

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, **TUESDAY**, July 5 2011, 7:30 p.m.
Or upon completion of Inland Wetlands Meeting
Council Chambers, Audrey P. Beck Municipal Building

Minutes

6/20/11

Scheduled Business

Zoning Agent's Report

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

7:35p.m. Continued Public Hearing

4-Lot Subdivision Application, (3 New Lots) Wormwood Hill & Gurleyville Roads, S. Plimpton o/a, PZC File #1298

Memos from Director of Planning and Development, Assistant Town Engineer

Old Business

1. Gravel Permit Renewals

- A. Banis property on Pleasant Valley Road PZC File #1164
- B. Hall property on Old Mansfield Hollow Road PZC File #910-2
- C. Green Property, 1090 Stafford Road PZC File #1258

2. Special Permit, Restaurant Use, 82-86 Storrs Rd, College Mart o/a, PZC File #483-5
(to be tabled-pending 7/18/11 Public Hearing)

3. Approval Request: Revised Plans for exhibit building Paideia Greek Theater Project, 28 Dog Lane, File #1049-7

(to be tabled-awaiting information from the applicant)

4. Request to stop collecting bond escrow funds for Freedom Green Phase 4C, PZC File # 636-4
(to be tabled-awaiting information from the applicant)

5. Other

New Business

1. New Special Permit Application for proposed office building, North Frontage Road, K. Tubridy owner, United Services applicant, PZC File #1302

2. Zoning Permit Application for Storrs Center -Post Office Road, PZC File #1246-9
(Downtown Partnership Public Hearing - July 12, 2011 at 7:00 p.m. Audrey P. Beck Building Council Chambers)

Memo from Director of Planning and Development

3. 2011 Summer Vacation Schedule- Consideration of Cancelling August 15th meeting

4. Other

Reports from Officers and Committees

- 1. Chairman's Report
- 2. Regional Planning Commission
- 3. Regulatory Review Committee
- 4. Other

Communications and Bills

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DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, June 20, 2011
Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, J. Goodwin, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, B. Ryan
Alternates present: F. Loxsom, K. Rawn
Alternates absent: V. Ward
Staff Present: Linda M. Painter, Director of Planning and Development, Curt Hirsch, Zoning Agent

Chairman Favretti called the meeting to order at 7:00 p.m.

Minutes:

06-06-11- Hall MOVED, Ryan seconded, to approve the 6/6/11 minutes as written. MOTION PASSED with all in favor except Pociask who disqualified himself. Lewis and Plante noted that they listened to the recording of the meeting.

06-15-11 Field Trip- Holt MOVED, Beal seconded to approve the 6/15/11 minutes with corrections to the members in attendance and St. Martin as an applicant, not an owner. MOTION PASSED with Favretti, Beal, Goodwin, Holt, Rawn, Ryan and Ward in favor and all others disqualified.

Zoning Agent's Report:

Noted. Hirsch related that the Altnaveigh owners, who live on the second floor of the building, will be hosting a wedding for their son. The Inn will be closed to guests and the wedding will include a large tent, band and invited guests. He noted that they do not have a Live Music permit for the restaurant/inn, but because this is also their residence they are allowed to have a private function on their property that includes music.

Old Business:

1. **Application to amend the Zoning Regulation to add Place of Assembly-Banquet Hall as a permitted use in the Neighborhood Business 2 Zone, M. Healy, applicant, PZC File #1301**

After a brief discussion, with consensus of members in favor of the proposal, Favretti distributed an approval motion for members to consider.

Hall MOVED, Holt seconded, to approve the application of Michael Healey, (File #1301), to amend Article VII, Section S.2 of the Zoning Regulations to add as a new permitted use in the Neighborhood Business-2 (NB-2) zone "Places of Assembly-Banquet Hall" as submitted to the Commission and heard at a Public Hearing on June 6, 2011. A copy of the subject regulation shall be attached to the Minutes of this meeting, and this amendment shall be effective as of July 15, 2011. Reasons for approval include:

1. The revision is considered acceptably worded and suitably coordinated with related zoning provisions.
2. The subject NB-2 zone contains few parcels that are considered potential sites for a Places of Assembly-Banquet Hall Use. Mansfield's Special Permit approval process and special NB-2 requirements will ensure that potential land use impacts will be addressed.
3. The revision is considered to be consistent with Plan of Conservation & Development goals and objectives and the provisions of Article I of the Zoning Regulations. The revision could promote economic development in one of the Town's limited "Planned Development Areas"

MOTION PASSED with all in favor except Pociask who abstained.

Continued Public Hearing:

Gravel Permit Renewals: Banis property on Pleasant Valley Road File #1164; Hall property on Old Mansfield Hollow Road File #910-2; Green Property, 1090 Stafford Road PZC File #1258

Chairman Favretti opened the continued Public Hearing at 7:22 p.m. Members present were Favretti, Beal, Goodwin, Hall, Holt, Lewis, Plante, Pociask, Ryan and alternates Loxsom and Rawn. Linda M. Painter, Director of Planning and Development, noted a 6/15/11 memo from C. Hirsch, Zoning Agent and a 6/15/11 memo from the G. Meitzler, Assistant Town Engineer.

Banis property on Pleasant Valley Road File #1164

S. Banis reiterated that he does not quarry stone on Sundays, but does farm on that day. He feels this could be what the neighbors are hearing and complaining about. He noted that he had done very little quarrying this past year.

Hall property on Old Mansfield Hollow Road File #910-2

E. Hall had nothing new to add.

Green Property, 1090 Stafford Road PZC File #1258

Hirsch noted that due to lack of activity, he advised the applicants that he didn't think any issues or questions would be raised, thus there was no need for them to be present at the hearing.

Favretti noted that there were no further questions or comments from the public or Commission. Holt MOVED, Hall seconded, to close the Public Hearing at 7:35 p.m. MOTION PASSED UNANIMOUSLY.

Holt MOVED, Hall seconded, to extend the permits of Hall, Banis and Green with all existing conditions intact until July 19, 2011. MOTION PASSED UNANIMOUSLY.

Holt agreed to work with staff on motions.

Approval Request: Revised Plans for exhibit building Paideia Greek Theater Project, 28 Dog Lane, File #1049-7

Pociask disqualified himself and Favretti appointed Loxsom to act in his place.

Linda M. Painter, Director of Planning and Development, reviewed her 6/16/11 report and a 6/15/11 report from F. Raiola, Deputy Fire Marshal.

E. Tomazos stated that he will work with Mansfield's Building Office and Fire Marshal to develop plans for the stairway to the plaza. He noted that part of this landscape plan is to enhance and repair the stonewall along Dog Lane.

John Alexopoulos, landscape architect, reviewed the landscape plan and noted the majority of the plantings will be done in the fall to ensure plant survival, but building and seeding of the mound will begin soon.

Members expressed confusion over the submitted plans. Members agreed that they did not want to hold up work on the landscaping any longer, but that clearer plans need to be submitted for approval of the modification request.

Plante MOVED, Hall seconded, that the PZC allow landscaping work to go forward and that it be noted that approval at this time is only for landscaping and that the stop-work order on the project is still in effect for structural work until the PZC receives and approves more complete plans for the exhibit area and plaza. MOTION PASSED with all in favor except Pociask who had disqualified himself.

Peter Millman, Dog Lane, stated that he is pleased that the PZC allowed the landscaping portion of this project to move forward, noting that it will be much more pleasing aesthetically for neighbors. He questioned Tomazos if the stonewall can be re-built to give a uniform width to the adjacent sidewalk.

Old Business:

2. **4/14/11 Draft revisions to the Zoning Regulations Re: Agricultural Uses, PZC File #907-36**

Beal MOVED, Holt seconded, to approve, effective July 15, 2011, revisions to: Article IV, Section B; Article VII, Section G; Article VIII, Section B; Article X, Section C; and Article X (addition of a new sub-section T) regarding agricultural uses. The approved revisions reorganize, clarify and incorporate new standards (particularly for the keeping of animals) for agricultural uses in Mansfield.

The subject Zoning Regulation revisions, which are attached, were presented as 4/14/11 drafts at a May 16, 2011 Public Hearing and subsequently revised as a June 9, 2011 draft to address comments received at the Public Hearing.

In approving these Zoning 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 Agriculture Committee and the Mansfield Town Attorney. The regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-2, which grants the Commission the following:

- the authority to regulate the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- the authority to regulate the erection, construction, reconstruction or alteration of buildings and structures;
- the mandate to consider the Plan of Conservation and Development prepared under Section 8-23;
- the mandate to promote health and the general welfare and to facilitate adequate provisions for water, sewerage and other public requirements;
- the mandate to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;
- the authority that reasonable consideration be given for the protection of potential public surface and ground drinking water supplies;

The subject regulation revisions have been adopted because they promote most if not all of these statutory goals. Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

1. The subject regulation revisions help implement goals, objectives and recommendations contained in Mansfield's 2006 Plan of Conservation and Development and are fully consistent with recommendations contained in State and Regional land use plans.
2. The subject regulation revisions promote goals and objectives contained in Article I of the Zoning Regulations and are consistent with the approval considerations contained in Article XIII Section D of the Zoning Regulations.
3. The revisions are acceptably worded and suitably coordinated with related Zoning provisions. The proposed wording has been found legally acceptable to the Town Attorney.
4. The revisions clarify and strengthen existing policies regarding the protection of surface and ground water, inland wetlands and other environmental resources.
5. The revisions promote agricultural uses while providing appropriate standards and permit processes to address potential environmental impact, neighborhood impact and animal welfare issues.

MOTION PASSED with all in favor except Pociask who abstained and Goodwin who was opposed.

3. **3/30/11 Draft revisions to numerous sections of the Zoning Regulations, PZC File #907-35**

Beal MOVED, Plante seconded, to approve, effective July 15, 2011, revisions to:

- A. Article VII, Section N and Article X, Section A, to incorporate new design criteria for the Planned Business 3 Zone (Four Corners Area).
- B. Article V, Section A; Article VIII, Section A; Article X, Section J and R; and Article XI, Section C to incorporate revised application and approval criteria to protect historic resources and new zoning permit, site plan and special permit approval criteria for exterior construction in designated historic village areas.
- C. Article V, Sections A and B and Article X, Section R to incorporate revisions to existing Architectural and Design Standards.
- D. Article VIII, Section A to incorporate new setback provisions for outdoor recreational facilities.
- E. Article V, Section A incorporate revised site plan and special permit standards for lighting improvements.
- F. Article V, Section A incorporate revised provisions for sidewalk, bikeway, trail and other pedestrian and bicycle improvements.
- G. Article V, Section A incorporate revised notice provisions and revised standards for refuse area.

The subject Zoning Regulation revisions, which are attached, were presented as 3/30/11 drafts at a May 16, 2011 Public Hearing and subsequently revised as a June 9, 2011 draft to address issues raised during the hearing and post hearing review process.

In approving these Zoning 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 and the Mansfield Town Attorney. The regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapters 124 of the Connecticut General Statutes, including Section 8-2, which grants the Commission the following:

- the authority to regulate the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- the authority to regulate the erection, construction, reconstruction or alteration of buildings and structures;
- the mandate to consider the Plan of Conservation and Development prepared under Section 8-23;
- the mandate to promote health and the general welfare and to facilitate the adequate provision for water, sewerage and other public requirements;
- the mandate to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;
- the authority to encourage energy-efficient patterns of development;

The subject regulation revisions have been adopted because they promote most if not all of these statutory goals. Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

1. The subject regulation revisions help implement goals, objectives and recommendations contained in Mansfield's 2006 Plan of Conservation and Development and are fully consistent with recommendations contained in State and Regional land use plans.
2. The subject regulation revisions promote goals and objectives contained in Article I of the Zoning Regulations and are consistent with the approval considerations contained in Article XIII Section D of the Zoning Regulations.
3. The revisions are acceptably worded and suitably coordinated with related Zoning provisions. The proposed wording has been found legally acceptable to the Town Attorney
4. The revisions incorporate a new intent section and design standards to promote the coordinated development of the Four Corners Area of Mansfield.
5. The revisions clarify and strengthen existing and incorporate new submission requirements and approval criteria regarding the protection of historic features and historic village areas.

6. The revisions refine and expand architectural and design standards, particularly regarding vehicular and pedestrian traffic, public transit, building designs, building materials and accessory improvements.
7. The revisions incorporate new setback requirements for outdoor recreational improvements to help reduce potential neighborhood impact.
8. The revisions incorporate new lighting provisions to help reduce neighborhood impacts and promote efficient energy use.
9. The revisions incorporate new provisions to help encourage pedestrian and bicycle use.

MOTION PASSED with all in favor except Pociask who abstained.

4. **4-Lot Subdivision Application, (3 New Lots) Wormwood Hill & Gurleyville Roads, S. Plimpton o/a, PZC File #1298**
Tabled pending 7/5/11 continued Public Hearing.
5. **Request to stop collecting bond escrow funds for Freedom Green Phase 4C, PZC File # 636-4**
Tabled-awaiting information from applicant.

New Business:

1. **New Special Permit, Restaurant Use, 82-86 Storrs Rd, College Mart o/a, PZC File #483-5**
Goodwin MOVED, Plante seconded, to receive the Special Permit application (File #483-5) submitted by U.S. Properties, Inc., for a restaurant use, on property located at 82-86 Storrs Road, owned by College Mart & U.S. Properties, Inc., as shown on plans dated 3/10/11, and as described in other application submissions, and to refer said application to the staff for review and comments, and to set a Public Hearing for July 18, 2011. MOTION PASSED UNANIMOUSLY.
2. **Consideration of Appointing Director of Planning and Development as Deputy Zoning Agent**
Holt MOVED, Plante seconded, that the Planning and Zoning Commission appoint Linda M. Painter, Director of Planning and Development as the duly authorized Deputy Zoning Agent. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

None noted.

Communications:

Communications listed on the agenda were noted.

Adjournment:

Chairman Favretti declared the meeting adjourned at 8:36 p.m.

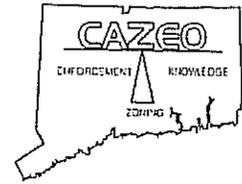
Respectfully submitted,

Katherine 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 *CBH*
Date: June 28, 2011

MONTHLY ACTIVITY for June, 2011

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Storrs center Alliance/ERT Dunnack	Dog La. 715 Mansfield City Rd.	Phase 1A & 1B Storrs Center 12 x 24 shed
Mansfield Village	91 Chaffeeville Rd., Lot 2	replacement mobile home
Mansfield Village	same, Lot 3	replacement mobile home
Walker	65 Riverview Rd.	ground-mounted solar array
Ghiaei	1620 Storrs Rd.	2-family conversion
Burkhard	97 Cemetery Rd.	enlarge deck
Mansfield Village	91 Chaffeeville Rd., Lot 20	replacement mobile home
Marquis	1663 Stafford Rd.	14 x 20 deck
Tracey	24 Silver Falls Tr.	10 x 16 shed
Knowlton	523 Woodland Rd.	rebuild 1 fm dw
Nadean	97 Jonathan La.	12 x 20 shed
Francois / Warren	259-267 Maple Rd.	lot line revision
Stevens	415 Bassetts Bridge Rd.	house addition

CERTIFICATES OF COMPLIANCE

Anniello	15 Longview Dr.	deck
Taylor	12 Stonemill Rd.	shsed
Ghiaei	1620 Storrs Rd.	2-fm conversion
Adamson	7 Jackson La.	deck
Town of Mansfield	230 Clover Mill Rd.	salt shed
Higham	14 Adeline Pl.	shed
Kielbania	483 Browns Rd.	greenhouse.
Same	438 Browns Rd.	hay barn
Same	same	hoop house
Same	same	fuel tank shelter
Opderbeck	714 Storrs Rd.	1-car garage

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TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development
Date: June 30, 2011 
Subject: Plimpton Subdivision
4 Lots (3 new) on Gurleyville and Wormwood Hill Roads
PZC File #1298

This memo updates and supplements the 6/2/11 report from Gregory Padick, Director of Planning, and is based on the submission of revised plans (6/20/11 revision date). The revised plans include the following changes:

- Conservation Easement Area boundaries have been modified on Lots 2 and 3.
- Building and Development Area Envelopes have been modified on Lots 2 and 3.
- Driveway A to Lots 2 and 3 has been modified to shift a portion of the driveway to the west, eliminating the need for a retaining wall along the east side of the driveway abutting 596 Gurleyville Road.
- A 20 foot drainage easement across 611 Wormwood Hill Road has been incorporated.
- Additional notes regarding erosion and sedimentation control to protect conservation areas and vernal pool.

The following review comments are organized as per Mr. Padick's previous memos.

Road/Drainage/Driveways

- An updated 6/1/11 report has been prepared by the Assistant Town Engineer. Remaining issues identified include: additional details needed for the drainage easement and specific notes to ensure protection of the vernal pool. These conditions could be addressed in an approval motion.
- The plans modified front property lines to meet right-of-way dedications requirements. Right-of-way dedication should be addressed in any approval motion.
- Neighbors have raised concerns over potential driveway drainage impacts. Subject to obtaining a required easement, the proposed driveways and associated drainage appear acceptable to the Assistant Town Engineer. Tyler and Emma Potz, the owners of 611 Wormwood Hill Road submitted a letter on June 7, 2011 expressing their intent to grant the required drainage easement across their property. Additional details will be needed to formalize the easement pursuant to the Assistant City Engineer's report.
- A portion of Driveway A has been shifted to the west to eliminate the need for a retaining wall along the east side of the driveway abutting 596 Gurleyville Road. The neighboring property owners expressed concern with the previous design at the June 6, 2011 public hearing.
- Subdivision Regulations authorize the PZC to require subdividers to construct and bond steep driveways and common driveways. This should be addressed in any approval motion.

Environmental Impact/Erosion Control

- No PZC action should take place until the Inland Wetlands Agency has acted on the plans.
- In his 6/2/11 memo, Mr. Padick noted that Zoning Regulations exempt from a Special Permit process, 350 cubic yards of fill for septic systems and 500 cubic yards of fill for lot site work. Material moved on site is not considered fill. The applicant was advised to review the fill estimates and address the issue if Special Permit approval was needed. The fill estimates have decreased dramatically since the May 24, 2011 plan set. Fill estimates for all lots exclusive of septic systems are now below the 500 cubic yard threshold above as shown in the table below. The dramatic reductions were the result of a correction in the fill calculation.

Fill Estimates	May 24, 2011 Plans	June 20, 2011 Plans
Lot 2	582 Cubic Yards	52 Cubic Yards
Lot 3	1365 Cubic Yards	451 Cubic Yards
Lot 4	517 Cubic Yards	235 Cubic Yards

- The Conservation Commission recommended that consideration be given to moving the proposed Lot 2 building area envelope away from the vernal pool wetland. The Building Area Envelope (BAE) has been modified to be concurrent with the Conservation Easement boundary, and no longer projects into the 100 foot separation from the vernal pool.
- New notes have been added regarding erosion and sedimentation control measures to protect the conservation easement on Lot 2 adjacent to Driveway A and to protect the vernal pool on Lot 2.

Subdivision Design Criteria

- Any approval motion needs to address required frontage waivers, proposed setback waivers and associated map notes and deed references regarding setback and envelope provisions.
- Any approval motion should address tree protection for those trees to be saved within development area envelopes.
- The northern boundaries of both the Building and Development Area Envelopes (DAE) on Lot 2 are now concurrent with the boundary of the Conservation easement, consistent with previous recommendations. To facilitate identification and enforcement of easement and envelope boundaries, extension of the DAE to the Lot 4 property line should be considered.
- The westerly DAE on Lot 3 was revised pursuant to a recommendation in the 6/2/11 memo to include the depicted foundation drain outlet. To facilitate identification and enforcement of easement and envelope boundaries, extension of the conservation easement on lot 3 to share a common boundary with the DAE/BAE should be considered.

Open Space/Recreation

- Any approval motion should address open space dedication and monumentation requirements.
- The current plans include a character of land inventory (Sheet C4) and document on Sheet C5 that the percentage of wetlands and steep slopes on proposed open space areas approximate the percentage of wetlands and steep slopes on the entire site.
- The revised plans include 1.43 acres of conservation easement on Lot 1; 1.53 acres of easement on Lot 2; 0.96 acres of easement on Lot 3; and 25.45 acres of easement on Lot 4; 29.37 acres out of the 49.36 acre property (59%) are now proposed as open space.

- Subject to the suggested easement boundary changes on Lot 3, this reviewer considers the submittal to be in compliance with subdivision open space dedication provisions.

Other

- The applicant has addressed abutter notification requirements.
- Standard approval requirements cited in the 3/31/11 and 6/2/11 reports should be addressed in any approval motion.

Summary

The revised plans addressed a majority of the issues identified in the 6/2/11 report. Subject to confirming that the plans are acceptable to the Inland Wetland Agency and determining that the proposed frontage and setback waivers are acceptable, other issues identified in this memo can be addressed with approval conditions.

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Memorandum:

June 29, 2011

To: Inland Wetlands Agency
Planning & Zoning Commission
From: Grant Meitzler, Inland Wetland Agent
Re: W1474 - Plimpton - Gurleyville & Wormwood Hill Rds
4 lot subdivision

plan reference: bearing latest revision date June 20, 2011, 21 sheets
Vernal Pool Report: undated letter received April 28, 2011, K.Bradley

Summary Recommendations from my previous review (items that were already done are not included in this memorandum):

I.A.3. *immediate re-seeding and permanent re-vegetation of native species with 85% cover,*

There is a note under the plan narrative indicating immediate stabilization of fill slopes but I do not find any commentary on work in proximity to the vernal pool conservation easement area (near the 100 ft distance).

I think it advisable to include a note on the plan to stress the importance of vernal pool protection in the Lot 1-Lot 2 conservation easement area. I feel it important that the plan and easement document reflect the Bradley report comments and suggestions insofar as it is feasible.

The long curved section of the conservation easement area around the vernal pool has been modified to have three straight line sections essentially meeting the 100' separating distance. There is now a note on the plan on sheet C7 "do not disturb native vegetation".

I strongly recommend including specific wording within the easement document for the conservation easement around the vernal pool on Lot 1 & Lot 2 to be consistent with the recommendations in the K.Bradley vernal pool commentary. Reference to this easement should be included in any subsequent deeds for Lot 1 and Lot 2.

The following are my previous comments updated according to the May 24, 2011 plan revision.

IV. Adding new water to the system carrying water across the Potz property and Lot 1 on the Plimpton property requires the acquisition of drainage rights in favor of lot 4 from each of these properties.

A 20' wide easement is needed for the new drainage from Lot 4, following the route of the present drain across the Potz property.

This easement needs to be revised to show specific metes and bounds, with iron pin monumentation.

A 20' wide easement, continuing from the end of the easement on the Potz

property, leading to a point ten feet past the end of the existing pipes is needed with metes and bound description and an arrow indicating "right to drain" onto Lot 1 from this easement.

This has not been shown on the plans in sufficient detail.

- V. Silt fencing on Lots 2 and 3 should be extended to protect wetland areas located downhill to the rear of each lot.

Silt fence needs to be added southerly of the house on lot 2 downhill of construction areas.

This has been done.

- VI. The potential of significant impact triggers consideration of the holding of a public hearing - May 2, 2011 is an option. The statutory limit for extension of time is 65 more days.

Although Mr. Plimpton has indicated in eMails to Greg Padick that he is agreeable to an extension of time, we have not yet received a signed letter to that effect.

Summary Comments:

1. Completion of the easement across the Potz property in favor of Lot 4 is needed, with addition of a metes and bounds description on the plan.
2. Completion of the easement continuing from the end of the easement on the Potz property to a point 10 feet beyond the end of the existing pipes, with addition of a metes and bounds description on the plan. An arrow showing flow continuing from the end of this easement together with the note next to the arrow indicating "right to drain".

These two additions to the subdivision plans can be handled as an approval condition, but they do need to appear on the final subdivision plans for recordation.

3. The document for the vernal pool easement area now shown on Lot 1 and Lot 2 needs to include specific language from the K.Bradley report on the vernal pool to reinforce the purpose of this easement over and above the open space conservation area requirements.
4. I think it advisable to include specific reference to this vernal pool protection easement in deeds for Lot 1 and Lot 2.
5. A signed letter indicating extension of time has been received.

To: Mansfield Planning and Zoning Commission
Mansfield Inland Wetlands Agency

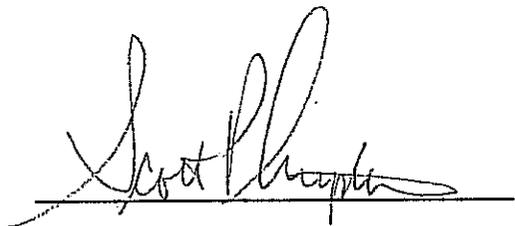
From: Scott Plimpton

Re: Plimpton 4-Lot Subdivision, 627 Wormwood Hill

PZC File #1298

IWA File #1474

I, Scott Plimpton, grant both the PZC & IWA a Public Hearing extension on the applications.

A handwritten signature in black ink, appearing to read "Scott Plimpton", is written over a horizontal line. The signature is stylized and cursive.

Scott Plimpton

Tuesday, June 07, 2011

Dear Mr. Padick,

We have spoken with Scott Plimpton and his project engineer about the proposed sub-division of his land and his need for a drainage easement across the front of our property located at 611 Wormwood Hill Road and will be glad to grant him one whenever the need arises. He has asked us to send you this letter stating our intentions on the matter. If there is anything further you need from us we would be more than happy to oblige.



Emma Potz

Tyler & Emma Potz

611 Wormwood Hill Rd.

Manfield Center, CT 06250

RECEIPT OF APPLICATION FOR A SPECIAL PERMIT:

_____, move and _____ seconds to receive the

Special Permit application (file # 1302)

submitted by United Services

for a proposed office building

on property located on the north side of North Frontage Road

owned by K. Tubridy

as shown on plans dated 06-27-11

as shown and described in application submissions, and to refer said application to staff and committees, for review and comments and to set a Public Hearing for 8-1-11.

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

Mansfield Planning and Zoning Commission

File # 1302
Date 6/27/11

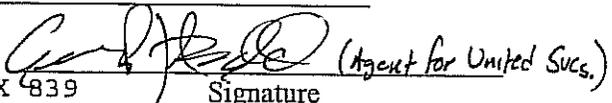
1. Name of development (where applicable) PROPOSED OFFICE BUILDING

2. Proposed use of the property is PROFESSIONAL OFFICE
in accordance with Sec.(s) L. 2 . b. 1 of Article VII (Permitted Use provisions) of the Zoning Regulations

3. Address/location of subject property NORTH FRONTAGE ROAD, MANSFIELD, CT
Assessor's Map 38 Block 101 Lot(s) 2.1 & 6.1 Vol. _____ Page _____

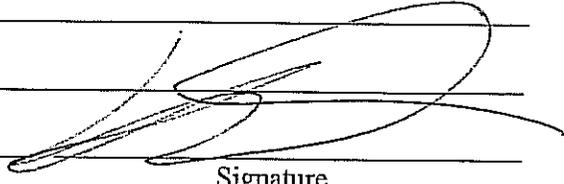
4. Zone of subject property PB-1 Acreage of subject property 6.025

5. Acreage of adjacent land in same ownership (if any) +/- 9.6

6. APPLICANT UNITED SERVICE, INC.
(please PRINT) PO BOX 839 Signature  (Agent for United Sucs.)
Street Address 1007 NORTH MAIN STREET, Telephone 860-774-2020
Town DAYVILLE Zip Code 06241-0839

Interest in property: Owner _____ Optionee X Lessee _____ Other _____

(If "Other", please explain) _____

7. OWNER OF RECORD: KEVIN TUBRIDY
(please PRINT) Signature 
(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address 25 LEDGEBROOK DRIVE Telephone 860-423-0334
Town MANSFIELD Zip Code 06250

8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:

Name NEW ENGLAND DESIGN, INC. Telephone 860-423-0334
Address 25 LEDGEBROOK DRIVE, MANSFIELD, CT Zip Code 06250
Involvement (legal, engineering, surveying, etc.) ARCHITECTURE 06250

Name BL COMPANIES, INC. Telephone 203-630-1406
Address 355 RESEARCH PARKWAY, MERIDEN, CT Zip Code 06450
Involvement (legal, engineering, surveying, etc.) CIVIL ENGINEERING

(over)

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

X Application fee in the amount of \$ 1530.00

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

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

X Site plan checklist including any waiver requests

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

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

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

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

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

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

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

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

Art. VI, Sec. A, Prohibited Uses

Art. VI, Sec. B, Performance Standards

Art. VI, Sec. C, Bonding

Art. VII, Permitted Uses

Art. VIII, Dimensional Requirements/Floor Area Requirements

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

Art. X, Sec. C, Signs

Art. X, Sec. D, Parking and Loading

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

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

Statement of Use
North Frontage Road
Mansfield, CT

United Services, Inc. is proposing to develop a two-story professional office building of approximately 28,000 SF to consolidate existing operations in the Windham area. The building would be built on approximately 6 acres at the junction of North Frontage Road and Mansfield City Road. The site development is located within a wetland 150-foot upland review area and therefore is also under jurisdiction of the Mansfield Inland Wetland Agency. An Application for Permit is being submitted concurrently to the Inland Wetland Agency.

United Services would move its present outpatient operations from locations on Mansfield Avenue in Willimantic and Route 6 in Columbia to this site, as well as incorporating several smaller office sites throughout the area. At the time of occupancy, approximately 80 professional and support staff will have their offices at this location. The staff would include Psychiatrists, Primary Care Physicians, Advanced Practice Registered Nurses, Clinical Social Workers, Licensed Professional Counselors, Case Managers, Family Support workers, Vocational Counselors, Prevention and Early Intervention staff, as well as the clerical and secretarial supports necessary. The building as designed could accommodate more than 100 staff without additions, but is also designed for future expansion if necessary.

United Services programs operating from this location would include the Enhanced Care Clinic, which provides outpatient care for behavioral health issues for all ages. These services include emergency, urgent and routine evaluation, as well as individual, family and group treatment. Community and Family Education would also be provided. In home supports for individuals and families would also be based here, with staff travelling to community sites to deliver services. In addition, we anticipate that we will include Primary Care services for clients who have difficulty in accessing such care from existing services, particularly due to psychiatric disabilities.

Licensed office hours at the site would be Monday through Thursday, 9 am to 8 pm, and Friday 9 am to 5 pm. Staff may access the building during other hours for support activities not including direct outpatient services. Many clients use public transportation to come to appointments; others use medical taxis or private vehicles.

United Services has experienced a more than 100 percent increase in the number of clients served and services delivered in our adult clinic since 2007, and our child and family services have grown more than 40 percent. We are developing this office space to be able to meet increased community need and changing models of healthcare delivery that include rapid response, community based as well as office based services and professional levels of care integrated with natural community supports. We have provided these services for more than 47 years in the Windham/Mansfield area, and are excited to continue to grow to meet our neighbors' needs.

MAP CHECKLIST
FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File # _____
 Date 6/27/11

Name of Development PROPOSED OFFICE BUILDING

Applicant UNITED SERVICES, INC.

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

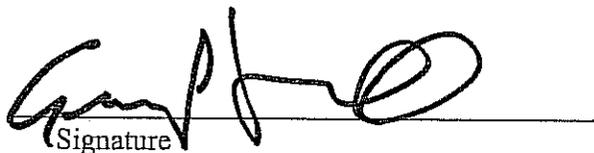
Unless waived by the Planning & Zoning Commission, submitted site plans shall include the following information (for more complete and specific descriptions of site plan requirements, see Article V, Section A.3.d of the Zoning Regulations):

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

	Included	Not Included	Waiver Requested* (see p. 3)
9. Watercourses, wetlands, flood hazard areas, aquifers	<u>X</u>	_____	_____
10. Exposed ledge, areas shallow to bedrock	<u>N/A</u>	_____	_____
11A. Waste disposal, water supply facilities	<u>X</u>	_____	_____
11B. Test pit & percolation test locations & findings (include test dates)	<u>X</u>	_____	_____
12A. Existing & proposed drainage facilities, roadways, bridges, pedestrian ways, utilities (including construction details)	<u>X</u>	_____	_____
12B. Existing & proposed easements, rights-to-drain	<u>X</u>	_____	_____
12C. Proposed sediment & erosion controls	<u>X</u>	_____	_____
13A. Existing & proposed offstreet parking & loading areas, fire access lanes	<u>X</u>	_____	_____
13B. Outside storage & refuse areas, fuel & chemical storage tanks	<u>N/A</u>	_____	_____
14. Existing & proposed fencing, walls, landscaping (including plant size & type, historic features)	<u>X</u>	_____	_____
15. Existing & proposed outdoor illumination (including method & intensity of lighting)	<u>X</u>	_____	_____
16. Existing & proposed outdoor recreation features, with construction details for any recreation improvements	<u>N/A</u>	_____	_____
17. Other information (see Art. V, Sections A.3.g, B.3.g)	<u>X</u>	_____	_____

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

GEORGE P. FITZGERALD, P.E.
(PRINT) Name of individual completing this form


Signature

29 June 2011
Date

(con't.)

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission, Conservation Commission

From: Linda M. Painter, AICP, Director of Planning and Development 

Date: June 30, 2011

Subject: Zoning Permit Review
Storrs Center: Post Office and Post Office Road
File 1246-9

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

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

A Zoning Permit Application for changes to the Post Office site and Post Office Road was submitted on June 23, 2011. The Downtown Partnership has scheduled a public hearing on this Zoning Permit application on July 12, 2011 at 7:00 p.m. in the Town Council Chambers at the Audrey P. Beck Municipal Building. Following completion of the public hearing process, the Downtown Partnership Inc., will forward comments and a recommendation for consideration by the Director of Planning and Development. This issue will be included on the PZC's July 18th agenda for review and potential comment. Any comments from the Conservation Commission should be agreed upon and/or authorized before July 12th.

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2011 SUMMER VACATION SCHEDULE

	JULY		AUGUST		SEPTEMBER	
	5	18	1	15	6	19
FAVRETTI			X	X		
BEAL						
GOODWIN	X			X		
HALL	X				X	
HOLT				X		
LEWIS			X			
LOXSOM				X		
PLANTE						
POCIASK		X				
RAWN			X	X		
RYAN	X					
WARD						X
PAINTER						
MEITZLER						
HIRSCH			X			
SHEA	X			X		

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