

SPECIAL MEETING NOTICE AND AGENDA
JOINT MEETING OF THE
MANSFIELD PLANNING AND ZONING COMMISSION
and
MANSFIELD INLAND WETLANDS AGENCY

Special Meeting

Monday, August 6, 2012 ▪ 7:00 PM

Audrey P. Beck Municipal Building ▪ 4 South Eagleville Road ▪ Council Chambers

1. Call to Order
2. Roll Call
3. Pre-Subdivision Application: Beacon Hill Estates, Section II
Memo from Director of Planning and Development
4. Adjournment

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TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: August 2, 2012
Subject: Beacon Estates Section 2 Subdivision Design Process Submission (PZC File 1214-3)

Project Overview

In accordance with Section 5.2 of the Mansfield Subdivision Regulations, Eagleville Development Group LLC has submitted the following plans as part of Step 2 in the required design process for subdivisions containing over 4 lots or a street:

- Yield Plan
- Conceptual Layout Plan
- Test Pit Results

The subject property is comprised of a 60.5 acre parcel located on the south side of Mansfield City Road, west of Beacon Hill Drive. The property has approximately 770 feet of frontage along Mansfield City Road, as well as a 50 foot potential right-of-way extending from Beacon Hill Estates Section 1, which connects to the subject property along the southeast boundary. The following recommendations were provided to the applicant in May:

- Include a trail connection between existing town open space and trail located southeast of the property to the northwest corner of the property where it can connect to a future trail on the north side of Mansfield City Road.
- Use cluster development to limit development to east of the wetland, thereby eliminating the need for a wetland crossing, preserving the area west of the wetland as open space, and connecting the existing town open space south of the property with the DEEP land west of the property. In accordance with Section 7.4 of the Subdivision Regulations, the minimum lot size using this approach would be 40,000 square feet. The Commission also has the ability to reduce frontage requirements pursuant to Section 7.6 of the Subdivision Regulations.
- Preserve the farm lane as pedestrian access and part of the open space network.
- Preserve significant/specimen trees.
- Preserve stone walls wherever possible, particularly the double walls along the farm lane and along the eastern boundary of the wetland. Where stone walls must be impacted, provide a plan for reuse of the stones in accordance with Section 7.7 of the Subdivision Regulations.
- Preserve scenic views along Mansfield City Road.
- Work with Fire Marshall to determine whether vehicular access to Mansfield City Road is needed.

Yield Plan

The applicant has submitted a yield plan to demonstrate that using conventional development standards they could develop 17 lots on the subject property. The conventional design incorporates two street connections, one to Beacon Hill Road and one to Mansfield City Road, and proposed open space of 16.3 acres, for a total of 26.3% of the total land area. All of the lots shown meet the minimum size requirement of 90,000 square feet. Additional information is needed for Lots 6, 10 and 17 to determine conformance with frontage requirements. Test pit data was forwarded to Eastern Highlands Health District for review; we have not yet received confirmation that the soils are adequate to support a total of 17 lots on the property.

Section 8.5 requires that dead-end streets provide access to not more than 25 lots or be longer than 2,400 feet, whichever results in the shorter street. The proposed dead-end street in this instance would be the portion of Wyllys Farm Road extending west from the intersection with Bennett Drive. This section of the street potentially provides access to 7-9 lots and is approximately 1,600 feet in length, therefore conforming with the dead end street requirements.

Conceptual Layout Plan

In addition to the yield plan, the applicant has submitted a conceptual layout plan that reflects their preferred development scenario.

Lot Layout

The applicant has proposed a conceptual layout plan using the conservation/cluster subdivision design approach. The plan includes 14 lots on the east side of the wetland and 3 lots on the west side of the wetland, accessed by a proposed common driveway. The common driveway is located in the same location as the existing farm lane crossing. All of the lots exceed the 40,000 square foot minimum requirement for lots in conservation subdivisions. It appears that some of the lots may require reductions to the frontage requirements; additional details should be provided by the applicant on future submissions as to proposed frontage for each lot. The three lots located to the west side of the wetland all exceed three acres in size. Many of the lots located east of the wetland are significantly larger than the minimum required 40,000 square feet. There appears to be the potential to reduce some of the lot sizes on the east side of the wetland to create additional lots, thereby eliminating the need for the common driveway and wetland crossing. This possibility to create additional lots taking access from Wyllys Farm Road should be explored while continuing to preserve the scenic vista along Mansfield City Road. Areas to consider include the rear of lots 8, 9 and 10, and the rear of lots 11 and 12.

The proposed layout preserves a majority of the stone wall complex east of the wetland and the scenic views along Mansfield City Road, two priorities that were identified in previous recommendations.

Access

Access to the lots would be from a cul-de-sac street that would connect to Beacon Hill Road. No street access to Mansfield City Road is proposed. The Acting Fire Marshal has reviewed the concept plan and indicated that this access is sufficient for emergency access purposes.

During review by the Conservation Commission, the question was raised as to whether Beacon Hill Road itself is considered a 'dead-end street.' The following language was taken from Greg Padick's July 8, 2005 report at the time Section 1 of Beacon Hill Estates was being considered:

The proposed roadway system consists of a 500 foot long, 20-foot wide one-way entry drive, a parallel 16 ft.-wide one-way exit drive and a 2,200 ft.-long 26 ft.-wide loop roadway. The entry and exit drives would be approximately 50 feet apart and would meet the loop road with a roundabout traffic island. Prior to submission, the applicant met with staff to review the design with respect to subdivision regulations, public works standards and specifications and emergency access issues. After conferring with the PZC Chairman, the applicant was advised that, subject to compliance with technical requirements, the proposed roadway configuration would be considered compatible with applicable design standards. Of particular importance, it was determined that the one-way entry-exit arrangement, which does not provide direct access to any lots, can be considered a through road, and accordingly, the 2,200 foot long loop road would be acceptable with respect to maximum length of dead-end street provisions.

Based on this language, it appears that the 'loop' portion of the road was considered separately from the entrance and exit onto Mansfield City Road, even though there is only one street name for the entire length. If the entirety of Beacon Hill Road is not considered a through street, the proposed cul-de-sac connecting to Beacon Hill Road will exceed the maximum length and number of lots for a dead-end street. Additional clarification as to the status of the Beacon Hill Road as a through street is needed from the Commission.

The proposed common driveway to the three lots on the west side of the wetland would require pull-offs every 300 feet to comply with Section 7.11 of the Subdivision Regulations, and will also need to be reviewed by the Commission for conformance with the common driveway provisions contained in Section 7.10.

Lastly, a letter has been received from one of the residents of Beacon Hill Road expressing concern with the proposed access to the new subdivision being limited to the connection with Beacon Hill Road. The letter is attached for your review.

Open Space

The proposed layout plan includes 26 acres of open space, for a total of 42% of the property. The open space areas include 2.94 acres along Mansfield City Road, 19.4 acres bisecting the property (containing the wetland), and 3.7 acres of upland area adjacent to the DEEP property on the western boundary. The westernmost open space area is completely disconnected from any other open space by the proposed lots.

While wetlands and areas with slopes over 20% may be included in preserved open space, the Commission has the right to require that the percentage of preserved areas with these features not exceed the percentage of areas with these features on the entire site. In this case, the percentage of preserved area occupied by wetland areas appears to exceed the total percentage of the site occupied by wetlands.

No specific trail connections were identified as part of this submission.

Comments from Review Committees

The proposed yield and layout plans were reviewed by the Conservation Commission, Open Space Preservation Committee and Design Review Panel. Their specific comments are summarized below; full comments are attached for the Commission's review.

- **Design Review Panel** . One member of the Design Review Panel indicated a preference for the Yield Plan layout as opposed to the cluster layout (see attached email). The other two members that reviewed the proposal preferred the cluster layout and recommended that the applicant try to relocate the three lots west of the wetland to the east side. If that is not possible, they recommended reducing the lot sizes and shifting them to the north to create a continuous open space along the southern boundary of the property west of the wetland, connecting into the wetland area.
- **Open Space Preservation Committee**. The OSPC provided detailed comments as well as a map depicting their recommendations. The OSPC recommended the following:
 - Support for the conceptual conservation subdivision layout with 14 lots east of the wetland
 - Use of conservation easements instead of dedication to preserve the wetland and open space along Mansfield City Road
 - Elimination of the proposed open space on the western boundary as it was inaccessible and would be a landlocked parcel.
 - Dedication to the Town of trail corridors as depicted on the attached map

Subsequent to the development of the formal OSPC comments, one of its members reconsidered the elimination of the open space along the western boundary. As the committee did not formally meet to discuss this issue, the recommendation to shift the three house lots 100 feet to the north and provide a buffer area as part of a conservation easement along the southern boundary, thereby connecting the wetland to the DEEP property, comes from Vicki alone.

While not included in their recommendations, the OSPC did note that their top priority for this site was preservation of the forest west of the wetland.

- **Conservation Commission**. The Conservation Commission recommended that the area west of the wetland be preserved if at all possible and encouraged the applicant to consider eliminating the three lots or relocating them to the east side of the wetland.

Summary/Recommendations

Based on the above analysis, staff would recommend the following as the developer proceeds to the next stage of the design process, development of final engineering plans:

- The Commission must determine whether Beacon Hill Road in its entirety constitutes a 'through road'.
- Additional details need to be provided regarding lot frontage for specific lots on the yield plan to determine if 17 lots are feasible.
- Confirmation from Eastern Highlands Health District will be required for well and septic suitability.

- If 17 lots are determined to be feasible, the applicant should re-examine the possibility of relocating the three lots located west of the wetland to the east side, thereby preserving the forest west of the wetland as open space. If it is not possible to relocate the three lots, they should be redesigned and shifted to the north to provide continuous open space connection between the DEEP property and the wetland.
- The applicant should incorporate the recommendations as to use of conservation easements and trail corridors as prepared by the Open Space Preservation Committee.
- The new street, common driveway, culverts and other infrastructure such as the proposed detention basin should be designed using Low Impact Development/Green Infrastructure techniques. The applicant is encouraged to work with town staff on the design of the infrastructure before submitting for final subdivision approval.
- The applicant should consider providing a cistern or other water source for fire protection purposes.

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August 1, 2012

Mansfield Planning and Zoning Commission
c/o Linda Painter, Director of Planning and Development

Re: Planned Development Adjacent to Beacon Hill Estates

Dear Commission Members,

Over the past few weeks some of the details regarding the planned size, layout, and schedule of the proposed new housing development adjacent to Beacon Hill Estates in Mansfield have been coming to light. Several of our households here have great concern about the location of the entrance to this neighborhood. While we have always known the intended purpose of the existing right-of-way on Beacon Hill Drive (access to future development), it is only recently that we have begun to understand the scale of what is proposed and how it may affect our neighborhood. It seems that what is proposed is significantly more than an extension of our neighborhood circle by a few homes, rather it is a planned development separate from Beacon Hill, comparable in number of lots or larger.

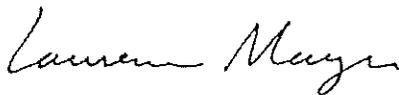
Over the past 4 years or so our neighborhood has enjoyed a very strong sense of community. Ten of the twelve families here have elementary school children or younger. We have been extremely fortunate to build a neighborhood where our children can walk to each other's homes and enjoy games on our adjoining lawns without the hazard of cars traveling past or the concern of strangers: any visitors to our neighborhood are immediately recognized as such.

We have become aware that the commission is in the process of evaluating the options to place the entrance to the new development via the existing right-of-way as well as alternate routes out to Mansfield City Road in one or more locations, and that several inputs to this decision are being considered, including impact to Mansfield City road and the preservation of wetlands on or near the development.

Please take additionally into consideration the impact that routing such a potential volume of traffic through part of our neighborhood would have on the community that we have created at Beacon Hill. Not just an extension to our circle, this large new neighborhood would be fairly independent from ours, seeing our circle as just the throughway to their home. We are very concerned that some of the safety we have enjoyed and that has allowed our families a wonderful sense of community will be lost. My family in particular will be affected: my two young children could no longer walk or bike without direct supervision what might become a hundred yards of a street entrance to a neighborhood not our own, on their way to other Beacon Hill homes.

We strongly hope that the commission will find one of the alternate entrances to the development more favorable to the benefit of the development, to the Mansfield environment, and to our families at Beacon Hill Drive.

Respectfully,



Laurence Mayer

46 Beacon Hill Drive
Mansfield, Connecticut 06268
(530)681-2662
laurenceemayer@gmail.com

August 2, 2012

Mansfield Planning and Zoning Commission
c/o Linda Painter, Director of Planning and Development

Dear Planning and Zoning Commission,

We are writing to request that the Commission consider alternate entrances into a new housing development being proposed north and west of the Beacon Hill Estates off of Mansfield City Road. One of the entrances being considered is directly across from our home at 43 Beacon Hill Drive (lot #22). Cars leaving this new development using this proposed entrance road would have headlights shining directly into our bedrooms and living space during the evening and early mornings and would be responsible for a significant increase in traffic in front of our home throughout the day.

The families that currently live in Beacon Hill have developed a real sense of community. Children run across the street at all times of the day to be with their playmates. In the evening, individuals and families can be seen out walking the circular cul-de-sac, waving or stopping to talk to their neighbors. If Beacon Hill Drive becomes the access road to this new housing development, all of this will change. The character of the current Beacon Hill Estates will never be the same. There are nine lots (#11, 12, 13, 14, 15, 16, 17, 22, and 23) on Beacon Hill Drive that would be on the direct traffic pattern between the entrance on Mansfield City Road and the proposed entrance to the new development. That could mean nine families whose lives will be significantly impacted by the traffic in front of their homes. For the individuals that will use the lower part of Beacon Hill Drive as an access road to their own neighborhood, the current Beacon Hill Estates community is not their community. They will not know the names of the children playing in the street or the families out for a walk. They will be in a hurry to get home and we are just annoying objects in their way. And this traffic and safety concern will be felt by all of the families who live on Beacon Hill Drive.

We would urge the commission to have a public hearing on this proposed access road so we and our neighbors can express our concern for the future quality of life in Beacon Hill Estates and the negative impact that this access road would have on our community.

Sincerely,

Douglas Hamilton and Pamela Paine
43 Beacon Hill Dr
Storrs Mansfield CT

Jessie Neborsky

From: John Lenard <johnflenard@gmail.com>
Sent: Friday, July 27, 2012 9:11 AM
To: Linda M. Painter
Subject: Beacon Hill Estates Section II

Dear Ms. Painter,

According to your request I reviewed the Conceptual Yield Plan and the proposed Conceptual Subdivision Plan for Beacon Hill Estates Section II.

I am fully aware that the Town favors cluster developments and I re-read twice the regulations. Nevertheless, in this case in my opinion the yield plan layout is superior to the proposed conceptual subdivision plan. I venture to say that if one would know the future residents of this proposed subdivision and could asks them, all of them would explicitly favor the yield plan over the cluster development proposal. Yes there is a wetland crossing and the open space would be less although still significant in size. However, isn't the responsibility of Town Commissions to look out for the prospective buyers? The cluster development calls for a very long driveway shared by three property owners. This is a more permanent problem than protecting the wetlands from a road crossing.

When the Town specified the minimum lot sizes for this area they had a good reason to do this. There must be a very strong argument to change this requirement and I do not see a good reason to do that at this location. (As shown on the Conceptual Layout Plan) I do not think that this development justifies the cluster plan and my recommendation is to refine the yield plan.

John F. Lenard, P.E.

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June 26, 2012

To: Linda Painter, Director of Planning

From: Open Space Preservation Committee

Re: Beacon Hill Estates Section II **Conceptual Layout Plan**

At their June 26, 2012, meeting the Open Space Preservation Committee reviewed the Beacon Estates Section II Conceptual Layout Plan. Developer Tom Boyle was present. The committee toured most of the property on April 21, 2012. Committee members revisited the property on July 30. Priorities and recommendations:

Priorities:

First priority: Expand preservation of the forest area west of the north/south wetland. Town ownership would provide a larger protected forest habitat because it links an adjacent 51-acre Town open space to a 64-acre Ct. DEEP property.

Second priorities:

- 1) Conserve open space areas proposed in the Conceptual Layout Plan.
- 2) Create trail connections. These trails would expand walking trail options to all Beacon Hill Estates residents.
 - A) from Beacon Hill Estates Section II to Town open space north of Mansfield City Road.
 - B) between Beacon Hill Estates Section I and Section II.

Recommendations:

Open Space Areas

- 1) Recommend support for the **proposed conservation subdivision** with 14 house lots east of wetland.
- 2) Recommend **conservation easements** (see map) on
 - A. proposed open space along north/south wetland area. Recommend that this area be protected by conservation easements on the house lots west of the north/south wetland.
 - B. proposed open space area along Mansfield City Road. Recommend that this area be protected by conservation easements on house lots north of the proposed Wyllys Farm Road. In particular, Town ownership of the old house site and surrounding area is not recommended because of liability concerns about public access to potentially injurious items in this area. (Town ownership of a trail corridor along frontage of this area is recommended (see below).
 - C. Proposed 3.5-acre open space parcel on South boundary. Note that this area cannot be granted to the Town without access because this would create a land-locked parcel. Recommend that this area be included in a house lot.

From: Open Space Preservation Committee
Re: Beacon Hill Estates Section II Conceptual Layout Plan
Page 2

Trail Corridors

3) Recommend **Town ownership** (see map) of trail corridors to insure access to these trails into the future and avoid potential issues that could arise if there were trail easements on house lots instead.

East of north/south wetland

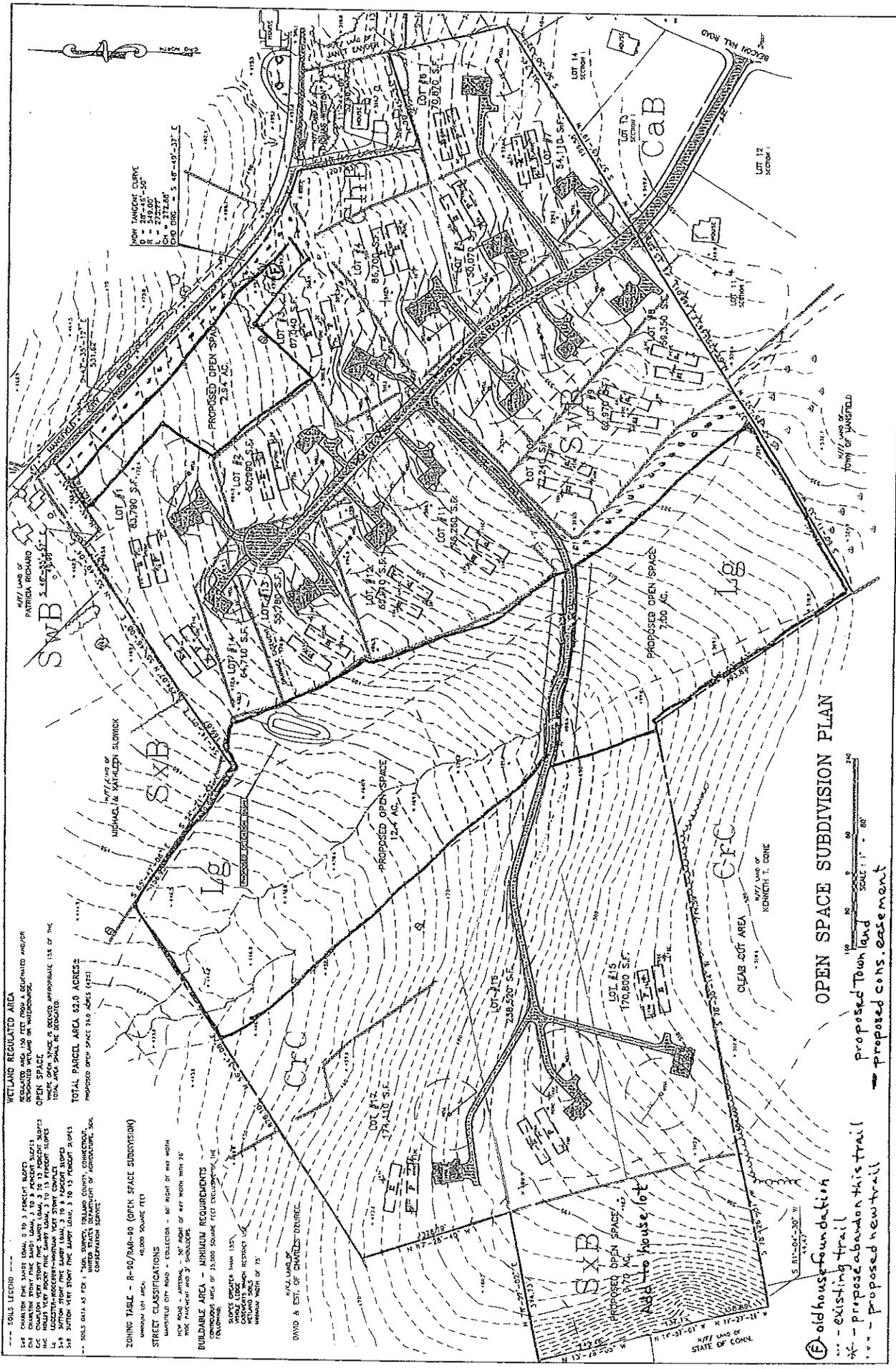
A. Town to own farm lane leading from proposed Wyllys Farm Road to Mansfield City Road. Also a connecting trail corridor inside the stone wall along Mansfield City Road (to be no more than 15-feet wide). This would provide a trail connection from Wyllys Farm Road to the open space north of Mansfield City Road.

West of north/south wetland

A. Town to own a 30-foot-wide trail corridor between existing Town open space in Section I and the farm lane (proposed shared driveway). This corridor would provide a trail connection from an existing trail in Section I to the proposed shared driveway on the farm lane.

B. ROW for public pedestrian access along part of the farm lane that is the proposed shared drive. This would connect the above trail with the proposed trail from Wyllys Farm Road to Mansfield City Road.

C. Recommend abandoning the existing trail on Lot 10 of Section I because it crosses the lawn of this home. The proposed trail would be a better alternative because it has stone walls as a buffer between the trail and the house lots.



SOILS LEGEND

C48 CHATEAU OVER SANDY SOILS, 0 TO 3 PERCENT SILT
 C49 CHATEAU OVER SANDY SOILS, 3 TO 10 PERCENT SILT
 C50 CHATEAU OVER SANDY SOILS, 10 TO 15 PERCENT SILT
 C51 CHATEAU OVER SANDY SOILS, 15 TO 20 PERCENT SILT
 C52 CHATEAU OVER SANDY SOILS, 20 TO 25 PERCENT SILT
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 C56 CHATEAU OVER SANDY SOILS, 40 TO 45 PERCENT SILT
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 C63 CHATEAU OVER SANDY SOILS, 75 TO 80 PERCENT SILT
 C64 CHATEAU OVER SANDY SOILS, 80 TO 85 PERCENT SILT
 C65 CHATEAU OVER SANDY SOILS, 85 TO 90 PERCENT SILT
 C66 CHATEAU OVER SANDY SOILS, 90 TO 95 PERCENT SILT
 C67 CHATEAU OVER SANDY SOILS, 95 TO 100 PERCENT SILT

WETLAND REGULATED AREA
 REGULATED AREA 150 FEET FROM A DESIGNATED AND/OR
 DESIGNATED WETLAND OR WATERWAY.
 OPEN SPACE
 TOTAL AREA SHALL BE DESIGNATED
 TOTAL PARCEL AREA 52.0 ACRES ±
 PROPOSED OPEN SPACE 26.0 ACRES (50%)

ZONING TABLE - R-10/RM-80 (OPEN SPACE SUBDIVISION)

MINIMUM LOT AREA: 40,000 SQUARE FEET
 STREET CLASSIFICATIONS
 UNIMPAVED CITY ROAD - COLLECTION - 60' RIGHT OF WAY WIDTH
 CITY ROAD - ARTERIAL - 50' RIGHT OF WAY WIDTH WITH 30' SIDEWALK AND 3' SHOULDER
 BUILDABLE AREA - MINIMUM REQUIREMENTS
 CONTIGUOUS AREA OF 30,000 SQUARE FEET EXCLUDING THE
 FOLLOWING:
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DAVID A. EST. OF CHARLES DUBRECH.

OPEN SPACE SUBDIVISION PLAN

PROPOSED TO ABANDON THIS TRAIL

PROPOSED NEW TRAIL

PROPOSED CONS. EASEMENT

OLD HOUSE FOUNDATION

EXISTING TRAIL

PROPOSED TO ABANDON THIS TRAIL

PROPOSED NEW TRAIL

PROPOSED CONS. EASEMENT

OLD HOUSE FOUNDATION

EXISTING TRAIL

PROPOSED TO ABANDON THIS TRAIL

PROPOSED NEW TRAIL

PROPOSED CONS. EASEMENT

OLD HOUSE FOUNDATION

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PROPOSED NEW TRAIL

PROPOSED CONS. EASEMENT

OLD HOUSE FOUNDATION

EXISTING TRAIL

PROPOSED TO ABANDON THIS TRAIL

PROPOSED NEW TRAIL

PROPOSED CONS. EASEMENT

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July 31, 2012

To: Linda Painter, Director of Planning

From: Vicky Wetherell, Open Space Preservation Committee

Re: Beacon Hill Estates Section II **Conceptual Layout Plan**

After committee members revisited this property on July 30, we decided not to recommend a trail corridor along the south boundary between Town open space and DEEP land (as we had done in our comments about the Site Analysis Assessment). Instead, we have concentrated on trail connections between Section I and Mansfield City Road.

Since our report was drafted, I realized that a preserved area of natural vegetation along the south boundary would provide two benefits:

- 1) A wildlife corridor between the DEEP property and preserved open space along the north/south wetland in Section I and II.
- 2) A wooded area between the proposed house near the south boundary and the adjacent tree farm. This woods would provide a buffer between the house and the agricultural operation of the tree farm and potential public activities on this part of the farm.

I would recommend that a buffer area along the south boundary be considered for a conservation easement in addition to the recommended areas in the committee's comments. There is enough room to shift the three proposed houses 100 feet to the north to accommodate this conservation easement.

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Town of Mansfield
CONSERVATION COMMISSION
Meeting of 18 July 2012
Conference B, Audrey P. Beck Building
(draft) MINUTES

Members present: Aline Booth (Alt.), Neil Facchinetti, Quentin Kessel, Scott Lehmann.
Members absent: Joan Buck (Alt.), Robert Dahn, Peter Drzewiecki, Frank Trainor, John Silander. *Others present:* Tom Boyle (Eagleville Development Group), Grant Meitzler (Wetlands Agent), Linda Painter (Town Planner), Nathan Wojtajna (UConn student)

1. The meeting was called to order at 7:33p by Chair Quentin Kessel. Alternate Aline Booth was designated a voting member for this meeting.
2. The draft minutes of the 20 June 2012 meeting were approved as written.

3. PZC 1214-3: Beacon Hill Estates Section II, Mansfield City Rd. After reviewing comments on its Off-Site and Neighborhood Influences Inventory Plan and Site Analysis Plan, Eagleville Development Group has submitted a Conceptual Yield Plan and Conceptual Layout Plan for a second phase of the Beacon Hill Estates subdivision on Mansfield City Road.

The yield plan proposes that regulations allow seventeen 2-acre lots to be developed on the property (with two driveway cuts on Mansfield City Rd. and two connected access roads from Mansfield City and Beacon Hill Roads). The layout plan proposes fourteen lots (50K ft² minimum) in the eastern portion of the property, clustered along an access road ("Wyllys Farm Road") from Beacon Hill Road, plus three large lots (170K ft² and up) in the western part of the property, accessed by a common driveway from the new access road. This common driveway would have to cross a north-south wetland that bisects the property.

Undeveloped frontage on Mansfield City Road would be maintained by an open space dedication. Three additional open space dedications encompass the wetland (save for the driveway corridor); two of them are contiguous with Town or State land. In all, 26 acres would be dedicated to the Town as open space. According to Tom Boyle, 98% of (the length of) stone walls on the property would be preserved, primarily by utilizing them as lot boundaries.

Booth wondered if the open space dedication of Mansfield City Road frontage could be replaced by conservation easements on larger lots without opening up the possibility that their owners could sell the frontage for development. Monitoring a conservation easement on private property may be less onerous for the Town than managing an open space dedication. Painter indicated that a conservation easement would be legally sufficient to prevent future development.

Kessel observed that the open space dedication, while generous in terms of area, is fragmented. No dedicated open space connects the Town and State land, limiting the reach of a future trail system and the recreational use of dedicated open space by subdivision residents. The three lots in the western portion are considerably larger than necessary; trimming and shifting them a bit would permit a more useful dedication of connected open space.

The Commission had hoped that development of the western portion could be avoided entirely, so as to preserve a large tract of interior forest and avoid a road or common driveway across the wetland. Painter suggested that it might be possible to squeeze more lots into the eastern portion, but that doing so would probably require sacrificing stone walls and undeveloped frontage on Mansfield City Road. It is conceivable that the western portion of the property could be preserved through a program administered by the Connecticut Department of Revenue Services (DRS) that allows tax credits for donations to approved projects, such as open space acquisition. However, the DRS's tax-credit "budget" is limited, and the Town has no

experience with this program.

The Commission was not up to formulating a comment to the PAC on the subdivision plan and agreed to let the minutes reflect the discussion. Mr. Boyle left the meeting.

4. Hazardous Waste Transfer Station. Painter reported that an advisory committee on relocating UConn's hazardous waste transfer station has met and aims to nominate 5-6 potential sites for an Environmental Impact Evaluation (EIE). The present location behind Horsebarn Hill may be among them, despite its being in a public water supply watershed. Various stakeholders (including UConn, the Town of Mansfield, the Naubesatuck Watershed Council) are represented on the committee.

5. Water Issues.

- a. The **Water Source Study for the Four Corners Area** has added proposals from Hartford's MDC to its EIE process. MDC water would arrive via a new pipeline routed along US 44 or I-84. Painter indicated that the cost of such a pipeline would be very large (on the order of \$100M) and that zoning changes in corridor towns would be required by DEEP to keep the project from becoming an engine of sprawl.
- b. Kessel attended the Town Council's **12 July Workshop on Water Supply Issues** and was impressed by the quality of the presenters and their patience in answering questions. Former Council member (now State Rep.) Greg Haddad was among those raising the issue of governance, emphasizing the importance of the Town's having a say in how any new water is allocated.
- c. Painter reported that UConn has moved to **Stage II Water Conservation** today (18 July), as flows in the Fenton and Willimantic Rivers continue to decline in the absence of significant rainfall.
- d. Nathan Wojtajna is working on a project to sharply reduce **Hockanum's use of UConn water** at the former Mansfield Training School greenhouses by capturing rainwater runoff from the roof for use in watering plants.

6. Agricultural Ordinances. The Town Council will be considering several proposed ordinances relating to agriculture, among them, the Right-to-Farm ordinance that the Commission discussed at its March meeting. Lehmann will send the relevant portion of the March minutes to Painter to forward to the Council as the Commission's comment.

7. Adjourned at 8:53p. Kessel will e-mail members to determine whether a quorum can be assembled for the scheduled August meeting on 15 August.

Scott Lehmann, Secretary, 20 July 2012.