

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, Monday, September 19th 2011, 7:00 p.m.
Council Chambers, Audrey P. Beck Municipal Building

Minutes

9/6/11

Scheduled Business

Zoning Agent's Report

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

Discussion

Jeffrey Allan Brown, applicant for Architect Vacancy on Design Review Panel

Old Business

1. **Special Permit, Restaurant Use, 82-86 Storrs Rd, College Mart o/a, PZC File #483-5**
2. **Special Permit Application for proposed office building, North Frontage Road, K. Tubridy owner, United Services applicant, PZC File #1302**
3. **2-Lot Re-Subdivision Application (1 new lot), 98 Fern Road, Koautly o/a, PZC File #1304**
4. **New Special Permit Application for wedding venue, 552 Bassetts Bridge Road, J. & J. Bell o/a, PZC File #1217-2**
(to be tabled- Continued Public Hearing on 10/3/11)
5. **Request for Scenic Road Designation, Gurleyville Road (from Route 195 to Codfish Falls Rd) PZC File # 1010-8**
(to be tabled- scheduled 10/3/11 Public Hearing)
6. **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)
7. **Other**

New Business

1. **8-24 Referral-Sewer Connection at 82-86 Storrs Rd**
Memos from Director of Planning and Development and Assistant Town Engineer
2. **8-24 Referral-South Eagleville Walkway Project**
Memo from Director of Planning and Development
3. **Request for Modification, Lots 20 & 21 Beacon Hill Estates, PZC File #1214-2**
Memo from Zoning Agent
4. **Live Music Permit Renewals, PZC File #895**
Memo from Zoning Agent
5. **Other**

Reports from Officers and Committees

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

Communications and Bills

1. 9/13/11 Memo from Director of Planning and Development Re: Village Street
2. 9/14/11 ZBA Decision Notice
3. HUD Community Challenge Planning Grant Application
4. Willington Referral Re: Revisions to the Subdivision Regulations concerning bonding
5. Other

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, September 6, 2011
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:24 p.m. He appointed alternate Loxsom and Rawn to act in members' absence.

Minutes:

08-01-11- Plante MOVED, Pociask seconded, to approve the 8/1/11 minutes as written. MOTION PASSED UNANIMOUSLY. Lewis noted that he had listened to the recording of the meeting.

Zoning Agent's Report:

Hirsch noted that he and the Assistant Town Engineer had visited the Paideia site and talked with landscape architect, John Alexopoulos. It was agreed that seeding to stabilize the fill and the landscape plantings would be installed in the first few weeks of September.

Public Hearing:

Special Permit Application, convenience store and gas station, 643 Middle Tpk/1660 Storrs Rd, Cumberland Farms Inc., applicant, PZC File #1303

This public hearing, although listed in the legal notices, was not opened because Joseph P. Williams, attorney at Shipman & Goodwin, the applicant's representative, requested withdrawal of the application in a letter dated August 20, 2011.

Goodwin MOVED, Holt seconded, that the Planning and Zoning Commission accepts the withdrawal of the Cumberland Farms, Inc., Special Permit application for a convenience store and gas station located at 643 Middle Turnpike and 1660 Storrs Road. The letter of withdrawal shall be made a part of the minutes of this meeting. MOTION PASSED UNANIMOUSLY.

Old Business:

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

After a brief discussion, Plante volunteered to work with staff to draft a motion for the next meeting.

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

Tabled-awaiting information from the applicant.

4. **Request to stop collecting bond escrow funds for Freedom Green Phase 4C, PZC File # 636-4**

Tabled-awaiting information from the applicant.

Continued Public Hearing:

Special Permit, Restaurant Use, 82-86 Storrs Rd, College Mart o/a, PZC File #483-5

Chairman Favretti opened the continued Public Hearing at 7:35 p.m. Members present were Favretti, Goodwin, Holt, Lewis, Plante, Pociask, Ryan, and alternates Loxsom, Rawn and Ward. Loxsom and Rawn were appointed to act. Linda Painter, Director of Planning and Development, noted the following communications received and distributed: a 9/6/11 memo from the Director of Planning and Development; and a 9/6/11 memo from the Assistant Town Engineer.

Painter noted items of importance: 1) Meitzler's report indicated that the patio corner needed to be adjusted to allow for an easier turning radius for delivery trucks; 2) the applicant is now planning to connect to Windham Public Sewer and the request will be on the next Town Council Agenda for an 8-24 Referral to the PZC; and 3) a ZBA Variance application will be necessary for signs as proposed. The applicant acknowledged these noted changes and agreed to revise the patio corner. Painter stated that these items can be addressed in an approval motion. Favretti noted no further questions from the public, Commission or applicant. Holt MOVED, Ryan seconded, to close the public hearing at 7:52 p.m. MOTION PASSED UNANIMOUSLY.

Public Hearing:

New Special Permit Application for wedding venue, 552 Bassetts Bridge Road, J. & J. Bell o/a, PZC File #1217-2

Chairman Favretti opened the Public Hearing at 7:52 p.m. Members present were Favretti, Goodwin, Holt, Lewis, Plante, Pociask, Ryan, and alternates Loxsom, Rawn and Ward. Loxsom and Rawn were appointed to act. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in the Chronicle on 8/23/11 and 8/31/11 and noted the following communications received and distributed: an 8/31/11 memo from the Director of Planning and Development; and an 8/25/11 memo to the property owners from EHHD.

Painter stated that the applicant's engineer is revising the site plans and recommends postponing the hearing until 10/3/11 to allow adequate time for submittal and review by staff. Favretti noted no comment from the applicant, public or Commission. Plante MOVED, Ryan seconded, to continue the Public Hearing to the 10/3/11 meeting. MOTION PASSED UNANIMOUSLY.

Old Business:

1. Special Permit, Restaurant Use, 82-86 Storrs Rd, College Mart o/a, PZC File #483-5

A brief discussion was held and members noted three issues to be included as conditions: the sewer connection, potential need for ZBA approval for a sign and the change to the patio to allow easier turning for delivery trucks exiting. Goodwin volunteered to work with staff on a motion.

New Business:

1. Request for Modification, Red Rock Restaurant, 591 Middle Turnpike, PZC File # 221-4

Goodwin disqualified herself. Ward was appointed to act. Hirsch summarized his 8/24/11 memo. The applicant, public and Commission had no comments or questions.

Plante MOVED, Holt seconded, that the PZC approve the Request for Site/Building Modifications at 591 Middle Turnpike, to authorize the Zoning Agent and PZC Chairman to approve the erection of an awning and associated signage across the front façade of the Red Rock Restaurant as described and depicted in the submitted application. MOTION PASSED with all in favor except Goodwin who disqualified herself.

Public Hearing:

2-Lot Re-Subdivision Application (1 new lot), 98 Fern Road, Koautly o/a, PZC File #1304

Chairman Favretti opened the Public Hearing at 8:02 p.m. Members present were Favretti, Goodwin, Holt, Lewis, Plante, Pociask, Ryan, and alternates Loxsom, Rawn and Ward. Loxsom and Rawn were appointed to act. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in the Chronicle on 8/23/11 and 8/31/11 and noted the following communications received and distributed: a 8/30/11 revised sheet 2; a 9/1/11 memo from the Director of Planning and Development; a 9/1/11 memo from the Assistant Town Engineer; an 8/26/11 report from John Alexapolus, Landscape Architect; a 7/21/11 memo and a 8/24/11 email from G. Havens, EHHD; a 7/17/11 letter from C. & P. Vinsonhaler; and an 8/29/11 letter from N. Bellantoni, PhD, State Archaeologist.

Peter Henry, P.E., Holmes & Henry Associates, LLC, reviewed the site plan and the changes made to sheet 2 of the original submittal.

Favretti noted no comment from the applicant, public or Commission. Plante MOVED, Pociask seconded, to close the Public Hearing at 8:18 p.m. MOTION PASSED UNANIMOUSLY. Noting no significant issues to discuss, Favretti volunteered to work with staff on a motion for the next meeting.

New Business:

2. Request for Scenic Road Designation, Gurleyville Road (from Route 195 to Codfish Falls Rd) PZC File # 1010-8

Holt MOVED, Ryan seconded, to receive the Scenic Road Designation Application (file #1010-8) submitted by Benjamin Sachs to designate Gurleyville Road (from Storrs Road to Codfish Falls) as a Scenic Road and to set a Public Hearing for 10-3-11. MOTION PASSED UNANIMOUSLY. Lewis requested that Painter obtain Gurleyville Road accident data from the State Trooper's office due to the high volume and speed of traffic on the road.

3. Request for Special Permit Extension, Gibbs Gas Station, 9 Stafford Rd, PZC File # 404-3

Holt MOVED, Ryan seconded, that the Planning and Zoning Commission approve a fourth extension of the period of time to begin construction of the Gibbs Expansion Project on property located at 9 Stafford Road. The new date to begin construction is October 1, 2012 unless an additional extension is requested and approved. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

Chairman Favretti distributed a resume submitted by a Mansfield resident who is a licensed architect interested in being appointed to the Design Review Panel. Members requested that staff invite the architect to the next meeting of the PZC to be interviewed.

Communications:

Noted.

Adjournment:

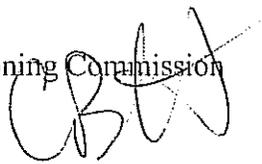
Chairman Favretti declared the meeting adjourned at 8:32 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: August 31, 2011



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

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	14	14	9	14	9
Certificates of Compliance issued	12	12	15	12	15
Site inspections	44	33	61	44	61
Complaints received from the Public	0	3	4	0	4
Complaints requiring inspection	0	3	4	0	4
Potential/Actual violations found	0	0	2	0	2
Enforcement letters	7	5	18	7	18
Notices to issue ZBA forms	2	0	0	2	0
Notices of Zoning Violations issued	5	5	1	5	1
Zoning Citations issued	2	0	2	2	2

Zoning permits issued this month for single family homes = 0, 2-fm = 0, multi-fm = 0
 2011/2012 fiscal year total: s-fm = 0, 2-fm = 0, multi-fm = 0

To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: September 6, 2011



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

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	7	14	15	21	24
Certificates of Compliance issued	12	12	13	24	28
Site inspections	30	44	24	74	85
Complaints received from the Public	2	0	2	2	6
Complaints requiring inspection	2	0	1	2	5
Potential/Actual violations found	1	0	1	1	3
Enforcement letters	5	7	4	12	22
Notices to issue ZBA forms	0	2	0	2	0
Notices of Zoning Violations issued	2	5	1	7	2
Zoning Citations issued	2	2	2	4	4

Zoning permits issued this month for single family homes = 0, 2-fm = 0, multi-fm = 0
 2011/2012 fiscal year total: s-fm = 0, 2-fm = 0, multi-fm = 0

**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 
Date: **September 15, 2011**
Re: 8-24 Referral: Storrs Road Sewer Line Extension to College Mart (aka Staples Center)

Pursuant to the provisions of Section 8-24 of the State Statutes, the above-referenced sewer project has been referred to the PZC for comment. The Town Council voted to refer this item to the PZC on September 12, 2011; the PZC has 35 days to report to the Town Council. The following information is provided for the PZC's consideration.

- The proposed project would extend the existing sewer line in Storrs Road/Route 195 that currently terminates in front of Champagne Motors by approximately 420 feet to the Staples Center plaza to serve PETCO and the Farmers Cow Calfe. The system has been sized to allow for future expansion to the other tenants in the center. The attached plans show the proposed location of the new sewer line in the shopping center parking lot.
- The sewer line will be extended at the expense of the owner of Staples Center. A sewer assessment charge and ongoing user fees will offset Town maintenance costs.
- Connecticut DOT requires that the sewer line be owned and maintained by the Town; as such approval by the Water Pollution Control Authority is required before DOT will issue an encroachment permit.
- Map 10 of Mansfield's Plan of Conservation and Development depicts the site of the proposed sewer line extension as Stratified Drift Aquifer. The proposed sewer line extension will eliminate the need for construction of a new septic system and thereby reduce the potential for aquifer contamination.
- Policy Goal 1, Objective a of Mansfield's Plan of Conservation and Development encourages the expansion of existing public water and sewer systems where appropriate.
- Attached letters from the Director of Public Works and Town Manager provide more information on this proposed sewer extension project.

Summary/Recommendation

Based on the policies and mapping contained in Mansfield's Plan of Conservation and Development, the proposed Storrs Road sewer line extension project is fully consistent with Mansfield's Master Plan. It is recommended **that the PZC notify the Town Council that the proposed Storrs Road sewer line extension project is consistent with Mansfield's Plan of Conservation and Development and implementation will significantly reduce the potential for future aquifer contamination.**

MEMORANDUM

Town of Mansfield
Town Manager's Office
4 So. Eagleville Rd., Mansfield, CT 06268
860-429-3336
Hartmw@mansfieldct.org



To: Planning and Zoning Commission
CC: Linda Painter, Director of Planning
From: Matt Hart, Town Manager
Date: September 13, 2011
Re: WPCA, Sewer Extension to College Mart Plaza

The following motion was passed by the Town Council on 9/12/2011.

“Move, effective September 12, 2011, to refer the proposed sewer extension to College Mart Plaza to the Planning and Zoning Commission for review pursuant to Section 8-24 of the Connecticut General Statutes.”

Please see the attached information regarding the above captioned matter for your review. Your assistance with this matter is greatly appreciated.

Attach (1)

Memorandum:

September 14, 2011

To: Planning & Zoning Commission

From: Grant Meitzler, Assistant Town Engineer

Re: US Properties, Inc - 8-24 referral, Town Sewer System extension

plan dated 8.26.2011 revised 9.06.2011

This sewer work is to serve the US Properties, Inc. shopping center located on the east side of Route 195 opposite the Eastbrook Mall.

Approximately 420 feet of the proposed sewer is located within the Route 195 right of way. ConnDOT regulations require that a sewer line within the state right of way must be owned by a municipality. The location within the right of way is necessary to reach the nearest town-owned manhole of the Route 195 Sewer Interceptor which is located on the north side of the adjacent property's driveway.

The plan referenced above reflects changes from review by both Mansfield Department of Public works and the Windham Sewer Plant Office.

The plan meets our current requirements.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; Cherie Trahan, Director of Finance; Linda Painter, Director of Planning and Development
Date: September 12, 2011
Re: WPCA, Sewer Extension to College Mart Plaza

Subject Matter/Background

The Town has been approached by U.S. Properties, Inc, which manages the College Mart Plaza (Staples Center) at 82-86 Storrs Road, with a request to extend (at the owner's expense) the sewer line on Storrs Road/Route 195 that currently terminates in front of Champagne Motors by approximately 400 feet to serve two new tenants in this plaza. U.S. Properties' request is attached, as is a portion of their submitted plan.

According to Section 159 of the Mansfield Code, the Water Pollution Control Authority (WPCA) may grant such an extension under a "developer's permit agreement;" however, the request must first be referred to the planning and zoning commission (PZC) under section 8-24 of the Connecticut General Statutes.

Staff has reviewed this request, and with minor plan modifications, believes it can be approved by the WPCA, subject to a sewer assessment charge which will be prepared and levied on the property after the required public hearing for the assessment. (The assessment process does not have to be completed prior to the sewer line work; the Town's past practice has been to levy the assessment after it has been calculated by the engineering office.) As such we recommend this matter be referred to the PZC for its section 8-24 review.

Financial Impact

The Town will have to maintain this new section of sewer, but will receive a sewer assessment connection charge from the property as well as ongoing user fees which will offset this cost. (Mansfield maintains approximately four miles of sewers in this system under contract with the Town of Windham.)

Legal Review

Staff consulted with the Town Attorney in regards to the process of receiving and acting on this request. He concurs that Section 159-14C of the Mansfield Code provides for the approval of a developer's permit agreement to extend the Town sewer line to serve

this plaza and that a public hearing will be required before the assessment can be levied on the property.

Recommendation

Council's action to refer this matter to the PZC is respectfully requested.

If the Council supports this recommendation, the following motion is in order:

Move, effective September 12, 2011, to refer the proposed sewer extension to College Mart Plaza to the Planning and Zoning Commission for review pursuant to Section 8-24 of the Connecticut General Statutes.

Attachments

- 1) U.S. Properties, Inc. letter dated August 25, 2011
- 2) Plan excerpt showing proposed sewer line extension
- 3) Section 159, *Mansfield Code of Ordinances*

U.S. Properties, Inc.

5 Shaw's Cove, Suite 200, New London, CT 06320
860-437-0101 Office 860-440-0721 Fax
www.uspropinc.com

August 25, 2011

Lon R. Hultgren
P.E., Director/Town Engineer
Dept of Public Works
Mansfield, Town of
4 South Eagleville Road
Mansfield, CT 06268

HultgrenLR@Mansfieldct.org

RE: Municipal Sanitary Extension to
82-86 Storrs Rd
Mansfield, CT

C 860
912-8797

Dear Mr. Hultgren:

The owners, College Mart, of the shopping center known as Staples Center located at 82-86 Storrs Rd. requests permission to extend, at the owner's expense, the municipal sewer to the shopping center.

The sanitary sewer as designed by Towne Engineering is sized to serve the existing shopping center and a possible expansion as shown on the attached 2 sets of plans. The sanitary sewer will initially serve Petco and the end cap store of 1,440 S.F.

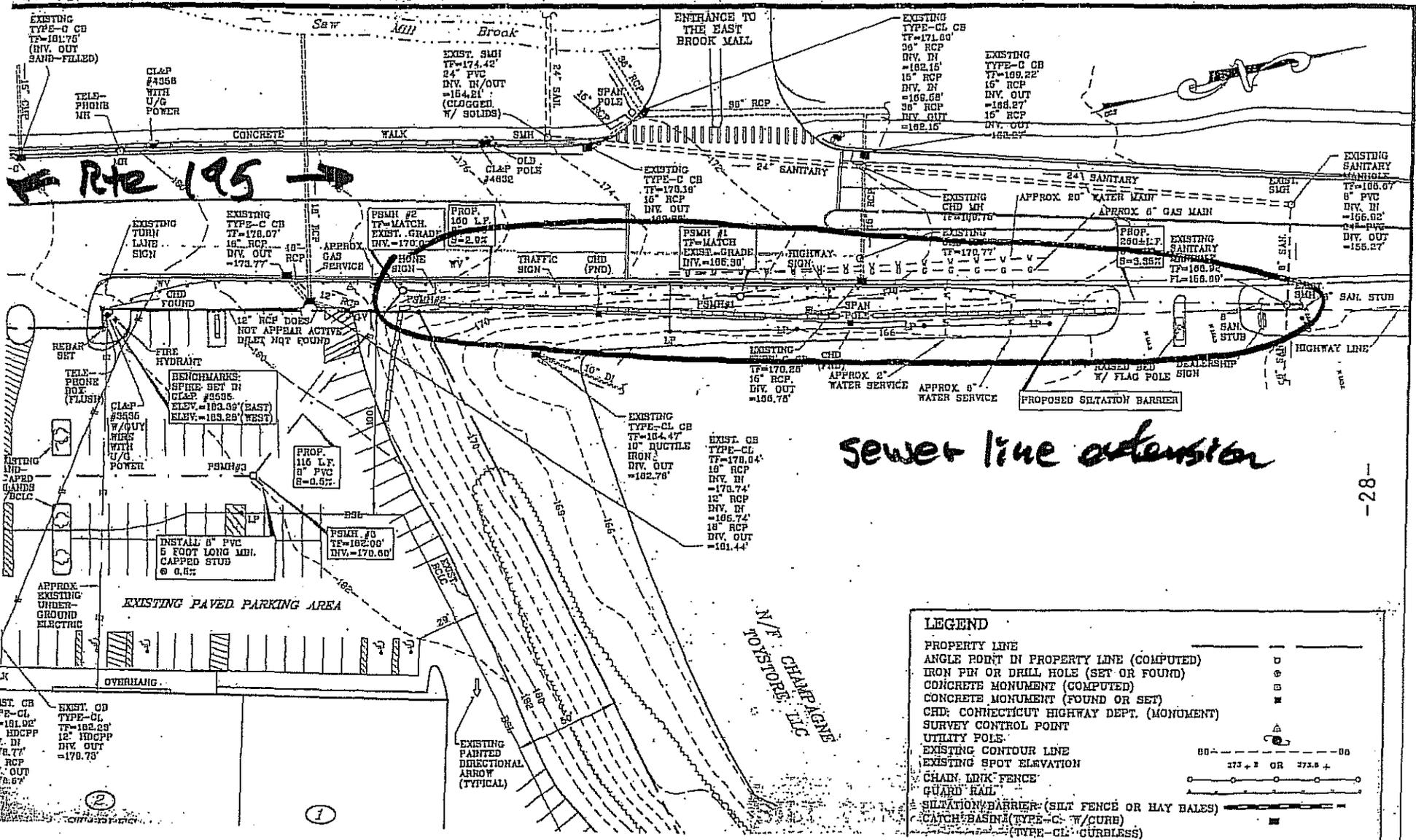
The portion of the sanitary sewer within the Dept. of Transportation right of way is highlighted in yellow. This section of pipe within the State DOT right of way is required to be owned and maintained by the Municipality. The State DOT has reviewed the plans. The plans will be updated to add a detail of the existing manhole and the connection of the new line to this manhole. Once this 420 foot section of pipe is agreed upon by WPCA, the State DOT will need a letter from WPCA indicating they will take ownership and the State will issue an encroachment permit to the contractor. Time is of the essence and I am hopeful that this request can be approved no later than September 12th as sanitary needs to be installed by mid October. Please indicate any additional information required and thank you for your attention to this matter.

Sincerely yours,



David Mills
General Manager

DM:ts



EXISTING
TYPE-C CB
TF=101.75'
DIV. OUT
SAND-FILLED)

CL&P
#4956
WITH
U/G
POWER

EXIST. SMI
TF=174.42'
24" PVC
DIV. IN/OUT
=164.81'
(CLOGGED
W/ SOLIDS)

ENTRANCE TO
THE EAST
BROOK MALL

EXISTING
TYPE-CL CB
TF=171.60'
30" RCP
DIV. IN
=182.15'
15" RCP
DIV. IN
=109.68'
30" RCP
DIV. OUT
=182.15'

EXISTING
TYPE-C CB
TF=189.22'
15" RCP
DIV. IN
=188.27'
15" RCP
DIV. OUT
=182.27'

Rte 195 →

EXISTING
TURN
LAMB
SIGN

EXISTING
TYPE-C CB
TF=178.07'
12" RCP
DIV. OUT RCP
=173.77'

APPROX.
GAS
SERVICE

PSMH #2
TF=MATCH
EXIST. GRADE
DIV. =170.00'

PROP.
140 L.P.
S=2.02'

TRAFFIC
SIGN

CHD
(PND)

EXISTING
TYPE-C CB
TF=170.36'
15" RCP
DIV. OUT
=169.88'

PSMH #1
TF=MATCH
EXIST. GRADE
DIV. =186.30'

EXISTING
TYPE-C CB
TF=170.77'
15" RCP
DIV. OUT
=166.75'

EXISTING
CHD MH
TF=190.75'

APPROX 80" WATER MAIN

APPROX 6" GAS MAIN

PROP.
250±L.P.
S=3.352'

EXISTING
SANITARY
SERVICE
TF=189.82'
PI=169.80'

EXISTING
SANITARY
SERVICE
TF=188.07'
8" PVC
DIV. IN
=166.82'
8" PVC
DIV. OUT
=155.27'

REBAR
SET

FIRE
HYDRANT

BENCHMARK:
SPHERE SET IN
CL&P #3585
ELEV. =183.89' (EAST)
ELEV. =183.28' (WEST)

CL&P
#3585
W/ U/G
WIRES
WITH
U/G
POWER

PROP.
110 L.P.
8" PVC
S=0.52'

PSMH #3

INSTALL 6" PVC
5 FOOT LONG MH.
CAPPED STUD
@ 0.62'

EXISTING PAVED PARKING AREA

APPROX
EXISTING
UNDER-
GROUND
ELECTRIC

OVERHANG

EXISTING
TYPE-CL CB
TF=164.47'
12" DUCTILE
IRON
DIV. OUT
=162.78'

EXIST. CB
TYPE-CL
TF=170.04'
12" RCP
DIV. IN
=178.74'
12" RCP
DIV. IN
=186.74'
18" RCP
DIV. OUT
=181.44'

sewer line extension

LEGEND

- PROPERTY LINE
- ANGLE POINT IN PROPERTY LINE (COMPUTED)
- IRON PIN OR DRILL HOLE (SET OR FOUND)
- CONCRETE MONUMENT (COMPUTED)
- CONCRETE MONUMENT (FOUND OR SET)
- CHD: CONNECTICUT HIGHWAY DEPT. (MONUMENT)
- SURVEY CONTROL POINT
- UTILITY POLE
- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- CHAIN LINK FENCE
- GUARD RAIL
- SILTATION BARRIER (SILT FENCE OR HAY BALES)
- CATCH BASIN (TYPE-C: W/CURB)
- (TYPE-CL: CURBLESS)

**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 
Date: **September 15, 2011**
Re: 8-24 Referral: Proposed South Eagleville Road Sidewalk

Pursuant to the provisions of Section 8-24 of the State Statutes, the above-referenced sidewalk project has been referred to the PZC for comment. This project was included in the FY11-12 Capital Improvement Budget that the Commission reviewed on May 2, 2011. A referendum on the authorization of bonds to fund the improvements has been scheduled for November 8, 2011. The Town Council voted to refer this item to the PZC on August 22, 2011; the PZC has 35 days to report to the Town Council. The following information is provided for the PZC's consideration.

- The proposed sidewalk would be located along the south side of South Eagleville Road from Separatist Road to Maple Road, eliminating the mid-block crossing on Maple Road. The walk would be approximately 1,250 feet in length. A copy of the previous plan which anticipated sidewalks on both sides of the road is attached; the new plan only calls for a sidewalk on the south side. Design of the sidewalk will be part of the project proposed for funding as a retaining wall will be needed.
- Map 18 of Mansfield's Plan of Conservation and Development depicts the proposed walkway route as a "Mansfield Bicycle and/or Pedestrian Improvement Area." On page 114 of the Plan, South Eagleville Road between Maple Road and Separatist Road is identified in a listing of Municipal Walkway Improvement Needs.
- Attached letters from the Director of Public Works and Town Manager provide more information on this proposed walkway project.

Summary/Recommendation

Based on walkway priority project listing and mapping contained in Mansfield's Plan of Conservation and Development, the proposed South Eagleville Road walkway project is fully consistent with Mansfield's Master Plan. It is recommended **that the PZC notify the Town Council that the proposed South Eagleville Road sidewalk project is consistent with Mansfield's Plan of Conservation and Development and implementation will significantly enhance pedestrian safety in this area. All necessary Inland Wetland permits need to be obtained before any construction begins.**

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MEMORANDUM

Town of Mansfield
Town Manager's Office
4 So. Eagleville Rd., Mansfield, CT 06268
860-429-3336
Hartmw@mansfieldct.org



To: Planning and Zoning Commission
CC: Linda Painter, Director of Planning
From: Matt Hart, Town Manager
Date: September 12, 2011
Re: Capital Improvement Projects – Referendum for Bond Authorization

The following motion was passed by the Town Council on 8/22/2011.

“Move, effective August 22, 2011 to refer to the Planning and Zoning Commission for review and approval, the South Eagleville Walkway project included in the 2011/12 Capital Improvement Plan as outlined above.”

Pursuant to Section 8-24 of the Connecticut General Statutes, please see the attached information regarding the above captioned matter for your review. A referendum on this matter has been scheduled by the Town Council for 11/8/2011.

Your assistance with this matter is greatly appreciated.

Attach (1)

Estimated Debt Schedule
 2011/12 CIP Infrastructure Improvements
 S. Eagleville Walkway/4 Corners Sewer Design & Permitting

Principal \$ 750,000
 15 Year Payback
 Interest Rate 4.000%

Fiscal Year	Principal	Interest	Total Debt Service
1		15,000.00	15,000.00
2		15,000.00	15,000.00
3	53,000.00	15,000.00	68,000.00
4	53,000.00	13,940.00	66,940.00
5	53,000.00	12,880.00	65,880.00
6	53,000.00	11,820.00	64,820.00
7	53,000.00	10,760.00	63,760.00
8	53,000.00	9,700.00	62,700.00
9	54,000.00	8,640.00	62,640.00
10	54,000.00	7,560.00	61,560.00
11	54,000.00	6,480.00	60,480.00
12	54,000.00	5,400.00	59,400.00
13	54,000.00	4,320.00	58,320.00
14	54,000.00	3,240.00	57,240.00
15	54,000.00	2,160.00	56,160.00
	54,000.00	1,080.00	55,080.00
	750,000.00	240,960.00	990,960.00



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matthew Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works, Cherie Trahan, Director of Finance
Date: August 22, 2011
Re: Capital Improvement Projects – Referendum for Bond Authorization

Subject Matter/Background

The FY 2011/12 Capital Improvement Plan includes the final design and permitting for the Four Corners Sewer project, and the redesign and construction of a walkway on South Eagleville Road, to be financed by the issuance of bonds in the amount of \$750,000. Section 407 of the Town Charter requires consecutive action of the Town Council and a referendum to authorize the issuance of bonds in excess of one percent of the Town's operating budget.

Financial Impact

The projected cost for the final design and permitting for the Four Corners Sewer project is \$350,000 and the projected cost for the South Eagleville walkway is \$400,000. General Obligation bonds would be issued when the projects were underway and the funds were needed. Staff would consult with our financial advisor as to the best time to go to the market in order to get the best interest rates possible. Attached for your information is a schedule of estimated debt payments on these projects.

Legal Review

The Town's bond attorney has outlined the procedures and resolutions to be taken by the Council, the Planning and Zoning Commission, the Town Clerk and Town voters at the referendum. The first three actions are outlined below.

Recommendation

Action #1

The Council is respectfully requested to refer the South Eagleville Walkway project to the Mansfield Planning and Zoning Commission for review and approval.

If the Council supports this recommendation, the following motion is in order:

Move, effective August 22, 2011 to refer to the Planning and Zoning Commission for review and approval, the South Eagleville Walkway project included in the 2011/12 Capital Improvement Plan as outlined above.

Action #2

The Council is respectfully requested to enact the two attached resolutions appropriating a total of \$750,000 for costs associated with the above projects and further authorizing the issuance of bonds (see attachment labeled "Action #2")

Action #3

The Council is respectfully requested to enact the two attached resolutions calling for a Referendum to be held November 8, 2011 for the consideration of the above (see attachment labeled "Action #3").

Attachments

- 1) Estimated Debt Schedule: 2011/12 CIP Infrastructure Improvements
- 2) Action #2
- 3) Action #3

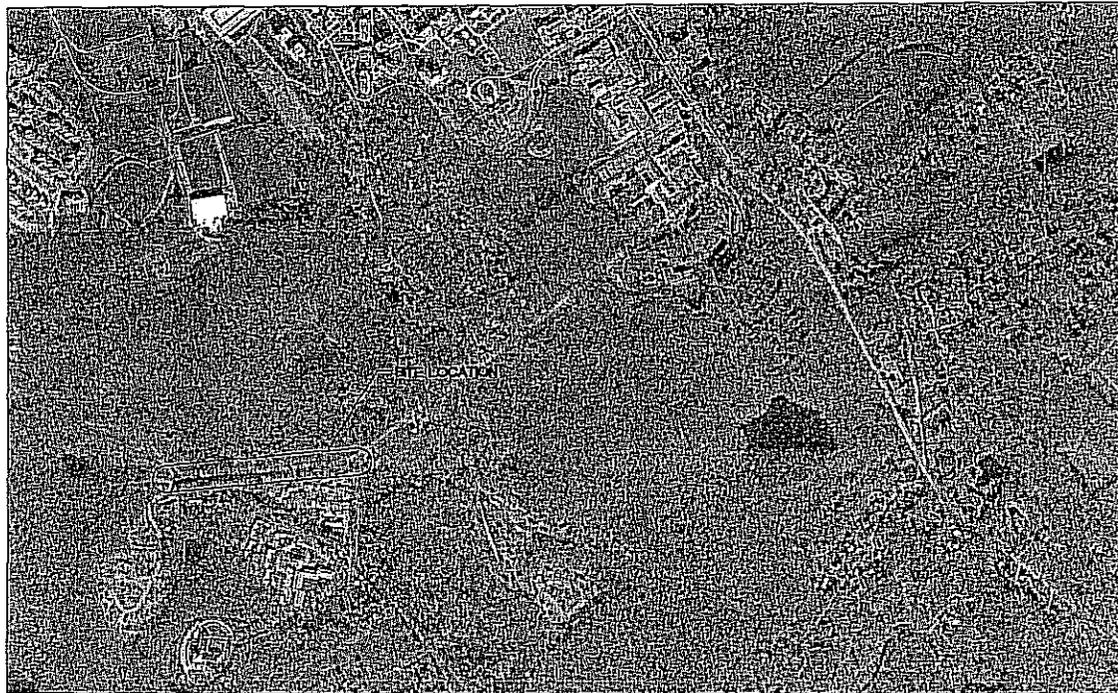


SOUTH EAGLEVILLE ROAD PEDESTRIANWAY

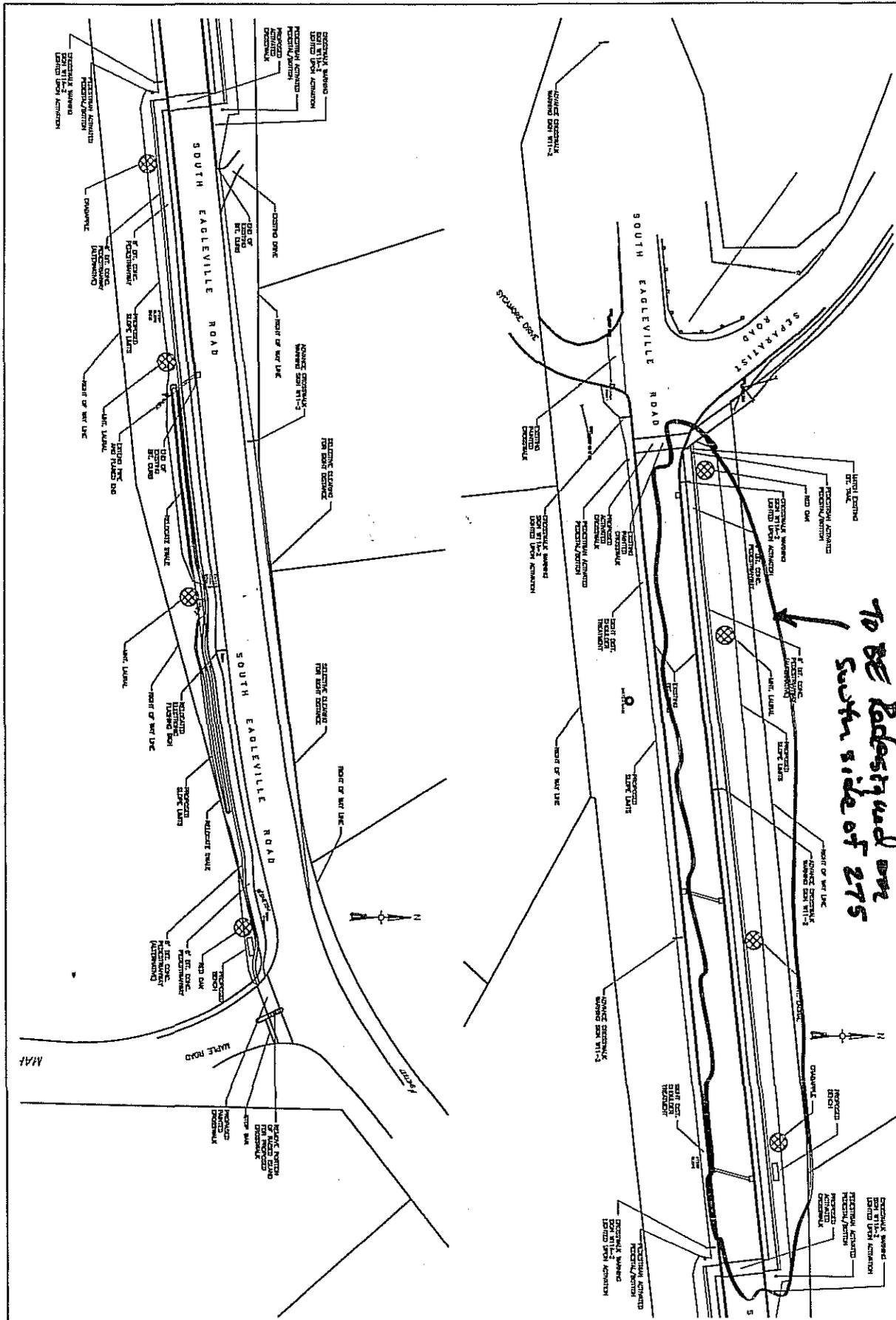


PREPARED BY
THE TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS

MAY 2010

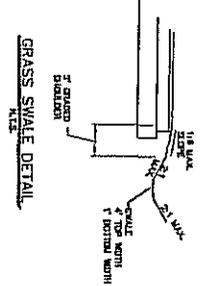
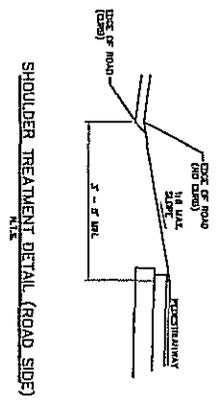
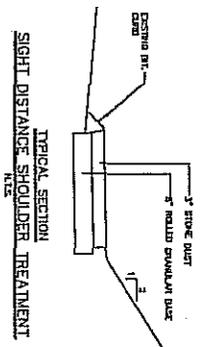
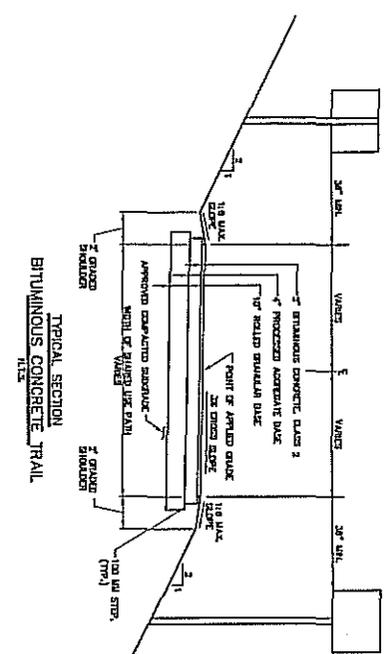


COVER SHEET
PLAN SHEET
PLS1
DS/SE1
DETAIL AND SEDIMENTATION
& EROSION CONTROL PLAN



TO BE Redesign w/d over
South side of 275

SHEET P11 PEDESTRIANWAY SOUTH EAGLEVILLE ROAD SEPARATIST ROAD TO MAPLE ROAD		TOWN OF MANSFIELD DEPARTMENT OF PUBLIC WORKS ALBERT P. DECK BUILDING FOUR SOUTH EAGLEVILLE ROAD MANSFIELD, CONNECTICUT 06108		DESIGNED BY: J. VELLETTTE	FILE NO. 2011-001
		DRAWN BY: J. VELLETTTE	CHECKED BY: L. HARTON	DATE CHECKED:	
SCALE: 1"=20' DATE: MAY 2011	APPROVED BY:	DATE:	DATE CHECKED:	FILE NO. 2011-001	FILE NO. 2011-001



GENERAL & SPECIAL CONDITIONS:

1. All work shall be in accordance with the specifications and standards of the Department of Public Works, Town of Mansfield, Massachusetts.

2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

3. The contractor shall maintain access to all existing utilities and structures throughout the project.

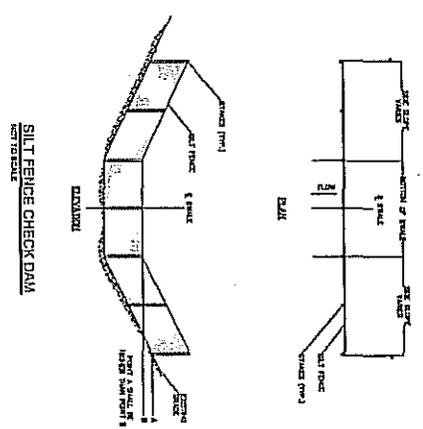
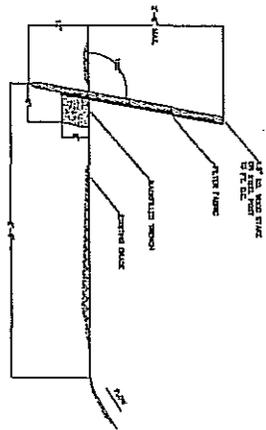
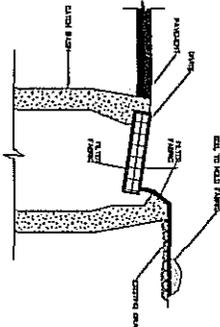
4. The contractor shall be responsible for the safety of all workers and the public during the construction process.

5. The contractor shall be responsible for the removal and disposal of all debris and materials generated during the project.

6. The contractor shall be responsible for the protection and preservation of all existing trees and vegetation on the site.

7. The contractor shall be responsible for the installation and maintenance of all safety barriers and signage during the project.

8. The contractor shall be responsible for the completion and final inspection of all work in accordance with the specifications and standards of the Department of Public Works, Town of Mansfield, Massachusetts.



SHEET 03/05/21	PEDESTRIANWAY SOUTH EAGLEVILLE ROAD SEPARATIST ROAD TO MAPLE ROAD			TOWN OF MANSFIELD DEPARTMENT OF PUBLIC WORKS AUDREY P. DEER BUAZDOP 8001 SOUTH EAGLEVILLE ROAD MANSFIELD, MASSACHUSETTS 01902		DESIGNER: I. VELLEITE	REVISIONS NO. DATE DESCRIPTION
	SCALE:	DATE: MAY 2019		APPROVED BY:	DATE CHECKED:	DRAFTER: I. VELLEITE CHECKED BY: I. VELLEITE	

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Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

To: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent *CBA*
Date: September 13, 2011

**Re: Proposed revisions to Lot Line, DAE and BAE
Lots 20 & 21, Beacon Hill Estates, PZC file # 1214-2**

The attached 9/9/11 Request for Site/Building Modifications from Edward Pelletier of Datum Engineering & Surveying seeks approval to revise the common lot line between Lots 20 and 21 of the Beacon Hill Estates Subdivision. A 7/26/11 plan was also submitted depicting the proposed lot line revision. The revision will also necessitate the revision of the Development and Building Area Envelopes (DAE/BAE) for each lot. Lot 20 has a new house under construction while lot 21 is an occupied home. This subdivision was approved in October 2005, when the subdivision was in a RAR-40 Zone and the minimum lot area requirement was 40,000 square feet. The subject lots are now in a RAR-90 Zone (5/31/06) and are therefore non-conforming lots of record. The proposed revision will redraw the lot line in a manner which simply exchanges an equal area of land between the lots so that the total area of each lot remains as approved in the 2005 subdivision.

Based on the provisions of Section 6.13 of the subdivision regulations, the PZC must approve any proposed revisions to the DAE or BAE. The Zoning Agent has the authority to approve revisions to lot lines under Article XI.C.1.c of the zoning regulations. The applicant has drawn the revised DAE and BAE on each lot at the same setback from the property line as depicted on the 2005 subdivision plan. Lot 21 will lose approximately 49 feet of frontage but will still be in excess of 350 feet. No setback issues will be created by the proposal. Both lots are previously open fields and therefore there are no trees or stone walls that will be affected by proposed revisions. I have noted a mathematical error concerning the lot areas stated on the plan, which will need correction on a final plan for filing on the land record. The subdivision regulations also require the filing of a notice to reflect the PZC's approval of revisions to the DAE and BAE.

I recommend that the Planning & Zoning Commission approve the Development/Building Area Envelopes on Lots 20 & 21 of the Beacon Hill Estates Subdivision as proposed in a 9/9/11 modification request and shown on a plan dated 7/26/11 with the condition that the plan be revised to accurately note the lot area of each lot. This approval shall become effective upon the endorsement and filing upon the land record of the revised plan and a Notice of Development/Building Area Envelope Revisions.

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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) Spring Hill Properties, LLC Telephone 860-429-8227

(please PRINT)
Address P.O. Box 917 Town Storrs, CT Zip 06268

Datum Engineering & Surveying, LLC
2. Applicant(s) Edward Pelletier Telephone 860-456-1357

(please PRINT)
Address 132 Conantville Road Town Mansfield Center, CT Zip 06250

3. Site Location Lots 20 & 21, Beacon Hill Drive, Mansfield

4. Reference any approved map(s) that would be superseded if this request is approved:
"Subdivision Plan 'Beacon Hill Estates' Prepared for Smith Farm Development Group, LLC
Mansfield City Road Mansfield, Connecticut Date: 01/05" Revised Through 03/28/06 Scale:
1" = 100' Sheet 2 of 15 Prepared by Messier & Associates, Inc. Manchester and Putnam, CT

5. Reference any new map(s) submitted as part of this request:
"Lot Line Modification Lots 20 & 21 Beacon Hill Estates Beacon Hill Drive Mansfield,
Connecticut Scale: 1" = 30' Date: July 26, 2011".

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: -
Lot line modification to convey equal areas for the purpose of having the lot lines more parallel with sides of existing houses.
See attached plan for specifics.

7.  Applicant's signature
Edward Pelletier, L.S. date 9/9/11

(over)

LOT LINE 1100.
LOTS 20 + 21
BEACON HILL ESTATES
July 26, 2011

DRIVE

HILL

BEACON

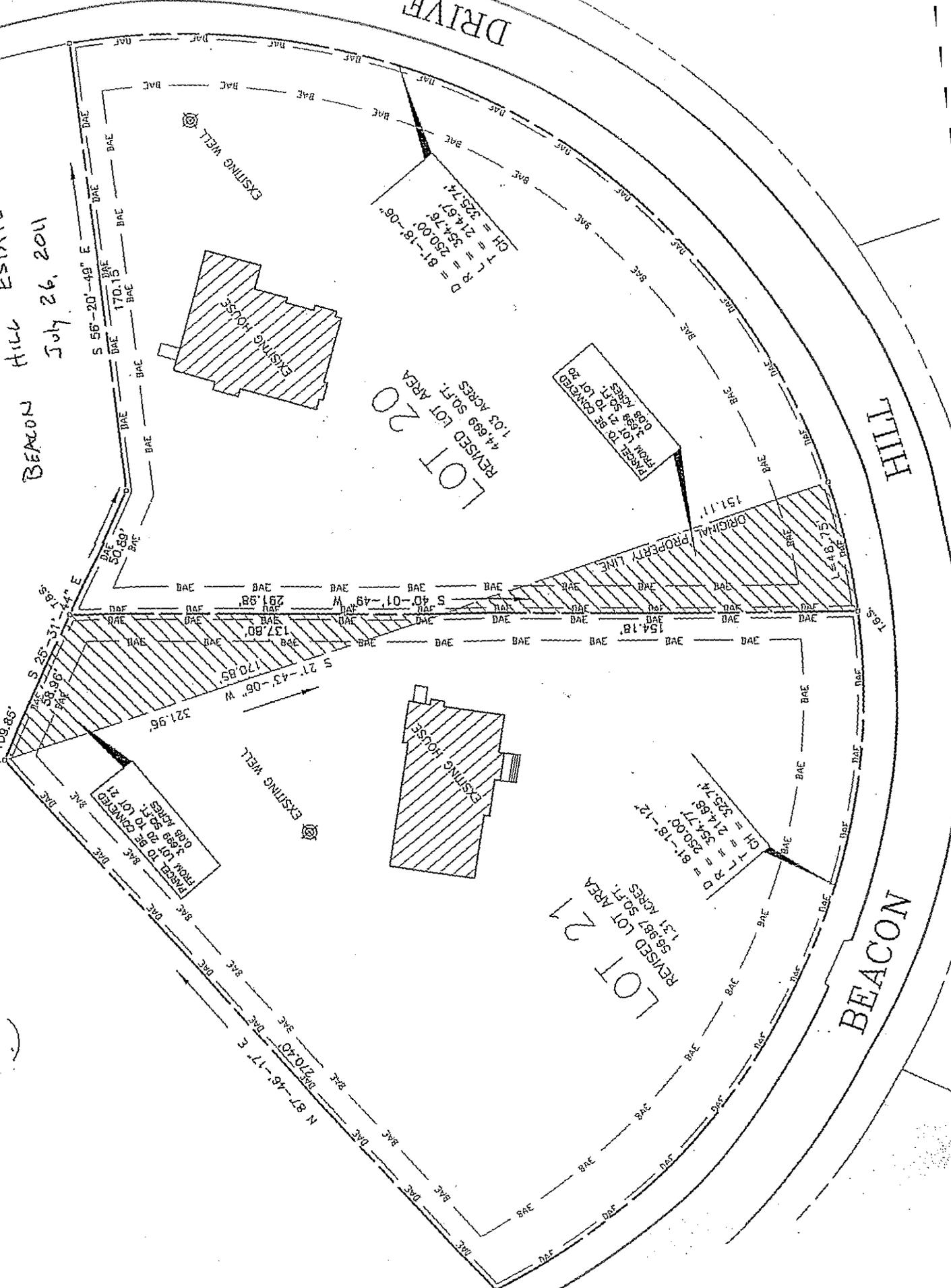
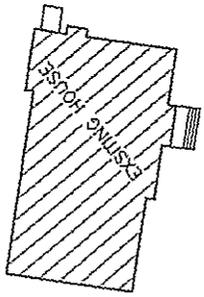
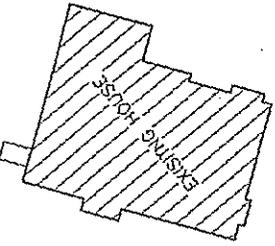
D = 81'-18"-06"
R = 250.00'
T = 354.76'
CH = 325.74'

FRAGILE LOT TO BE COMBINED
FROM LOTS 20, 21 & 22
0.88 ACRES

LOT 20
REVISED LOT AREA
44,899 SQ. FT.
1.03 ACRES

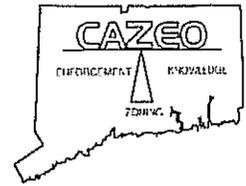
LOT 21
REVISED LOT AREA
56,987 SQ. FT.
1.31 ACRES

D = 81'-18"-12"
R = 250.00'
T = 354.77'
CH = 325.74'





Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

To: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: September 7, 2011

Re: Live Music Permit Renewals (PZC # 895)

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

Huskies Restaurant	#780-2
Pub 32 (formerly Stonewall)	#595
Ted's Restaurant	#1107

I therefore recommend that the Commission receive the special permit requests for the renewal of live music permits and schedule a public hearing for October 17, 2011.

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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: September 15, 2011 *LMP*
Subject: Zoning Permit Review
Storrs Center: Village Street
File 1246-8

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 construction of the Village Street was submitted on September 15, 2011. The Downtown Partnership has scheduled a public hearing on this Zoning Permit application on October 4, 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 October 3rd agenda for review and potential comment. Any comments from the Conservation Commission should be agreed upon and/or authorized before October 3, 2011.

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ZONING BOARD OF APPEALS

DECISION NOTICE

On September 14, 2011, the Mansfield Zoning board of Appeals took the following action:

Denied the application of James Sauve for a Variance of Art VIII, Sec A to divide an existing parcel into 2 lots, one which will have 47' of frontage where 200' is required at 29 North Windham Rd, as shown on submitted plan.

Opposed to approving application: Gotch, Katz, Pellegrine, Singer-Bansal, Scruggs

Reasons for opposing application:

- No demonstrated hardship
- Purchase of land was done with full knowledge of situation
- There is presently reasonable use of the land

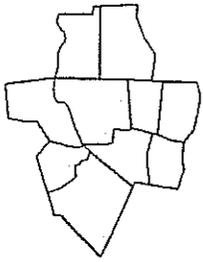
Application was denied.

Additional information is available in the Town Clerk's Office.

Dated September 15, 2011

Carol Pellegrine
Chairman

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WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

REGIONAL PLANNING COMMISSION

Date: September 7, 2011
Referral #: 11-08-31-WN
Report on: **Courtesy Referral - Subdivision Regulations**

WILLINGTON

Bonding

To: Town of Willington Planning & Zoning Commission
C/o: S. Yorgensen, Planning and Zoning Administrator

Commissioners;

This referral involves: A proposal to revise the subdivision regulations concerning bonding.

Receipt is hereby acknowledged of the above referral. Thank you for the opportunity to review this important regulation change.

Comments for Inclusion in the Public Record: The Regional Planning Commission reviewed the proposed amendments to the subdivision regulations. The commission offers recommendations on how proposals can better meet the goals and vision of the Windham Region Land Use Plan, WINCOG's regional guide for conservation and development. The recommendations of the Regional Planning Commission are purely advisory.

- The Regional Planning Commission supports the Willington Planning and Zoning Commission in its efforts to respond to recent changes in the CT General Statutes and in striving to protect the financial interests and obligations of the municipality.

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

Sincerely,

Katherine Holt, Chair
WINCOG RPC

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