph and return this letter in the enclosed self-addressed stamped envelope.

Thank you for your assistance in this matter.

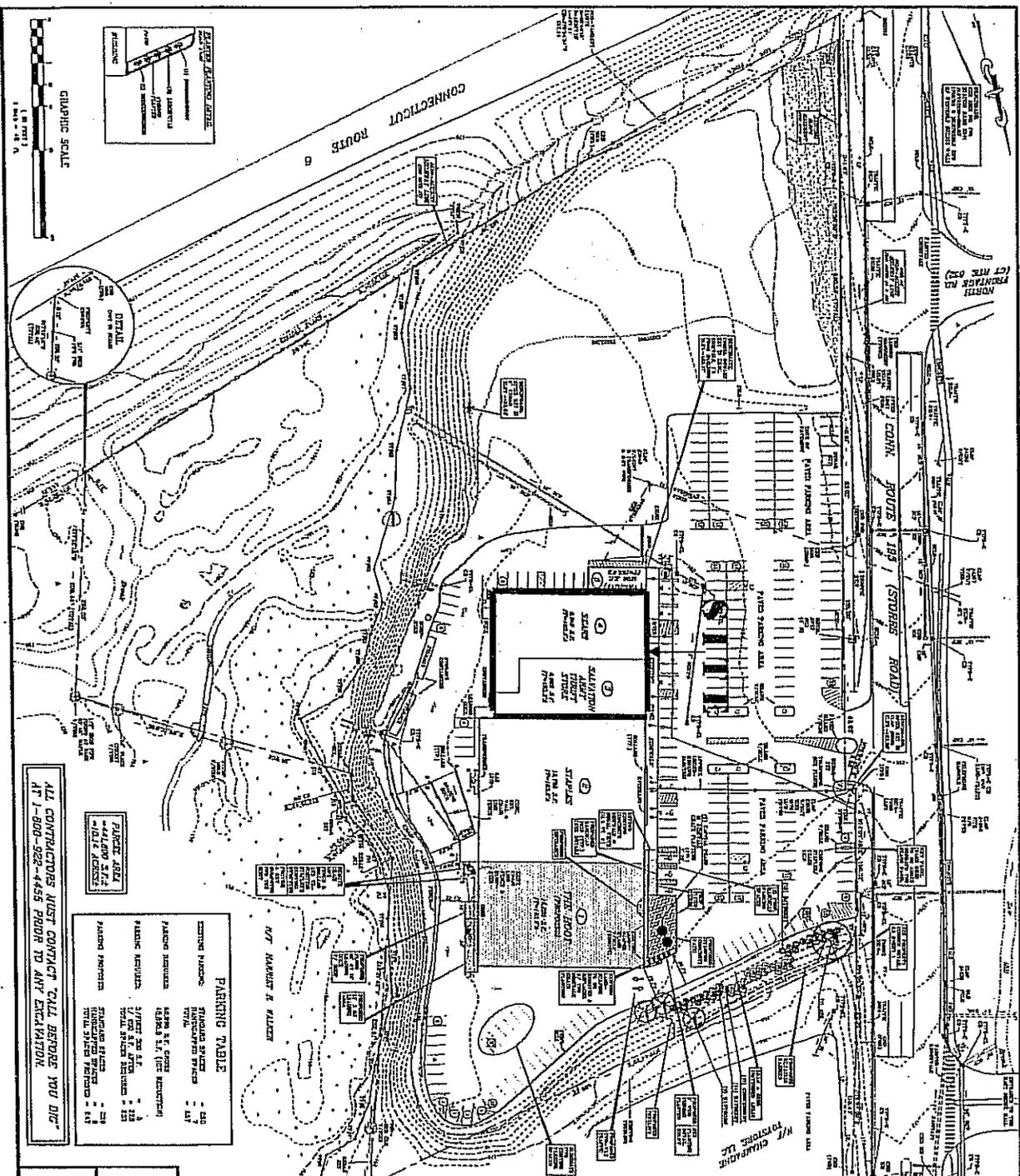
Sincerely,

PETCO ANIMAL SUPPLIES STORES, INC.

Robert M. Masson
Real Estate Director – East Coast

Acknowledged that am I authorized to and hereby make the determination that the above-referenced property may be utilized for the retail uses described in this letter:

Dated: _____



ALL CONTRACTORS MUST CONTACT CALL BEFORE YOU DIG
 AT 1-800-928-4455 PRIOR TO ANY EXCAVATION.

PURCHASER
 441500 S.W. 4
 441500 S.W. 4

PARKING TABLE

EXISTING PARKING	PROPOSED PARKING	TOTAL
4638 S.T. DRIVE	140	140
4638 S.T. DRIVE (SEE DETAIL)	140	140
3100 S.W. 4	140	140
TOTAL EXISTING PARKING	420	420
PROPOSED PARKING	140	140
TOTAL PROPOSED PARKING	560	560

LANDSCAPE DESIGN PREPARED BY THE HENNING GROUP
 HENNING GROUP
 1000 W. 10TH AVENUE
 DENVER, CO 80202

LANDSCAPE DESIGN PREPARED BY THE HENNING GROUP
 HENNING GROUP
 1000 W. 10TH AVENUE
 DENVER, CO 80202

ENGINEER
 TOWNE ENGINEERING, INC.
 2010 S. UNIVERSITY AVENUE, SUITE 200
 DENVER, CO 80202

DATE
 11/1/01

SCALE
 1" = 40'

ZONING INFORMATION TABLE

| NO. OF LOTS |
|-------------|-------------|-------------|-------------|-------------|
| 1 | 1 | 1 | 1 | 1 |
| 1 | 1 | 1 | 1 | 1 |
| 1 | 1 | 1 | 1 | 1 |
| 1 | 1 | 1 | 1 | 1 |
| 1 | 1 | 1 | 1 | 1 |

PLANTING SCHEDULE

Item	Quantity	Planting Date	Planting Method
1. Small tree (10-15' high)	1	1st yr. Pl.	1st yr. Pl.
2. Large tree (16-25' high)	1	1st yr. Pl.	1st yr. Pl.
3. Shrub (6-10' high)	1	1st yr. Pl.	1st yr. Pl.
4. Flowering shrub (6-10' high)	1	1st yr. Pl.	1st yr. Pl.
5. Perennial flower (6-10' high)	1	1st yr. Pl.	1st yr. Pl.
6. Annual flower (6-10' high)	1	1st yr. Pl.	1st yr. Pl.
7. Ground cover (6-10' high)	1	1st yr. Pl.	1st yr. Pl.
8. Lawn grass (6-10' high)	1	1st yr. Pl.	1st yr. Pl.

LEGEND

1. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.

2. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.

3. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.

4. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.

5. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.

6. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.

7. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.

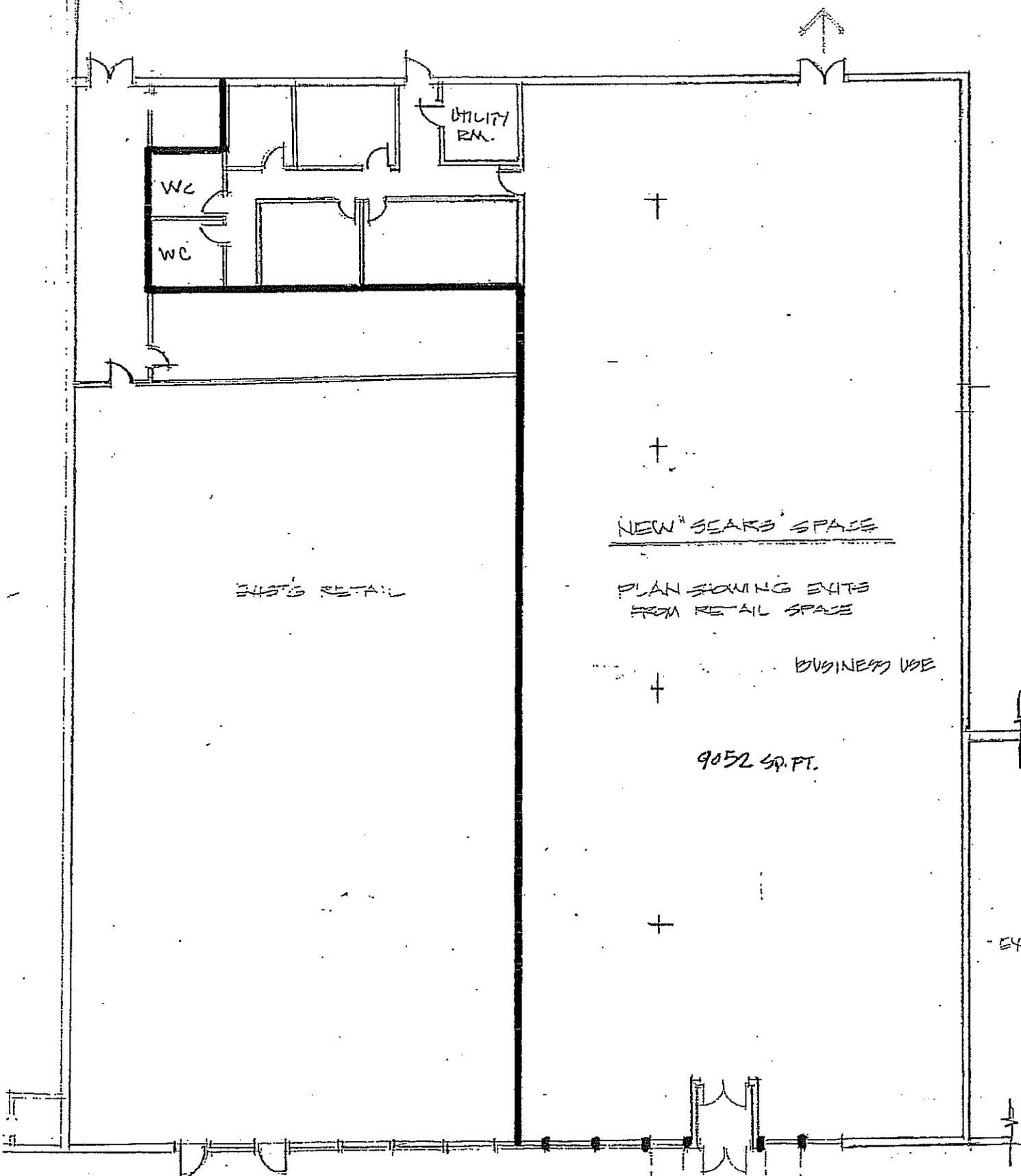
8. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.

9. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.

10. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.



ORIGINAL IS IN COLOR "PETCO" LETTERING IS IN RED
WITH LIGHT GRAY BACKGROUND; OTHER FRONT MATERIAL IS
EITHER DARK OR LIGHT GRAY OR GLASS. COLOR PHOTO WILL
BE AVAILABLE AT PZC MEETING.



PARTIAL

PLAN (B)

10.24.08



**HELLENIC SOCIETY PAIDEIA
ΕΛΛΗΝΙΚΗ ΕΤΑΙΡΕΙΑ ΠΑΙΔΕΙΑ**

March 15, 2011

**Town of Mansfield
Zoning Department
4 South Eagleville Road
Mansfield, CT 06268-2599**

Re: Greek Theater at Paideia Center

Dear Sir/Madam:

Attached please find architectural drawings for the exhibit building at Paideia Center for Hellenic Studies. These plans include new designs for three sides of it. The wall parallel to Dog Lane will remain block wall as the original.

We think that the new revised plans are much more attractive. The high continuous wall adjacent to the theater has been replaced with with Doric Greek columns on the outside and glass wall on the inside perimeter. The view from Dog lane or from inside the theater will give a new dimension to the whole project. These plans retain the upper plaza.

It is our hope with your permission to start construction as soon as possible for the exhibit building but also for the landscape of area parallel to Dog Lane.

Sincerely yours,

**Ilias Tomazos
President
Hellenic Society Paideia, INC.**

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TOWN OF MANSFIELD
MANSFIELD PLANNING AND ZONING COMMISSION

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

FILE

September 11, 2009

Hellenic Society Paideia
Ilias Tomazos, President
P.O. Box 818
28 Dog Lane
Storrs, CT 06268-0818

Re: Mansfield's PZC Approval
PZC file #1049-7

Dear Mr. Tomazos,

At a meeting held on 9/8/09, the Mansfield Planning and Zoning Commission adopted the following motion:

"That the Planning and Zoning Commission modify their 3/3/08 action regarding the Greek Amphitheater/Exhibit area project on Dog Lane to revise condition #1 to read as follows:

The only work authorized at this time is the placement of fill and stone within the theater, the installation of theater seating, the completion of the stage, the completion of a ramp to the stage area and associated drainage and sediment and erosion control work. No additional work shall take place until architectural plans for the altered exhibit area structure have been approved by the PZC."

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

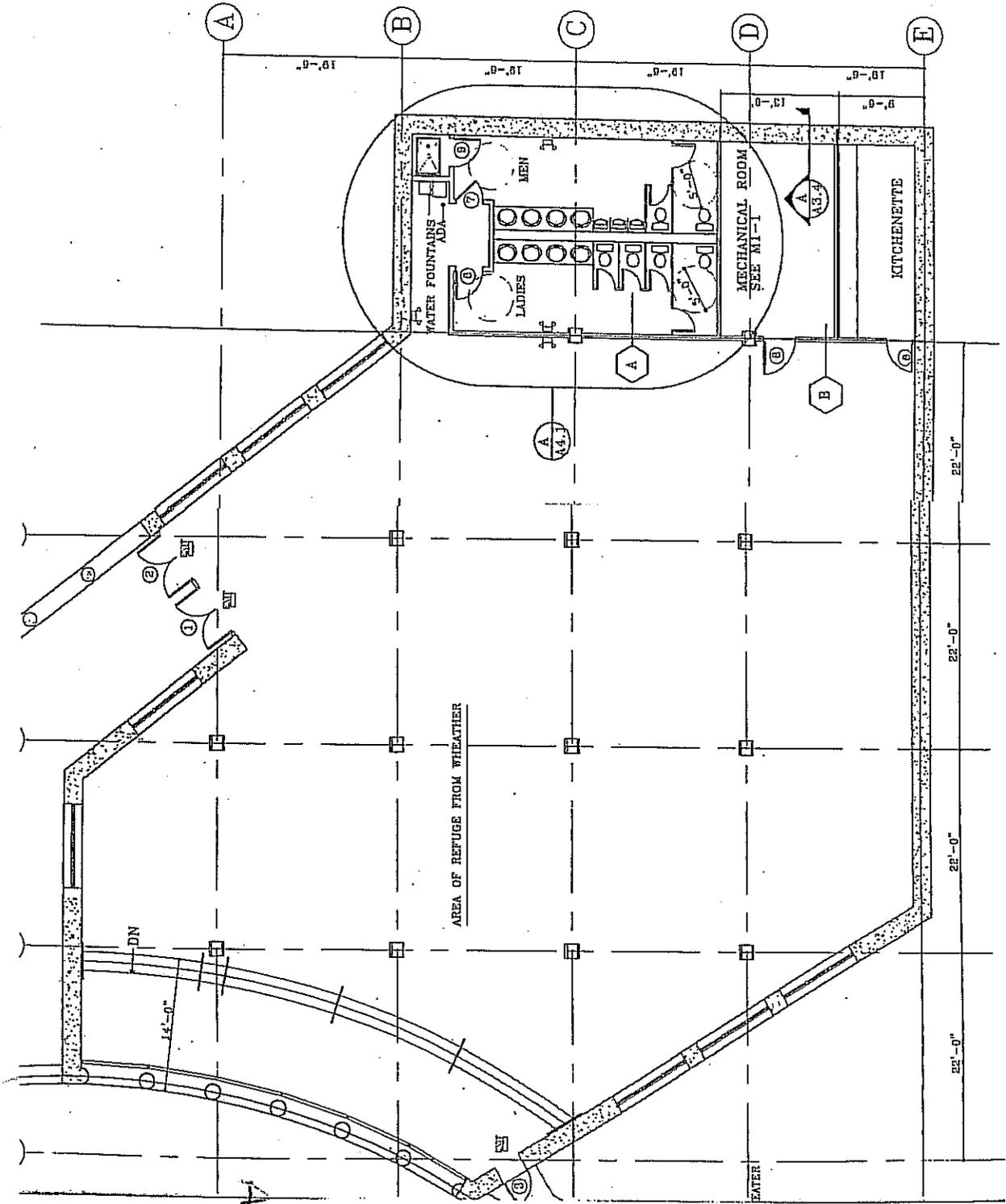
Very truly yours,



Katherine K. Holt, Secretary
Mansfield Planning and Zoning Commission

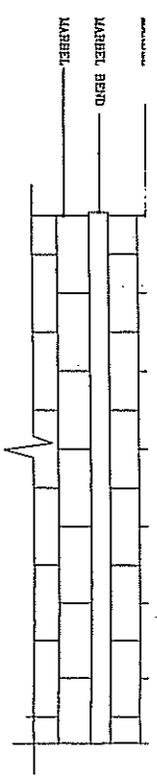
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Southern side
lower plaza



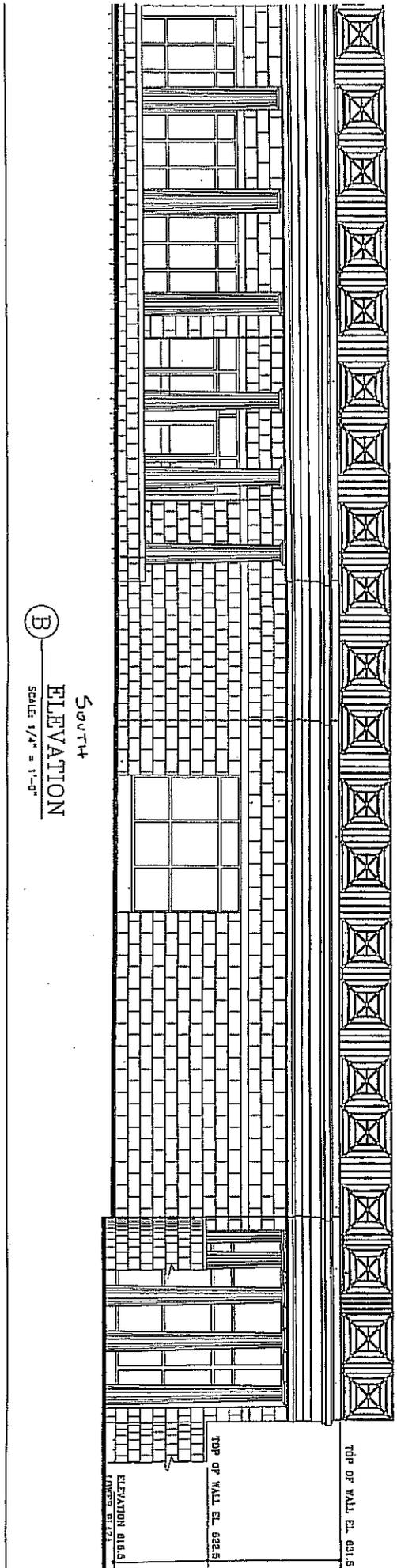
Amphitheater

Dos Lord



BRICKWORK
 LABEL BRND
 LABEL

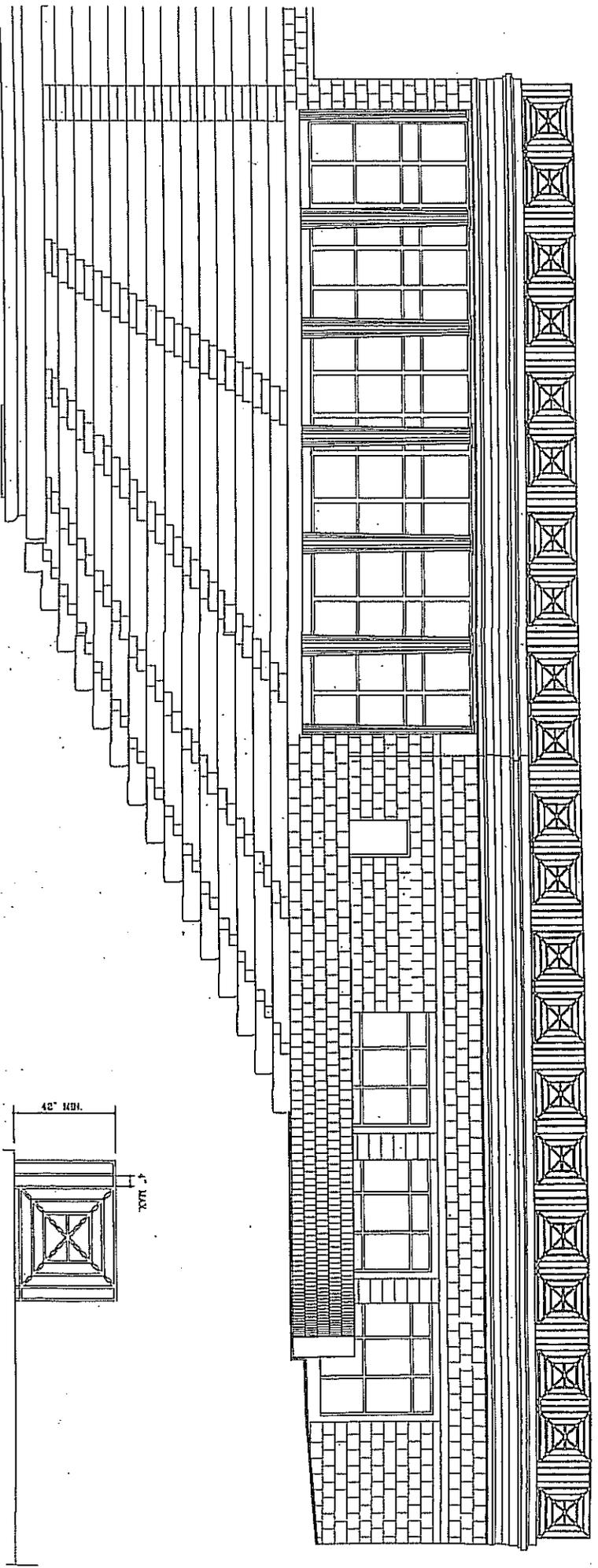
C ELEVATION (DETAIL)
 SCALE 1/2" = 1'-0"



B SOUTH
 ELEVATION
 SCALE 1/4" = 1'-0"

TOP OF WALL EL. 691.5
 TOP OF WALL EL. 692.5
 ELEVATION 616.6
 FINISH 617.3

EASTERN Elevation
Column area within amphitheater
Area to seat visitors from Dug Lane



June 1, 2010

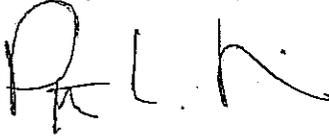
Planning and Zoning Commission
Town of Mansfield
RE: Paideia Society Amphitheater

Dear Commissioners:

We the undersigned would like the Planning and Zoning Commission to require the Paideia Society to substantially complete the grading and landscaping on Dog Lane in front of its amphitheater that is currently under construction. All of us had hoped that the project would be completed by now, but instead the pace of work has been disappointing and we're left with an unsightly, half finished construction site covered with poison ivy and other weeds. What's disturbing is that with no realistic completion date in sight, the site could remain in this state for many years to come.

What we are asking is simple and reasonable. Before you grant any more approvals, please require the owners to do much of the final grading and landscaping they promised. We understand that all the finish landscaping may not be possible, since more construction needs to take place, but the site can be substantially cleaned up, most plantings installed, and in general the property brought up to the standards of the neighborhood. As it is now, it's an eyesore, detrimental to property values, and could remain the way it is for many years. It is a problem that can be corrected with your help.

Sincerely,

 PETER MILLMAN 122 DOG LANE, STORRS
Marie E. Cantino Marie Cantino 122 Dog Lane, Storrs
Gary M. Zimmer GARY M. Zimmer 127 Dog Ln. Storrs
Karen Zimmer Karen Zimmer, 127 Dog Ln, Storrs
Suzanne Suiza Jantel 67 Willowbrook Rd. Storrs
Richard Schwab - Richard Schwab - 85 Willowbrook Rd
Kristin E. Schwab - Kristin E. Schwab - 85 Willowbrook Rd

IT WOULD BE APPRECIATED IF WE COULD BE NOTIFIED
FOR FUTURE PAIDEIA AGENDA ITEMS.

17 Southwood Road
Storrs, CT 06268
March 16, 2011

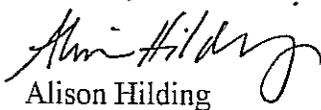
Mansfield Planning and Zoning Commission
Audrey Beck Building
4 South Eagleville Road
Storrs, CT 06268

Dear Commission Members,

I write to ask that the PZC add to its agenda for this Monday, March 21, 2011 the possibility of reviewing and revising the 2006 Plan of Conservation and Development's recommendation for the greater Hunting Lodge Road area. In this regard, I ask the Commission to consider changing the planning and development recommendation for this area from medium/high density residential to low density residential. I enclose a document which illuminates some aspects of my concerns regarding the current planning and development recommendation. I hope that this topic will be opened for discussion.

Thank you.

Sincerely,


Alison Hilding

March 16, 2011

Mansfield Planning and Zoning Commission
Town of Mansfield –Audrey Beck Building
4 South Eagleville Road
Storrs, CT 06268

We the undersigned residents of Mansfield ask the Mansfield Planning and Zoning Commission to change the density designation in the 2006 Mansfield Plan of Conservation and Development from medium/ high density residential to low density residential for the undeveloped land within the greater Hunting Lodge Road neighborhood.

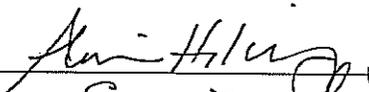
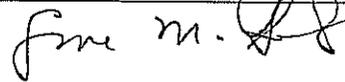
We make this request in light of the more than two decades of significant safety and social problems in this neighborhood which are a consequence of its already high population.

Of equal concern is the unfortunate history of residential drinking water pollution in this neighborhood from toxic chemicals that leached into the aquifer from the UCONN chemical pits. The current Mansfield Plan of Conservation and Development makes its recommendation for medium/high density in Hunting Lodge Road neighborhood based on the premise that UCONN water would be continually and universally available to new construction in this area. This is no longer the case. While the town is considering other public water sources, none currently exist.

The UCONN Landfill Remediation Program successfully stabilized the toxic chemicals which remain in the bedrock below the chemical pits. It is entirely unclear if long-term pumping of new community wells in the greater Hunting Lodge Road neighborhood might de-stabilize this balance, mobilize the toxic chemicals anew, and once again compromise the safety of residents' private drinking wells in the greater neighborhood.

Moreover, we are concerned that if multiple community wells were added and operated in this area that the volume of water available to existing domestic wells in the greater neighborhood might become compromised.

We call upon the Planning and Zoning Commission to act now to protect our health, safety, and property, as well as what remains of our quality of life.

Print Name	Signature	Address
Alison Hilding		17 Southwood Road Storrs CT 06268
Eugene Salorio		17 Southwood Road

OPEN SPACE PRESERVATION COMMITTEE

DRAFT Comments on Kotula Request

March 15, 2011

To: Mansfield Planning and Zoning Commission, Greg Padick

At the OSPC's March 15, 2011, meeting, Anthony Kotula presented a request that the Town sell to him 0.15 acres of Town land. Town ownership of this land resulted from an open space dedication along Old Bennett Road as part of the Maplewoods subdivision. Mr. Kotula proposed using the area for agricultural purposes.

COMMENTS

The committee discussed Mr. Kotula's request and is now referring it to PZC for the following reason. In 2010, PZC ruled on a request from the Weiss family to change part of the Old Bennett Road open-space dedication (in this case to remove a conservation easement located farther west along the road). PZC denied this request, and OSPC supports that decision. Mr. Kotula is also requesting a change in an open-space dedication. We recommend that PZC review Mr. Kotula's request with reference to their decision in 2010.

OSPC recommends that his request be denied because it would set a precedent to allow changes to open-space dedications. Many subdivision residents throughout town have land abutting Town-owned open-space dedications. OSPC is concerned about the potential for these residents to attempt to annex these Town lands to their properties.

Additional notes:

The committee appreciates Mr. Kotula's interest in agricultural projects. However, several items should be noted.

The 0.15-acre parcel is not prime farmland, as stated in his request.

The Town Plan does not designate the 0.15-acre parcel as farmland, rather as part of the Dunhamtown Forest interior forest tract. Removing trees in this parcel would not be consistent with the interior forest designation.

Mr. Kotula owns several more acres that he could clear to expand his agricultural area, but he has stated that does not wish to cut down more trees on his property.

The sale of the Potter property was cited as a precedent in his request. However, this property was conveyed to an abutter in a tax sale, in which the Town owned the land briefly as part of the tax sale process.

PAGE
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9 March 2011

Mr. Gregory Padick
4 South Eagleville Road
Storrs, CT 06268

Dear Mr. Padick:

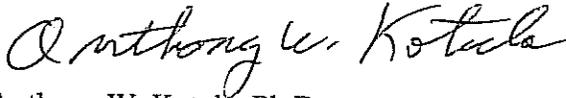
This letter provides supplemental information to that provided to Mr. Matthew Hart in the letter of 16 February 2011.

1. Enclosure 1 describes the current plantings on my property. Though it is 5.24 acres, almost half of the land contains oak, maple, and ash trees, which I do not wish to destroy. The house, the well, the primary, and secondary leach fields take up a large portion of the remaining acreage. We have various plantings, of fruit and nut trees, berries, and vegetables. We have over 100 trees planted and have ordered another 24 to plant this Spring.
2. The stone walls are colored brown, on Enclosure 1. The parcel of land marked "A", has stone walls on the Maple and Old Bennett Roads, but not on the other two sides. Enclosure 2 shows the curved stone wall at the intersection at Maple and Old Bennett Roads.
3. The land marked with blue slanted lines next to Parcel A, is where I planted 150 tomato plants and some potatoes, last year. That required use of a rotospader, shovel, and hoe. At 82 years of age, I am interested in using my Yanmar tractor for preparing land for planting, however the 'tomato' land is too small for tractor use.
4. You will notice that Northwest of the tomato land, there is an infestation of Knotweed (Korean Bamboo), marked with slanted red lines. I have had difficulty controlling Knotweed. Land is NOT suitable for growing anything until the Knotweed is eliminated. I have spoken with experts at UCONN and even they don't know what can be done.
5. I have previously agreed that if I am able to purchase Parcel A, it will not be subject to use for subdivision of the land, nor for the construction of any buildings. Town regulations require a 50-foot clearance of buildings from the property borders, thus construction could never be an option.
6. With your approval of the sale of Parcel A to me, I would plan to remove the weeds, cultivate and enrich the soil, then plant rhubarb and asparagus, where the sun shines and possibly, grape vines on the border where sunlight is more intermittent. Enclosure 3 shows my rhubarb cultivar. It is highly productive. Both of those vegetables do not need replanting each year, thus will provide food for the community and require much less physical labor than tomatoes, potatoes, squash, etc. (I have provided many, if not most, of the farmers at the Storrs Farmers' Market with rhubarb plants from my productive cultivar, free of charge.)

7. You have the authority to deny sale of Open Space to any potential developer. Thus, the sale of Parcel A should not be an issue, because Parcel A would not result in partition of the land, nor construction of a building. It would change fallow land into a productive agricultural resource.
8. The Town of Mansfield Plan of Development, Section 6.5.i.5, identifies Parcel A, as well as Lot 7, my lot, as Prime Farm Land. Section V, H, page 61, states "Local farms contribute to Mansfield's social diversity and help reserve an important link to the Town's agricultural past". Section VI, B, page 71 lists as one of it's "Policy Goals and Objectives" "to discourage non-agricultural uses on productive farmland and prime agricultural soils".

We therefore respectfully request the Town of Mansfield sell the land we have designated as Parcel A, to Anthony and Joan Kotula, to retain and enhance sustainable agriculture within the Town of Mansfield.

Best regards,



Anthony W. Kotula, Ph.D.
135 Maple Road
Storrs, CT 06268
860-429-9264

16 February 2011

Mr. Matthew Hart
Town Manager
4 South Eagleville Road
Mansfield, CT 06268

Dear Mr. Hart.

Ms. Jennifer Kaufman and I spoke at a Farmer's Market about my previous unsuccessful attempt to purchase 0.1548 acres of Open Space that is adjacent, on two sides, to my property. She recommended that you, Gregory Padick, and she, meet with me, and my daughter Kathy, to discuss my continuing desire to purchase this parcel of land. Please advise me when such a meeting can be arranged.

Enclosed you will find a copy of:

1. My letter to you, with attachments, dated 5 June 2007, requesting the Town of Mansfield sell me a parcel of land adjacent to mine.
2. Your letter of 27 February 2008 indicating the Open Space Committee recommended against the sale.
3. A copy of a letter from Town Attorney, Dennis O'Brien, dated 14 December 2007, indicating the Town of Mansfield has the legal authority to sell me that parcel of land.

The Open Space Committee cited several reasons for not approving the sale.

- A. The Open Space Committee "recommended that Town land and easements not be transferred to private ownership unless there is a clear benefit to the Town". In response I suggest:

1. The Town Council repeatedly stated in 2010 that small farms are a valuable asset to Mansfield residents, and should be preserved at all costs. The 0.1548 acres is vacant land and if owned by me would allow me to increase the productivity of fruits and vegetables significantly, because I would be able to combine that parcel with my property and use my 24 horsepower Yanmar tractor to work the land, instead of using a rotospader, shovel and hoe. I will be 82 years old this June and seek means to continue to farm with less manual effort. My ownership of the parcel would provide Mansfield residents with farm fresh fruits and vegetables, "Grown in Connecticut".

2. The sale of this parcel of land would provide Mansfield with additional funds, a onetime benefit for the land, and an increase in property tax. Amounts are to be determined by the Assessor. Though miniscule by comparison with the Town budget, in these days of frugality, any increase is helpful.

3. In 2010, my USDA recognized farm, "The Maple Crest Farm" obtained Mansfield and state permits to sell products from our farm. We also obtained Liability Insurance. We were able to sell raspberries, rhubarb, and plants. Some farm produce that was available before the Liability Insurance came through, as well as some we were unable to sell, was donated to the elderly, sick, and others. Donated produce amounted to \$2,164.31. Our Liability Insurance does

not cover eggs because of the extensive recall from large producers. We have had to give them away freely. Truly, that is a benefit, particularly to the elderly.

4. The very strong endorsement of Sustainable Agriculture by the Town Council last year might justifiably lead one to believe they would act positively, to increase Sustainable Agriculture whenever possible.

B. They stated "Open Space dedications on subdivisions are a special concern, because once a transfer of Town Open Space takes place, a precedent has been set for other subdivision residents to make similar requests." We submit the following concepts of interest.

1. The parcel of land is adjacent only to my property, not other residents'.

2. The "Potter" property was sold last year instead of being dedicated to Open Space. Thus the precedent of selling land instead of creating Open Space, has been set.

3. If the Town is fearful that a developer may wish to purchase Open Space for building a residence or other structure, that concern does not apply to the present circumstances. I have 5.24 acres, thus I would not need additional land to sub divide my land. However, that is not our intention. My daughter Kathy will live on the farm after my wife Joan and I pass on.

4. The Town has the authority to decline the offer of any individual who they believe may wish to subvert the reason for the purchase. We previously said, and repeat, an easement can be placed on the purchased parcel to require it to never be utilized for the construction of any buildings.

5. Does the Town Council actually wish to support unequivocally, a policy that excludes resident purchase of any Town land, regardless how beneficial it is to the Town and the resident?

General:

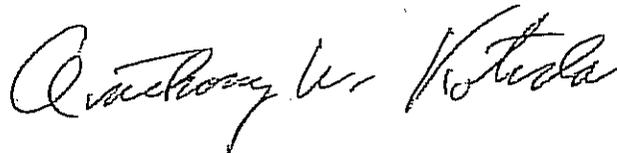
In your letter of 27 February 2008, you referred to the parcel of land as an acre. Indeed, it is only 0.1548 acres.

We believe we have provided ample, valid examples of the "clear Benefit" that will accrue to the Town and its residents, by the sale of this parcel to Anthony W. and Joan R. Kotula.

Hopefully, during our meeting my daughter and I will further resolve any additional concerns that might be raised.

Sincerely,

Anthony W. Kotula
135 Maple Road
Mansfield CT 06268
Phone: (860) 429-9264



cc: Gregory Padick ✓
Jennifer Kaufman

6 June 2007

Mr. Matthew Hart
Town Manager
4 South Eagleville Road
Storrs, Ct. 06268

Dear Mr. Hart:

We request that you, the Town Council, and the appropriate Mansfield Town Officers, consider our request to purchase .1548 acres which abut our property and appear to be no longer needed by the Town of Mansfield.

Enclosure Number 1 describes Lot 7A on Maple Road which is owned by Anthony W. and Joan R. Kotula. The land which we desire to purchase is coded in red, and represents an area of 65 feet by 103.74 feet, located at the East corner of Lot 7A. This parcel of land was obtained by the Town of Mansfield to serve as a parking lot to allow neighbors to use the "Old Bennet Road" as a hiking trail.

Enclosure Number 2 describes an additional parcel of land, coded in blue, which was deeded more recently to the Town of Mansfield. This deeded 1.91 acres provides adequate land for a parking lot if one is desired in the future.

The sale of the .1548 acres to Anthony W. and Joan R. Kotula will benefit the Town of Mansfield and us in the following manner.

1. The establishment of a parking lot on the .1548 acre parcel would require the stone wall shown on Enclosure Number 3 to be destroyed partially to gain access to the parcel, and that is not desirable.

2. The elevation of Maple Road changes from 660 feet at Lot 7A to 591 feet at the lowest level. "Old Bennet Road" is located on that steep hill and a large parking lot could become a safety hazard.

3. We have been planting fruit trees on our property and have appropriate concern now since some of the fruit trees have started producing fruit, that a large parking lot in this area would cause our fruit trees to be irresistible to vandals. While we were building our house, vandals repeatedly disrupted our landscaping by driving four-wheel-vehicles through our seeded lawn after rains. We were obliged to have costly regrading of the land each time.

4. To date, we have planted about 100 fruit and nut trees, 200 blueberry bushes, 250 linear feet of red raspberries, rhubarb, and other vegetables. We would welcome the additional .1548 acres because that would allow further development of our farm. We have no objection to placing a conservation easement on the parcel of land in question, as long as agricultural uses were permitted.

Sincerely,

Anthony W. and Joan R. Kotula
135 Maple Road
Storrs, CT 06268
Phone: 429-9264

N / F ANTHONY W. & JOAN R. KOTULA
135 MAPLE ROAD
22 / 55 / 2-7A

N / F PATRICIA Q. PLAGE
130 MAPLE ROAD
22 / 98 / 19-1
MAIL: 305 HIGHCREST ROAD
WETHERSFIELD, CT. 06109

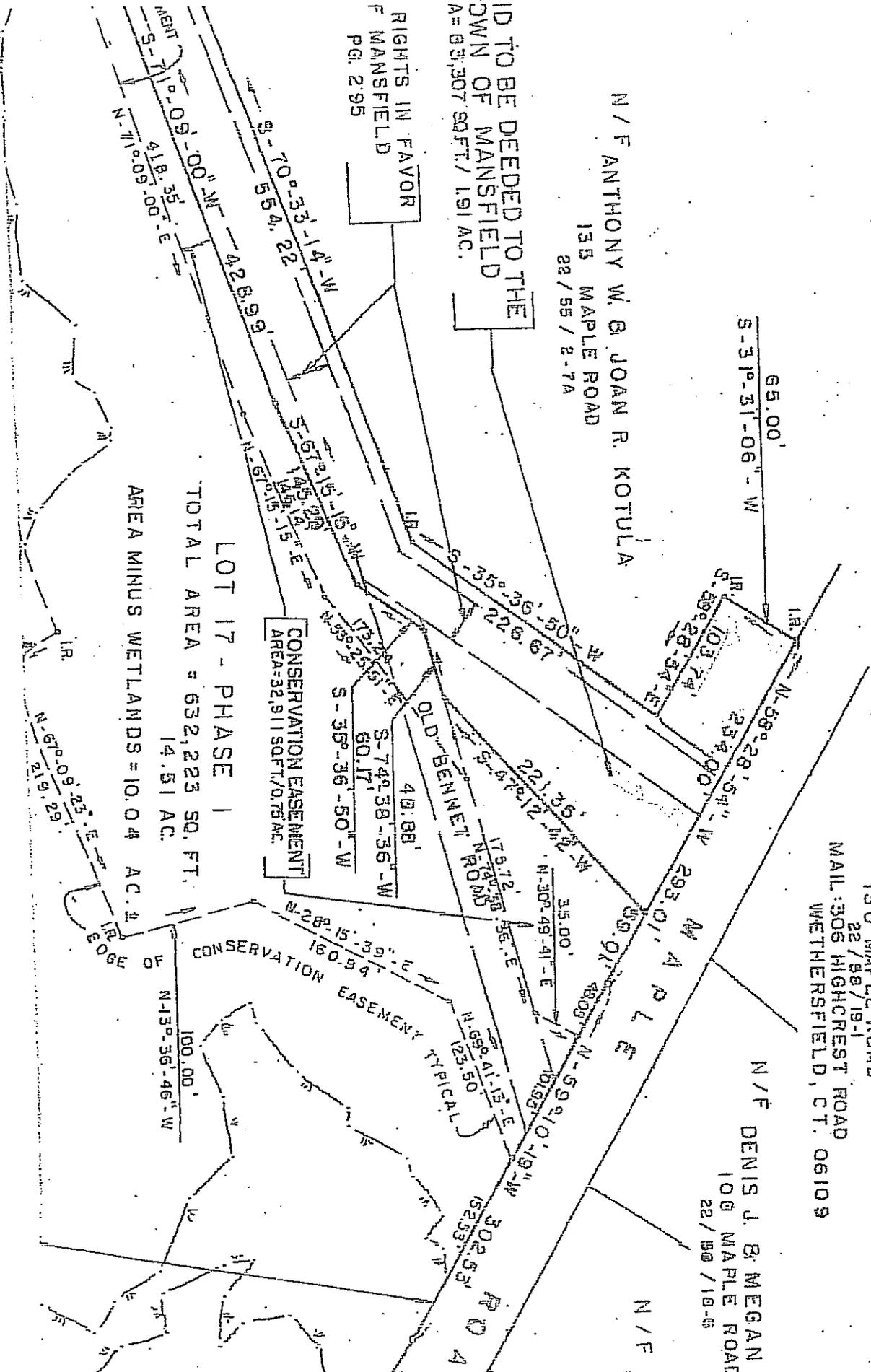
N / F DENIS J. & MEGAN
100 MAPLE ROAD
22 / 90 / 18-6

TO BE DEEDED TO THE
OWN OF MANSFIELD
A = 83,307 SQ.FT. / 1.91 AC.

RIGHTS IN FAVOR
OF MANSFIELD
PG. 2,95

CONSERVATION EASEMENT
AREA = 32,911 SQ.FT. / 0.75 AC.

LOT 17 - PHASE I
TOTAL AREA = 632,223 SQ. FT.
AREA MINUS WETLANDS = 10.04 AC. ±
14.51 AC.



TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3336
Fax: (860) 429-6863

February 27, 2008

Anthony W. Kotula
Joan R. Kotula
135 Maple Road
Storrs, CT 06268

Dear Mr. Kotula and Ms. Kotula:

At its January 15, 2008 meeting the Open Space Preservation Committee considered your request to sell an acre of Town-owned land abutting your property on Maple Road. The committee understands that you would be willing to place a conservation easement on this land and that you are proposing to use this acre for agricultural purposes, such as Christmas Trees.

At the meeting, committee members recommended that Town lands and easements not be transferred to private ownership unless there is a clear benefit to the Town. Open space dedications in subdivisions are a special concern, because, once a transfer of Town open space takes place, a precedent has been set for other subdivision residents to make similar requests. The Open Space Preservation Committee views this type of transfer as a benefit to the private owner rather than to the Town.

After reviewing your request in great detail, the committee recommended against the sale of this Town-owned land. They did not see that this sale would provide a clear benefit to the Town and, as mentioned above, that this sale would set a precedent of transferring an open space dedication to an abutting lot in a subdivision. I hope that you can appreciate the committee's perspective on this matter.

We thank you for bringing this request before the committee. Should you have any further questions, please contact my office at 429-3336.

Sincerely,

Matthew W. Hart
Town Manager

CC: Gregory Padick, Director of Planning
Open Space Preservation Committee
Conservation Commission
Jennifer Kaufman, Parks Coordinator
Curt Vincente, Director of Parks and Recreation

December 14, 2007

Matthew W. Hart
Town Manager
Town of Mansfield
Four South Eagleville Road
Mansfield, CT 06268

Re: Sale of Town Land acquired by Open Space Dedication

Dear Matt:

You have informed me that local residents have inquired about the possibility of purchasing a small parcel of land adjacent to their property which was acquired by the Town of Mansfield via an open space dedication from a subdivision. You have asked me for an opinion whether any such transaction is legally possible.

In response to your request, I have reviewed State of Connecticut statutory and case law and the Town of Mansfield Subdivision Regulations, and did not find any provision barring a sale of open space land by a town. I also looked at the pertinent subdivision file with the assistance of Mansfield Director of Planning Gregory Padick and reviewed the legal documents by which the town obtained the subject open space parcel, and I found no prohibition against a sale.

My conclusion is that it is legally possible for the Town of Mansfield to grant the request of these residents and sell the adjacent open space parcel to them. Nevertheless, it is important to note that although a conveyance in this instance is legally possible, the Town of Mansfield is free to determine that any such transfer would be inconsistent with the intent of the state statutes and the rights that led to the conveyance of this land to the Town. Before any conveyance may happen, it would of course be necessary for the Town Council to approve the sale. Prior to acting on any resolution to sell this land, Connecticut General Statutes section 8-24 requires the Council to refer the matter to the Planning & Zoning Commission for a report. If the PZC report disapproves the proposed sale, a two-thirds vote of the Town Council would be necessary to approve it.

Please let me know if you need any more from me on this.

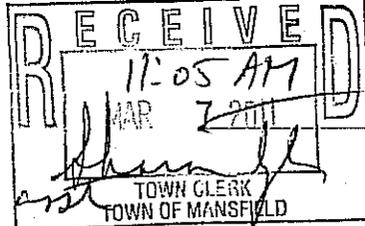
Very truly yours,

Dennis O'Brien
Town Attorney

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Planning

Notice of Certain
Planning and Zoning Matters
in Neighboring Municipalities



DATE: 3-3-11

TO: Town Clerks of: Andover Vernon Mansfield
Tolland Columbia Windsor
Bolton Wilmington

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 Section 6.03.02 -
Specially Permitted Uses - GR 40/90 zone
Please see attached.

Scheduled hearing: Date: April 25, 2011
Time: 7:00 pm
Place: Annex Building
1712 Main Street
Coventry, CT 06230

Italics = proposed changes.

GR40/80 ZONE

Section 6.03.02 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 General Residential Zones:

- a. Philanthropic, educational, religious, cemetery and eleemosynary uses by non-profit organizations.
- b. 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.
- c. Taverns, inns and boarding houses.
- d. Designed Apartment/Condominium Developments, including, but not limited to senior housing, in accordance with Section 5.13 of these Regulations.
- e. Hospitals, sanitariums, rest homes and convalescent homes.
- f. Veterinary hospitals on lots greater than five (5) acres in size, provided that all structures or fenced areas within which animals are enclosed, fed or maintained shall be no less than 200 feet from any property line.
- g. Parking garages for more than two commercial vehicles.
- h. Studios for the creation, preparation, exhibition, demonstration and/or sale of photography, sculptures, paintings or other artwork, and/or crafts. Artistic instruction and lectures may be permitted in such studios, but no such studio shall be used for the presentation of musical, theatrical or similar "live" performances.
- i. Power-generating facilities, substations or offices.
- j. 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.
- k. Child and adult day-care facilities.

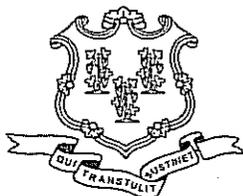
l. Nurseries having on-site sales of products.

m. Greenhouses having on-site sales of products.

n. Commercial recreation.

o. Wineries and Accessory Assembly Uses

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STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



February 28, 2011

Richard Miller, Director of Environmental Policy
University of Connecticut, Storrs Campus
31 LeDoyt Road, Unit 3055
Storrs, CT 06269-3055

Re: Memorandum of Agreement / FM-2003-216
Campuswide Drainage Master Plan

Dear Mr. Miller:

This correspondence is in response to your October 15, 2010 letter concerning the Memorandum of Agreement for the Campuswide Drainage Master Plan dated September 2009. Specifically, the Department understands that the University of Connecticut is pursuing an alternative to the 55 acre diversion of stormwater runoff from the Eagleville Brook watershed to the Swan Lake and Roberts Brook watersheds as noted in item four of the agreement.

This alternative concept has been discussed with this Department and the Town of Mansfield at an August 4, 2010 meeting. During the August meeting the University offered installing various low impact development measures in lieu of modifying the culvert that conveys Eagleville Brook from the Towers section of campus, which will divert the 55 acres of stormwater runoff. The October 15, 2010 letter goes on to state that the alternative to the diversion will accomplish a comparable reduction in Eagleville Brook's flood potential, up to and including the 100 year storm event.

By way of background, and as discussed in your letter the Department has established a Total Maximum Daily Load ("TMDL") for Eagleville Brook. The TMDL concludes that stormwater runoff from impervious cover is as a major source of the impairment to the water quality of Eagleville Brook. According to your October 15, 2010 letter, UCONN is planning on improving the water quality to Eagleville Brook by reducing the amount of impervious cover in the watershed through the installation of pervious pavement, green roofs, rain gardens and other methods to reduce runoff.

Flood Management Certification, FM-2003-216, was issued to the University on October 1, 2009 was granted with certain special conditions. The conditions of the Flood Management Certification require UCONN to make certain infrastructure improvements which are outlined in the Memorandum of Agreement. Furthermore, the Memorandum of Agreement shall not be modified except through future agreements.

UCONN
Memorandum of Agreement / FM-2003-216
Campuswide Drainage Master Plan

The Department supports UCONN's approach to improving the water quality and reducing the quantity of water in Eagleville Brook through the implementation of Low Impact Development practices. The Department concurs with UCONN to temporarily suspend the improvement projects listed in the September 2009 Memorandum of Agreement. If an alternative to the 55 acre diversion is not agreed upon between the two agencies within one year of the date of this letter than the schedule for the proposed improvement projects shall resume. Any alternative project must retain the equivalent of stormwater runoff from the 55 acres under 2, 10 and 100 year storm return frequencies.

As you are aware permits have already been issued for construction of outlet and channel protection at the Swan Lake discharge watercourse which is listed in the Memorandum of Agreement. The Department requests that the University continue to hold off on the Swan Lake project until an agreement has been reached on the modification of the Campuswide Drainage Masterplan and any conceptual plans that affect drainage and wetlands has been discussed with the Mansfield Planning Department.

Should you have any questions regarding this matter please feel free to contact Jeffrey Caiola of my Inland Water Resources Division staff at telephone number (860) 424-4162.

Sincerely,



Betsy Wingfield
Bureau Chief
Bureau of Water Protection & Land Re-Use

cc: Gregory Padick, Mansfield Director of Planning
Quentin Kessel, Mansfield Conservation Commission
Joseph Bushey, UCONN
Christopher Bellucci, DEP
Eric Thomas, DEP
Denise Ruzicka, DEP
Jeffrey Caiola, DEP
MaryAnn Nusum Haverstock