

MEETING NOTICE AND AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting

TUESDAY, September 4, 2012 ▪ 7:05 PM

(or upon completion of Inland Wetland Agency Meeting)

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

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. August 6, 2012 Joint Meeting
 - b. August 6, 2012 Regular Meeting
 - c. August 28, 2012 Field Trip Minutes
4. Zoning Agent's Report
 - Monthly Activity Update
 - Enforcement Update
 - Other
5. Old Business
 - a. Application to amend the Zoning Regulations, Article VII, Section S.2; Article VIII; and Article X, Section A.4.d- M. Healey-applicant, PZC File #1310
 - b. Subdivision Pre-Application: North Windham Road, PZC File #1311
(tabled pending committee reports)
 - c. Other
6. New Business
 - a. New Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2
 - b. New Special Permit Application, Assembly-Banquet Hall, 476 Storrs Road, Healey, owner/applicant: PZC File #1312
 - c. Application to Amend the Mansfield Zoning Map/Storrs Center Master Plan, Storrs Center Alliance, LLC, owner/applicant: PZC File #1246-10
 - d. DAE Modification Request, Lot 5 Kidderbrook Estates, J. and C. Sweet, PZC File #1151-2
Memo from Zoning Agent
 - e. Modification Request: Staples Center, PZC File #483-4
Memo from Zoning Agent
 - f. Request for Special Permit Extension, United Services, Inc., North Frontage Rd, PZC File #1302
Memo from Zoning Agent

- g. **Request for Determination of Efficiency Unit, 32 Fern Road, T. Cronin-owner**
Memo from Zoning Agent
 - h. **Approval of Site Signage, Cumberland Farms, PZC File #1303-2**
Memo from Zoning Agent
 - i. **Draft Connecticut Conservation and Development Policies Plan (2013-2018)**
Memo from Director of Planning and Development
 - j. **Consideration of Cancelling the 9/18/12 Meeting**
 - k. **Other**
- 7. Reports from Officers and Committees**
- a. **Chairman's Report**
 - o Committee Assignments
 - b. **Regional Planning Commission**
 - c. **Regulatory Review Committee**
 - o Discussion regarding changing date and time of future meetings
 - d. **Planning and Development Director's Report**
 - e. **Other**
- 8. Communications and Bills**
- a. **Town of Windham Referral: Proposed Zoning Regulation Change**
 - b. **9/12/12 ZBA Legal Notice**
 - c. **Articles (4) from the August/September 2012 American Planning Association Planning Magazine**
 - o America's Program for Planning and Planners
 - o Seattle Grows and Edible Urban Forest
 - o Farming at the Fringe-Exurban areas are embracing family farms
 - o Lasting Value
 - d. **PZC/IWA Annual Report for 2011-2012**
 - e. **Other**
- 9. Adjournment**

DRAFT MINUTES
JOINT MEETING OF THE
MANSFIELD PLANNING AND ZONING COMMISSION
and
MANSFIELD INLAND WETLANDS AGENCY
Special Meeting
Monday, August 6, 2012
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, K. Holt, G. Lewis, P. Plante, K. Rawn, B. Ryan
Members absent: B. Pociask, R. Hall
Alternates present: V. Ward
Alternates absent: S. Westa
Staff Present: Linda Painter, Director of Planning and Development
Grant Meitzler, Assistant Town Engineer and Inland Wetlands Agent
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:08 p.m., appointing Ward to act in members' absence.

Pre-Subdivision Application: Beacon Hill Estates, Section II

Linda Painter, Director of Planning and Development, referenced her 8/2/12 memo and an updated map with an attached email from Edward Pelletier, Datum Engineering and Surveying. Said map was received and distributed to members at tonight's meeting. It was revised based on comments in Painter's memo. Painter reported that this subdivision proposal was referred to the Conservation Commission, Open Space Preservation Committee, Design Review Panel, Deputy Fire Marshal, Assistant Town Engineer/Inland Wetlands Agent, and The Eastern Highlands Health District. To date, the following communications have been received and distributed: an 8-1-12 email from Laurence Mayer, 46 Beacon Hill Drive; an 8-2-12 email from Douglas Hamilton and Pamela Paine, 43 Beacon Hill Drive; a 7-27-12 email from John Lenard, Design Review Panel member; 6-26-12 comments from the Open Space Preservation Committee; additional 7-31-12 comments from Vicky Wetherell, Open Space Preservation Committee; and 7-18-12 minutes from the Conservation Commission (with comments pertaining to this application). Painter also reported that the Deputy Fire Marshal recommended that the applicant consider providing a water source on the property for fire protection purposes.

Painter asked for feedback from the Commission/Agency regarding the suitability of Lots 6, 10 and 17. The general consensus of the Commission was that Lots 6, 10 and 17, as presently depicted on the preliminary plan, are suitable for development. Painter also stated that Eastern Highlands Health District will not review the proposal until a formal application is made; accordingly, the ability to develop 17 lots, as proposed, will be contingent on confirmation from EHHD that there is adequate well and septic capacity to support that number.

Painter also requested a determination from the Commission as to whether it considers Beacon Hill Road in its entirety a through street, or if it concurs with former Planner Greg Padick's initial assessment that the loop portion was a dead-end street. Painter stated the PZC will have to determine if a road is required to access Mansfield City Road. Grant Meitzler noted for the record that the loop portion of Beacon Hill Road was engineered and built 26 feet wide so as to meet the requirements of a through road. After discussion, the general consensus was that all of Beacon Hill Road should be considered a through road. Some members expressed concern with this approach and requested that the applicant provide an alternate layout showing a vehicular connection to Mansfield City Road, so as to provide an opportunity to fully evaluate that alternative.

Painter reviewed comments from other town staff and committees, emphasizing the comments from two members of the Design Review Panel, Conservation Commission, and the Open Space Preservation Committee all of whom would prefer that the west side of the wetlands remain undeveloped; or at minimum, that the 3 lots drawn west of the wetlands be reconfigured and shifted to the north to create a continuous open space area connecting the wetland to the DEEP property located at the southwest corner of the property. The consensus of the Commission was to maintain the 3 lots west of the wetlands but to shift them to the north as suggested.

Quentin Kessell, representing the Conservation Commission, and Jim Morrow, representing the Open Space Preservation Committee, were present and both reiterated the positions of their respective Committees.

Adjournment:

The meeting was adjourned at 7:50 p.m. by the chairman.

Respectfully submitted,

Katherine Holt, Secretary

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, August 6, 2012
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:51 p.m., appointing Ward to act in members' absence.

Minutes:

7-16-12 Minutes- Plante MOVED, Ward seconded, to approve the 7/16/12 meeting minutes as corrected. MOTION PASSED UNANIMOUSLY. Lewis noted for the record that he listened to the recording.

Zoning Agent's Report:

Noted.

Public Hearing:

7:15 p.m. Application to amend the Zoning Regulations, Article VII, Section S.2; Article VIII; and Article X, Section A.4.d - M. Healey-applicant, PZC File #1310

Chairman Goodwin opened the Public Hearing at 7:53 p.m. Members present were Goodwin, Chandy, Holt, Lewis, Plante, Rawn, Ryan, and alternate Ward. Ward was appointed to act. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in The Chronicle on 7/24/12 and 8/1/12; read into the record an 8/1/12 communication from Ted Melinosky, Vice Chair, WINCOG RPC; and noted her memo dated 8/2/12. Dennis O'Brien, Town Attorney, was seated in the audience and indicated that he saw no conflicts or problems with the regulation change as proposed.

Michael Healey, applicant, was present. He presented his application and stated that he agreed with the comments in Painter's memo. The Chairman noted no comments from the public or the Commission, and Holt MOVED, Plante seconded, to close the public hearing at 8:05 p.m. MOTION PASSED UNANIMOUSLY.

Old Business:

a. Gravel Permit Renewal: Hall property on Old Mansfield Hollow Road File #910-2

Holt MOVED, Chandy seconded, to approve with conditions the special permit renewal application of Edward C. Hall (file #910-2) for excavating and grading on property owned by the applicant, located off Bassetts Bridge Road, as submitted to the Commission and shown on a plan dated 5/28/11, and as presented at Public Hearing on 7/16/12. This renewal is granted because the application as hereby approved is considered to be in compliance with Article V, Section B and Article X, Section H of the Mansfield Zoning Regulations. Approval is granted with the following conditions, which must be strictly adhered to, due to potential adverse neighborhood impacts. Any violation of these conditions or the Zoning Regulations may provide basis for revocation or non-renewal of this special permit.

1. This approval for special permit renewal shall apply only to the Phase 1 area of the site. No work shall commence in Phase II until the requirements of Condition #13 have been met.

2. This special permit renewal shall be effective until July 1, 2013;
3. Excavation activity shall take place only in accordance with plans dated 5/22/92, as revised to 5/28/11;
4. This permit renewal acknowledges that up to 500 cubic yards of clean topsoil may be brought onto the Phase 1 premises. Prior to depositing any topsoil/fill, the applicant shall contact the Assistant Town Engineer and identify the source of the topsoil material. The Assistant Town Engineer shall make a determination about the suitability of the material source and may require that it be tested for contamination. Only clean topsoil shall be brought in, and it shall be spread or stockpiled solely within the Phase 1 area.
5. All work shall be performed by Edward C. Hall or his employees. No other subcontractors or excavators shall excavate in or haul from this site. All work shall be performed using the equipment stated on said plans and in the applicant's Statement of Use;
6. No more than 8,000 cubic yards of sand and gravel or the amount of material remaining in Phase I, whichever is less, shall be removed per year;
7. In association with any request for permit renewal, the following information shall be submitted to the Commission at least one month prior to the permit expiration date:
 - A. Updated mapping, prepared by a licensed professional engineer, depicting current contour elevations and the status of site conditions, including areas that have been re-vegetated;
 - B. A status report statement that includes information regarding:
 - the amount of material removed in the current permit year and the estimated remaining material to be removed in the approved phase;
 - the planned timetable for future removal and restoration activity;
 - conformance or lack thereof with the specific approval conditions contained in this renewal motion.
8. The existing buffer area to the south and southeast of the approved excavation phase shall be retained in its existing wooded state. This area provides an important buffer between the active excavation work and neighboring residential uses, and is deemed necessary to address neighborhood impact requirements. This buffer shall have a minimum width of 50 feet (see Article X, Section H.5.e);
9. Topsoil:
 - A. A minimum of 4" of topsoil shall be spread, seeded and stabilized over areas where excavation has been completed;
 - B. No loam shall be removed from the property. All stockpiled loam presently on the site shall be used for restoration of the area where gravel is removed.
10. In order to ensure that dust does not leave the site, erosion and sedimentation controls and site restoration provisions as detailed in the plans shall be strictly adhered to and the following measures shall be implemented:
 - A. No more than 1.5 acres shall be exposed at any one time;
 - B. Both roads shall be kept dust-free and maintained to trap fine material and to keep the gravel surface of the road clean. A tracking pad at least 50' in length shall be installed and maintained at the haul road exit on Bassetts Bridge Road;

- C. If the above measures do not control dust on the site as evidenced by complaints from nearby residents and verification by the Zoning Agent, dust monitors shall be installed immediately, with the advice of the applicant's engineer, and with their operation approved by the PZC;
 - D. The haul road shall be watered as necessary to prevent dust;
 - E. All loads shall be covered at the loading location;
 - F. There shall be no stockpiles of any material other than topsoil located outside the excavation area. Any stockpiles will be only as part of the daily operation of the excavation and shall not exceed 10 cubic yards in size. All stockpiled material shall be graded off and stored within the lower portions of the site in order to minimize any windblown transport.
11. In order to ensure that there is no damage to the major aquifer underlying the subject property and nearby wells, the following shall be complied with:
- A. Excavation shall not take place within 4 feet of the water table;
 - B. Materials stored onsite shall be limited to those directly connected with the subject excavation operation or an agricultural or accessory use authorized by the Zoning Regulations. Any burial of stumps obtained from the permit premises shall be in conformance with the DEP's regulations;
 - C. With the exception of manure, which shall be spread in accordance with the letter received at the 4/6/94 PZC meeting from Joyce Meader of the Cooperative Extension Service, no pesticides or fertilizers shall be applied unless a specific application plan is approved by the PZC. All operations to restore the subject site shall employ Best Management Practices as recommended by the Natural Resources Conservation Service and State Department of Environmental Protection for the application of manure, fertilizers or pesticides and the management of animal wastes;
 - D. No refueling, maintenance or storage of equipment shall be done onsite, in order to minimize the potential for damage from accidental spills;
12. In addition to Old Mansfield Hollow Rd, this permit renewal authorizes the use of a haul road to Bassetts Bridge Road shown as "D" on the approved plan;
13. In order to protect the integrity of the buffer area required under Condition #8, the applicant shall complete the required restoration of the adjacent property at 23 Mansfield Hollow Road Extension to the satisfaction of the Zoning Agent. The applicant is the permittee for this restoration and has failed to complete the work as required under Zoning Permit #06-2-6, Certificate of Compliance #5765, a 2-2-09 Bonding Agreement, and a 1-19-11 order of the Zoning Citations Hearing Officer;
14. All zoning performance standards shall be strictly adhered to;
15. Approval of this permit does not imply approval of any future phase;
16. The existing cash bond plus accumulated interest shall remain in place until the activity has ceased and the area has been stabilized and restored to the satisfaction of the PZC;
17. Hauling operations and use of site excavation equipment shall be limited to the hours of 8:00 a.m. to 5:30 p.m. Mon.-Fri., and 8:00 a.m. to 1:00 p.m. on Saturday, with no hours of operation on Sunday;
18. The Planning and Zoning Commission waives the requirement of a map submission as per Condition #7A, but reserves the right to require it again if the conditions warrant;
19. This special permit shall become valid only after it is obtained by the applicant from the Mansfield Planning Office and filed by him upon the Mansfield Land Records. No activity shall take place until said filing has been done. MOTION PASSED UNANIMOUSLY.

- b. **Application to amend the Zoning Regulations, Article VII, Section S.2; Article VIII; and Article X, Section A.4.d - M. Healey-applicant, PZC File #1310**

Rawn volunteered to work with staff on a motion for the next meeting.

- c. **8-24 Referral-School Building Project**

After extensive discussion among members, Rawn MOVED, Holt seconded, that the Mansfield Planning and Zoning Commission approves the issuance of a report to the Mansfield Town Council that the proposal for the school building project referred to the Commission is in compliance with the Town's Plan of Conservation and Development; provided that this report is limited to a review pursuant to Section 8-24 of the General Statutes of Connecticut and does not represent a determination of the need for such project. For the purposes of this report, the school building project includes the following components:

- Renovations to the Mansfield Middle School;
- Construction of two new elementary schools on the Goodwin and Vinton sites, including demolition of the existing buildings and the acquisition of adjacent property as necessary; and
- Closure of Southeast Elementary School, with future use to be determined.

Furthermore, the proposed project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.

MOTION PASSED with Chandy, Holt, Lewis, Rawn, and Ryan in favor, and Goodwin, Plante and Ward opposed.

New Business:

- a. **Request for a BAE Revision, Lot 16 Beacon Hill Estates, PZC File #1214-2**

Chandy MOVED, Holt seconded, that the Planning & Zoning Commission approve the proposed revision to the building Area Envelope for Lot 16 of the Beacon Hill Estates Subdivision, as described in the 7/23/12 request from Spring Hill Properties, LLC., and shown on a revised plan dated 7/18/12. This revision will not affect neighboring properties, natural or manmade features or the overall character of the subdivision. This action shall be noticed on the land record. MOTION PASSED UNANIMOUSLY.

- b. **Request for extension, 9 Stafford Road, PZC File #404-3**

Holt MOVED, Ryan seconded, that the Planning and Zoning Commission approve a fifth extension of the period of time to begin construction of the gasoline station and convenience store, on property located at 9 Stafford Road, now owned by K Brothers, LLC. The new expiration date to begin construction is October 1, 2013 unless an additional extension is requested and approved. No work shall commence until a new bond with a bond agreement has been approved and executed by the PZC Chairman with staff assistance. MOTION PASSED UNANIMOUSLY.

- c. **Subdivision Pre-Application: North Windham Road**

It was recommended that this item be added to the Field Trip Agenda.

- d. **Consideration of Proposed Alternate Appointment: Alex Marcellino**

After introducing himself to the Commission and answering questions, Plante MOVED, Holt seconded, to appoint Alex Marcellino as the new PZC/IWA alternate member, as recommended in a 7/18/12 email from Mark LaPlaca, Mansfield Democratic Town Committee Chair, effective immediately. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

A field trip was set for 8/28/12 at 3:30 p.m. with the wetlands item first and the remainder of the field trip dedicated to the subdivision pre-application on North Windham Road. It was recommended to allow 1 ½ hours for the site walk.

Communications and Bills:

None noted.

Adjournment: The meeting was adjourned at 8:47 p.m. by the chairman.

Respectfully submitted,

Katherine Holt, Secretary

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DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
CONSERVATION COMMISSION
FIELD TRIP
Special Meeting
Tuesday, August 28, 2012

Members present: J. Goodwin (item 2), B. Chandy, K. Holt, A. Marcellino, B. Ryan, V. Ward,
S. Westa (item 2)

Others present: S. Lehman, Conservation Commission

Staff present: G. Meitzler, Wetlands Agent/Assistant Town Engineer
C. Hirsch, Zoning Agent

The field trip began at 3:30 p.m.

1. Tolis – 37 Hickory Lane - above ground pool and deck, W1500
Members were met on site by home owner Paul Tolis. Members observed current conditions, and site characteristics. No decisions were made.
2. Sauve- North Windham Road- pre-subdivision application, PZC File #1311
Members were met on site by James Sauve, Rob Hellstrom and John Alexopoulos. Members observed current conditions, and site characteristics. No decisions were made.

The field trip ended at approximately 4:45 p.m.

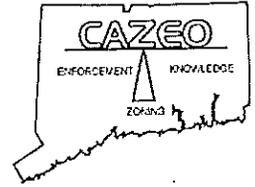
Respectfully submitted,

K. Holt, Secretary

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Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: August 29, 2012

MONTHLY ACTIVITY for August, 2012

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Glasberg	29 Lodi Dr.	27' above pool
Dog Lane Café	1 Dog La.	identity signage
Desrosiers	259 Stafford Rd.	12 x 16 shed
Munson	708 Middle Tpke.	enlarge deck
Adler	290 S. Eagleville Rd.	enlarge deck
Cumberland Farms	Four Corners	site development
Applebee's	93 Storrs Rd.	replace identity signs
Norgaard	556 Wormwood Hill Rd.	rebuild 1 fm house
Moe's Southwest grill	1 Dog La.	identity signs
7-Eleven	1 Dog La.	identity signs
McMahon	32 Mountain Rd.	carport
Center for Women's Health	7-B Ledgebrook South	identity signage
Sweet Emotions	9 Dog La.	identity signage

CERTIFICATES OF COMPLIANCE

Head Husky Barber (Skora's)	9 Dog La.	personal service use
Bagwell	512 Chaffeeville Rd.	1 fm dw
Lacy	102 Crane Hill Rd.	1 fm dw
Farmer's Cow Calfe'	86 Storrs Rd.	restaurant
Mansfield Village	91 Chaffeeville Rd.	replace mobile home
Body Language	9 Dog La.	personal service (tattoo)
LeClair	87 Jonathan	shed
Town of Mansfield	33 Royce Cir.	SC parking garage
Stanley	17 Michele La.	sunroom
Julian	251 Clover Mill Rd.	shed
Crossen/Hurlock	1922 Storrs Rd.	1 fm dw
Azam	134 N. Eagleville Rd.	personal service use
Patrone	411 Gurleyville Rd.	above pool

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RECEIPT OF APPLICATION FOR A SPECIAL PERMIT:

_____, move and _____ seconds to receive the

Special Permit application (file #1284-2)

submitted by Lakeway Farms, L.P.

for 54 residential apartments

on property located at 73 Meadowbrook Lane

as shown on plans dated 12-10-2011

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 10-15-12.

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

Mansfield Planning and Zoning Commission

File # 1284-2
Date 8-28-12

1. Name of development (where applicable) Whispering Glen
2. Proposed use of the property is residential apartments
in accordance with Sec.(s) I.1 of Article VII (Permitted Use provisions) of the Zoning Regulations

3. Address/location of subject property 73 Meadowbrook Lane
Assessor's Map 38 Block 101 Lot(s) 6 Vol. 591 Page 111

4. Zone of subject property DMR Acreage of subject property 10.12

5. Acreage of adjacent land in same ownership (if any) N/A

6. APPLICANT Lakewag Farms, L.P.
(please PRINT) Signature

Street Address 2 Birch Street Telephone (860) 204-9811
Town Ledyard Zip Code 06339

Interest in property: Owner Optionee Lessee Other

(If "Other", please explain) _____

7. OWNER OF RECORD: Lakewag Farms, L.P.
(please PRINT) Signature

(OR attached Purchase Contract OR attached letter consenting to application)
Street Address 2 Birch Street Telephone (860) 204-9811
Town Ledyard Zip Code 06339

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

Name Development Solutions Telephone (860) 204-0248
Address 33 East Town St. Norwich, CT Zip Code 06360
Involvement (legal, engineering, surveying, etc.) engineering

Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____

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**Whispering Glen
Statement of Use
December 19, 2011**

The proposed development is a 54-unit residential community of multi family structures, having one (1) and two (2) stories and a Cape Cod style architecture. The site contains 10.12 acres of land, which would allow for 54 units based on the density allowance of Article X Sec. A.5.b (multifamily).

The proposed Design Multiple Residence (DMR) multifamily use is identical to the existing DMR zone to the east, is compatible with the PB-1 zone to the east and south and meets all the dimensional and buffer requirements for the R-20 zone to the west and east. The plan provides an enhanced landscaped area along the front of the property which is across from a R-20 zoned area to the north.

The proposal is consistent with the Town's Plan of Development in that it:

1. Proposes increased residential density in a zone that has a medium to high density
2. The site has immediate access to public water and sewer
3. The site is located on a collector street affording vehicular accessibility
4. The site abuts similarly zone land (DMR)
5. The proposal provides preservation of the onsite watercourse and associated wetlands
6. The site is near Town recreation facilities
7. The site is near existing commercial and retail establishments
8. The proposal provides 20% Affordable Housing units
9. The proposal incorporates Best Management Practices (BMP) for stormwater management

In addition, the location, size, character, and suitability of this proposal, is in general, compatible with Article I – Intent and Purpose, of the Town's Zoning Regulations.

The location of the proposal on a collector street in a residential area and its size of units, is in harmony with the orderly development of the Town and compatible with other existing uses abutting the property to the east and south.

Finally, the proposal calls for a New England Cape Cod style architecture with abundant landscaping in order to provide the appearance of an established community immediately after construction. This also provides enhanced stabilization of the site after construction, which appeals to abutting property owners. The on site soils (Canton and Charlton) being well drained sandy, loams will minimize off site impacts resulting from blasting, rock removal, removal of poor quality material to offsite and subsequently bringing good material to the site.

In presenting this proposal, the applicant has proposed a 25-foot side yard to the east abutting existing DMR and PB-1 zones, in accordance with Article X, A.4.d. This setback is considered appropriate due to the existence of very dense mature vegetation (brush and large trees) along the property line, 10+ feet of which will be undisturbed. There exist a 10-12 foot vertical separation between the two (2) sites, with the proposed site development being on the higher ground. The existing development has a 50-foot setback due to it's abutting a residential zone at the time of approval. In addition, privacy fencing will be used at the rear outdoor spaces of the proposed units. These measures will minimize neighborhood impacts.

The enhancement for the proposed project will be in allowing for larger separating distances between buildings providing for larger yards, areas for landscaping and other amenities. A 50-foot side yard will be maintained on the west and east sides abutting residentially zoned land.

A 57-foot setback is proposed to the north abutting Meadowbrook Lane.

This setback is justified as the project plan calls for intense landscaping in this front area to provide a privacy buffer to the road. Measures are to include landscaped mounds, a waterfall entrance logo/sign, mature tree plantings, etc. The intent of the proposed landscape plan is to provide a visual and noise buffer between Meadowbrook Lane and the most northerly units.

The enhancement to the project will be in that the limits of development can be moved further away from the on site wetlands allowing for a mostly 100-foot undisturbed area to the

wetlands. The proposed intense landscaping along the front of the property will enhance the streetscape along the southerly side of Meadowbrook Lane.

This proposal also seeks approval to reduce the separating distances between buildings from 50-feet to 30-feet minimum, in accordance with Article X, A.5.f. This request for reduction was first put to the Fire Marshall who responded that he only needed emergency vehicle access (30 feet) around buildings that have foot prints of 5,000 sq. ft. and larger.

Maintaining a separation between buildings creates more of a community effect rather than the complex effect several large buildings with multiple units would have and still allow for some density of units. The Cape Cod style architecture with the individuality of separate structures crates a village effect which will further be enhanced by landscaping, both vegetative and structural, i.e., fences, arbors, trellises; etc.

Mitigation of Impacts

Traffic

A traffic study prepared as a part of this proposal has determined that the operating Levels of Services will be very good and that no off site roadway improvements are recommended other than vegetation clearing to obtain recommended sightlines. See attached Traffic Impact Study by Traffic Engineering Solutions, P.C.

Buffers/Landscaping

A mostly 100-foot minimum undisturbed buffer is proposed along the south end of the property in order to protect the wetlands. Existing vegetation and mature trees are to be preserved along the east and west property lines and enhanced with additional new plantings. The area of the parcel along the north property line and parallel with Meadowbrook Lane is to be intensely landscaped within its width of 57 feet to 100 feet to provide a visual screen between structures and Meadowbrook Lane. See attached Sheets 7 and 8 for Landscape Architect plans.

Stormwater

Stormwater from this proposal is to be addressed as to its quality and quantity. Stormwater from roofs is considered clean and will for the most part be discharged to rain

gardens which will allow for infiltration into the ground to recharge groundwater and eventually the wetlands downgrade.

Stormwater from roads and drives which has the potential to contain contaminants, will be collected in a stormwater collection system, diverted to a stormwater pretreatment structure which is capable of removing up to 80% of settables and floatables, and then to a stormwater quality basin sized to retain the water Quality Volume (WQV) per the Connecticut Stormwater Quality manual (DEP 2004).

Upon discharge from the basin's controlled outlet structure, stormwater will flow to a flow diversion chamber which will create an overland sheet flow discharge towards the wetlands. All stormwater facilities have been designed for the 25-year storm event. See the attached Stormwater Drainage Evaluation.

Wetlands/Environmental Impact

Impacts to the onsite wetlands are mitigated by the creation of a mostly 100-foot undisturbed buffer and stormwater water quality measures as previously described.

Sewer and Water

Sewage from this proposal will be collected in a sewage collection system and discharged to the public sewerage system (interceptor) which runs along Conantville Brook. This is described in the attached Sanitation Report.

Water for domestic and fire protection is to be provided from the existing 16-inch line on Meadowbrook Lane. This line has adequate supply and pressure.

Neighborhood Impact

Evaluations contained in this application, i.e., traffic, wetlands/environmental, buffer/landscaping, stormwater, sewer and water, all indicate that there will be no impact on the surrounding neighborhood. A butters to the south consists of a commercial condominium, to the east a residential condominium project and one single-family house, to the west a single-family residence and to the north across the street several single-family residences. The residential nature of the proposed development fits in with existing uses.

Open/Recreation Space

Large areas of open space are proposed as part of this proposal. Approximately one third of the site at the rear is to be left undisturbed to protect and preserve wetlands. An intensely landscaped area at the front of the property is proposed to provide aesthetics, visual buffers and some passive recreation opportunities. In addition, there are off-site Town recreation facilities within walking distance of this site to the west.

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MAP CHECKLIST
FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File # 1284-2
 Date 8-28-12

Name of Development Whispering Glen

Applicant Lakeway Farms, L.P.

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>✓</u>	_____	_____
2. Original signature/seal of surveyor, landscape architect and/or engineer responsible. Unless waived, survey to be to A-2 standards	<u>✓</u>	_____	_____
3. Location map at 1"=1,000' scale (see Art. V. Sec. A.3.d.4 for more details)	<u>✓</u>	_____	_____
4. Property lines, sq. footage, setback lines, N. arrow, zone(s)	<u>✓</u>	_____	_____
5. Edges of adjacent street, utility poles & underground lines, stone walls, fences, roadside features	<u>✓</u>	_____	_____
6. Names/addresses of abutting property owners, including those across street (for Special Permit property owners, within 500 ft. of site)	<u>✓</u>	_____	_____
7. Existing & proposed buildings, structures, signs, floor plans, buildings on adjacent land that may be affected	<u>✓</u>	_____	_____
8. Existing & proposed contours, quantity of material to be added or removed	<u>✓</u>	_____	_____

(con't.)

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

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

Patrick Lafayette
(PRINT) Name of individual completing this form


Signature

12/9/11
Date

Explanation of Waiver Requests

Please identify by number the information item(s) for which a waiver has been requested and explain why the information is not necessary to review the proposed development with respect to applicable approval criteria. (If questions arise regarding waiver requests, please consult with the Director of Planning at 429-3330 or the Zoning Agent at 429-3341.)

Article Ten Sec. A. 4. d. Special Dimensional Exceptions

(Article Eight)
• front yard from 100ft. to 57ft. - significant landscaping proposed along front property line along Meadowbrook lane (street)

• side yard (east side) from 50ft. to 20ft. (Article Eight and ~~Six~~ B. 4.g.2) - a butting property is also zoned DMR.

Article Ten Sec. A. 6. f. Distance Between Buildings

• distance from 50ft. to 30ft. - because 41.6% of site is not buildable (wetlands and slope) allowable density (54 units), allowing for significant open space/recreation area, calls for buildings being closer together, without sacrificing emergency vehicle access

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RECEIPT OF APPLICATION FOR A SPECIAL PERMIT:

_____, move and _____ seconds to receive the

Special Permit application (file #1312)

submitted by Michael C. Healey, The Common Fields

for a Place of Assembly-Banquet Hall Use

on property located at 476 Storrs Road

as shown on plans dated _____

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 10-1-12.

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

Mansfield Planning and Zoning Commission

File # 1312
Date 8-30-12

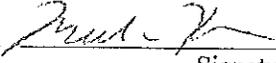
1. Name of development (where applicable) The Common Fields

2. Proposed use of the property is Place of Assembly-Banquet Hall
in accordance with Sec.(s) S.2.h of Article VII (Permitted Use provisions) of the Zoning Regulations
(See Statement of Use)

3. Address/location of subject property 476 Storrs Road
Assessor's Map 29 Block 113 Lot(s) 17A Vol. 569 Page 193

4. Zone of subject property NB-2 Acreage of subject property 2.6 Ac

5. Acreage of adjacent land in same ownership (if any) n/a

6. APPLICANT Michael C. Healey 
(please PRINT) Signature
Street Address P.O. Box 557 Telephone 860-456-4500
Town Mansfield Zip Code 06250

Interest in property: Owner Optionee _____ Lessee _____ Other _____

(If "Other", please explain) _____

7. OWNER OF RECORD: Michael C. Healey 
(please PRINT) Signature
(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address _____ Telephone _____
Town _____ Zip Code _____

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

Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____

Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____

(over)

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

_____ Application fee in the amount of \$ _____

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.

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

Site plan checklist including any waiver requests

_____ Sanitation report as per Article V, Section B.3.e BY FIRST ENGINEERING

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). SO ACKNOWLEDGMENT FILED

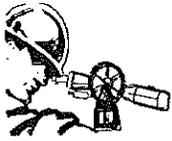
As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section I. SO ACKNOWLEDGMENT FILED

_____ 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.

_____ 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



HEALEY & ASSOCIATES, LLC

Land planning, Consulting & Surveying P.O. Box 557 Mansfield Center, CT 06250-0557 860-456-4500

Town of Mansfield
Planning and Zoning Dept.
Linda Painter, AICP,
4 South Eagleville Road
Mansfield CT 06268-6863

August 30, 2012

Re: Statement of Use Special Permit for The Common Fields 476 Storrs Road Mansfield CT

This statement of use is provided in compliance with the application requirements of Article V Section A.3.b of the Mansfield Zoning Regulations. The application for a special permit for the existing/proposed land use at the Common Fields located at 476 Storrs Road in Mansfield CT. The owner and applicant is Michael C. Healey. The property contains a pond/bog that is subject to the jurisdiction of the Town's Inland Wetland Commission and requires an inland wetland application. The wetland application has been previously made for this project and has been approved by the Town of Mansfield Inland Wetlands Commission. The owner applicant acknowledges the pending change of zoning regulations and is making this application subject to the revised zoning regulations in effect at the time of the closing of the public hearing.

The existing eighteenth century farm and carriage house will continue to be used as professional office space as allowed use under Article VII section S.2.b. A future addition to the existing farm house is contemplated and made a part of this application. The applicant also seeks recognition from the commission that the residential use of the building(s) is allowed under Article VII Section S.2.f. (Mixed Use Projects) The special Permit application is for the conversion, reconstruction and use of the existing barn as a place of assembly banquet hall under Article VII Section S.2.h. Incidental use of the premises may include those uses included under Article VII Section S.2.d Commercial recreation centers for exercise or dance classes, arts and crafts classes and similar uses.

The primary use proposed under the special permit application for the barn will be a place of assembly-banquet hall, with the focus on special events such as weddings, receptions, special dinners and banquets. The use of the barn will occur on Friday nights and weekends. Minor use of the building may occur during the week for meetings, seminars, educational class and or event dinners. Weekday use will be somewhat limited primarily due to the need to reserve adequate parking for the existing professional office space during the week Monday through Friday.

Proposed Primary Hours of Operation

Friday Evening	6 pm to 12 pm
Saturday	11 am to 12 pm
Sunday	11 am to 10 pm

The intent is to provide one 4-5 hour event per day however it is recognized that occasionally there will be a need for 6 hour use of the property per event.

Banquets, dinners, weddings, and receptions may include the incidental use of live or DJ music. Music will be contained within the building. Music at night events will end by 11:30 pm. Any outside will be with a daytime outdoor wedding that may include soft ceremonial music.

Onsite parking is limited to approximately 55 spaces. Additional offsite parking may be required. The applicant seeks the approval to utilize the adjacent Town owned lands for overflow parking.

The applicant is also seeking modifications to special dimensional provisions in order to effectively utilize the architectural and design standards of Article X Section S. of the zoning regulations

The applicant is also requesting modifications to the standards of Article 8 both maximum height and minimum side setback lines defined in the schedule of dimensional requirements and to the maximum floor areas as stated in Article VII section S.2

Respectfully Submitted,

Michael C. Healey, PLS
Applicant

RECEIPT OF APPLICATION FOR AMENDMENT TO THE ZONING MAP:

_____, MOVE and _____ seconds, to receive the application submitted by Storrs Center Alliance (PZC File #1246-10) to amend the Zoning Map/ Master Plan for the Storrs Center Special Design District, owned by the applicant, located at Storrs Road and Post Office Road (northeast corner), in the SC-SDD (Storrs Center Special Design District), as shown on plans dated 08/29/2012 and as submitted to the Commission, to refer said application to the staff for review and comment and to set a Public Hearing for October 1, 2012.

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APPLICATION TO AMEND THE ZONING MAP
(see Article XIII of the Zoning Regulations)

PZC File # 1246-10
Date 8-29-12

1. The undersigned applicant hereby petitions the Mansfield Planning and Zoning Commission to change the zone classification of the hereinafter-described property
from Storrs Center Special Design District to Storrs Center Special Design District
(SC-SDD) (SC-SDD)

2. Address/location of subject property Storrs Road and Post Office Road (northeast corner)
Assessor's Map 41 Block 16 Lot(s) 13 (portion)

3. Acreage of subject property 2.75+, acreage of adjacent land in same ownership (if any) _____

4. APPLICANT Storrs Center Alliance, LLC

(please PRINT)

Signature _____

Street Address See Attached

Telephone _____

Town _____

Zip Code _____

Interest in property: Owner _____

Optionee _____

Lessee _____

Other _____

(If "Other", please explain) _____

5. OWNER OF RECORD: See Attached

(please PRINT)

Signature _____

Street Address See Attached

Telephone _____

Town _____

Zip Code _____

Signature _____

OR attached purchase contract _____

OR attached letter consenting to this application _____

6. AGENTS (if any) who may be directly contacted regarding this application:

Name Geoffrey Fitzgerald

Telephone (203) 630-1406

Address BL Companies, 355 Research Parkway, Meriden, CT Zip Code 06450

Involvement (legal, engineering, surveying, etc.) Civil Engineering

Name Thomas P. Cody

Telephone (860) 275-8264

Address Robinson & Cole LLP, 280 Trumbull St., Hartford, Zip Code 06103

Involvement (legal, engineering, surveying, etc.) Legal counsel CT

7. The following items must be submitted as part of this application:

application fee

map of subject property (5 copies) prepared by surveyor as per requirements of Article XIII, Section B.4. Map shall include areas within 500 feet of proposed rezoning, existing and proposed zone boundaries, existing streets, rights-of-way, easements, watercourses, wetlands, flood hazard areas, property lines and names and addresses of neighboring property-owners, including those across any street

(over)

8. Items to be submitted as part of this application (continued):

legally-defined boundary description of areas to be rezoned

Statement of Justification addressing approval considerations of Article XIII, Section C, and substantiating the proposal's compatibility with the Mansfield Plan of Development; the reasons for the proposed rezoning (including any circumstances or changed conditions that would justify the revision), and the effect the zone change would have on the health, safety, welfare and property values of neighboring properties and other Mansfield residents

reports and other information supporting the proposed rezoning (see Article XIII, Section B.8). List or explain.

See attached materials

(end of Applicant section)

* * * * *

(for office use only)

date application was received by the PZC _____ fee submitted _____

date of Public Hearing _____ date of PZC action _____

action: _____ approved _____ denied _____ effective date _____

comments:

signed _____
Chairman, Mansfield Planning & Zoning Commission

date _____

APPLICATION BY:

STORRS CENTER ALLIANCE, LLC

AMENDMENT TO THE MANSFIELD ZONING MAP
(PERTAINING TO THE MARKET SQUARE AREA
OF THE STORRS CENTER SPECIAL DESIGN DISTRICT (SC-SDD))

Applicant and Owner of Record Information:

Storrs Center Alliance, LLC
c/o LeylandAlliance LLC
P.O. Box 878 - 233 Route 17
Tuxedo Park, NY 10987
Telephone: 845-351-2900
Contact: Macon Toledano, Senior Vice President, Planning and Development

STORRS CENTER ALLIANCE, LLC

By: 
Macon Toledano
Duly Authorized

Note: The property that is affected by this application (the "Property") is a portion of Tax Assessor Map 16, Block 41, Lot 13. The Property is approximately 2.75 acres in size, and is depicted on the plan sheets included in the application. The Property is located at the northeast corner of Storrs Road and Post Office Road/South Eagleville Road. A portion of the Property is currently owned by Storrs Center Alliance, LLC. Storrs Center Alliance, LLC, is under contract to purchase another portion of the Property that is currently owned by the University of Connecticut.

APPLICATION BY:

STORRS CENTER ALLIANCE, LLC

AMENDMENT TO THE MANSFIELD ZONING MAP
(PERTAINING TO A PORTION OF THE STORRS CENTER
SPECIAL DESIGN DISTRICT (SC-SDD))

STATEMENT OF JUSTIFICATION

Introduction

This is an application to amend the Mansfield Zoning Map relative to one portion of the existing Storrs Center Special Design District (SC-SDD). The SC-SDD area consists of several different neighborhoods within approximately 47 acres of land generally located on the east side of Storrs Road (Route 195) between Post Office Road/South Eagleville Road on the south and land along Dog Lane on the north. At the southern end of the district, at the northeast corner of Storrs Road and Post Office Road/South Eagleville Road, is an area referred to as Market Square. This application would amend the preliminary master plan and related zoning materials to facilitate development of a new grocery store/supermarket in the Market Square area. The overall amount of retail/commercial space in the Market Square area would be reduced, as would maximum building heights.

Background

Following a competitive selection process, Storrs Center Alliance, LLC ("SCA") was selected to be the master developer of Storrs Center. The sole member of SCA is LeylandAlliance LLC, a real estate development firm based in Tuxedo Park, New York that specializes in traditional neighborhood development. In addition to Storrs Center, LeylandAlliance is currently building traditional neighborhood developments in North Augusta, South Carolina and Warwick, New York.

The Mansfield Downtown Partnership and SCA, working with a team of professional architects, planners, scientists, engineers and legal counsel, jointly prepared materials to create a special design district for Storrs Center. In 2007, the Mansfield Planning & Zoning Commission rezoned 47 acres of land in the center of Storrs to the newly-created Storrs Center Special Design District. The intent of the new zoning designation was to facilitate the redevelopment of a portion of the downtown Storrs area that was previously developed with a mix of mainly commercial uses.

Storrs Center was envisioned to be a mixed-use neighborhood designed to create a vibrant Main Street experience within a shared public realm. Structured and surface parking would be provided in accordance with the plan to support the needs of the various neighborhoods. The developed portion of the new community would occupy

about one-third of the overall site. Approximately 30 acres would be reserved for conservation as part of an effort to establish an environmentally balanced and intelligent approach to the use of the land.

The Town of Mansfield approved a zoning permit for the first two phases of construction of Storrs Center. The first buildings are substantially complete at the northeast corner of Dog Lane and Storrs Road. The next phase is now under construction in front of the Parking Garage, which is nearing completion. Zoning permits have been approved for the Parking Garage and Intermodal Center, Village Street and Transit Pathways, and Post Office Road and the Post Office Site.

This proposed map amendment is the next logical step in the evolution of Storrs Center. From the earliest stages of planning for Storrs Center, the Market Square area was envisioned to include commercial uses that serve the daily shopping needs of Mansfield residents. An opportunity has arisen to bring a leading grocer to Storrs Center, and SCA has been actively working on planning to incorporate this exciting use into the project.

The SC-SDD regulations already allow for a supermarket use to be located within the project. This application to amend a portion of the zoning map for the SC-SDD area would reduce the overall development program in the Market Square area, including a net reduction of over 43,000 square feet of retail/commercial space as compared to the original approval. The application would also modify elements of the preliminary master plan, such as parking, landscaping, and drainage improvements, as necessary to enable the development of this supermarket.

Property Included in this Map Amendment Application

This is an application by SCA to amend the Mansfield Zoning Map pertaining to one portion of the Storrs Center Special Design District area. Specifically, the area to be amended (the "Property") is about 2.75 acres in size and is referred to as the Market Square area. The Property is a portion of Tax Assessor Map 16, Block 41, Lot 13, and it is located entirely within the area already zoned SC-SDD. The Property includes land currently owned by Storrs Center Alliance, LLC, as well as land owned by the University of Connecticut. SCA has entered into a contract with the University to purchase that portion of the Property owned by the University. It is also anticipated that the development of the supermarket would require a minor boundary line adjustment between land owned by SCA and land previously owned by SCA that is now owned by the Town following a recent conveyance for the Village Street right-of-way.

Materials Submitted in Support of Map Amendment Application

This application includes all of the information required by the Zoning Regulations to receive approval of a zoning map amendment. The materials submitted with this application include the following:

Preliminary Master Plan

The approved plans for the SC-SDD include 13 plan sheets. This application includes the following plan sheets, which focus on the Market Square Area:

1. Amended Preliminary Master Plan for Market Square, Sheet ZC.05.a
2. Amended Preliminary Grading and Stormwater Management Plan for Market Square, Sheet ZC.06.a
3. Amended Traffic, Parking and Transit Plan for Market Square, Sheet ZC.07.a
4. Amended Site Utilities Plan for Market Square, Sheet ZC.08.a
5. Amended Pedestrian Facilities and Open Spaces Map for Market Square, Sheet ZC.09.a
6. Amended Phasing Plan for Market Square, Sheet ZC.10.a
7. Amended Preliminary Building Service and Access Plan for Market Square, Sheet ZC.11.a

Update to Master Parking Study

The original Master Parking Study for Storrs Center that was approved by the Planning and Zoning Commission determined the peak parking demand that would be generated by the Storrs Center development program and compared the peak demand with the proposed parking supply. To accomplish this task, the Study identified the component land use types within the overall development program and assigned base parking demand factors to each land use type according to accepted industry data. Next, adjustments were made to each base demand factor according to accepted methodologies of shared use analysis. Shared use analysis takes into consideration proximity to the University of Connecticut, availability of transit and pedestrian connections, and the synergy of uses that are proposed. Next, parking demand was calculated by multiplying the adjusted demand factors by the equivalent units of development program across all hours of the day and evening. Finally, proposed parking supply was identified and compared with the peak parking demand. This Study concluded that the project proposed an adequate supply of parking sufficient to accommodate the peak demand generated by the entire development program for the project.

The Update to the Master Parking Study analyzes whether the proposed modifications to the Market Square area would have an effect on the provision of parking in Storrs Center. In particular, the Update to the Master Parking Study evaluates the proposed reduction in development program, the off-street surface parking lot and the elimination of the proposed underground parking. The Study Update concludes that adequate parking for the proposed Market Square modifications is provided within the proposed off-street surface parking lot.

Update to Master Traffic Study

The original Master Traffic Study for Storrs Center, approved by the Planning and Zoning Commission, was prepared by BL Companies, Inc. The Study examined the existing roadway and access conditions in the area of the Project Site. Existing intersection geometry, current peak hour traffic volumes and levels of service, average daily traffic, public transportation and accident data were presented.

The Study also examined the expected increase in traffic volumes in the area, both with and without the Project. Site access, planned improvements by others, trip distribution, site traffic volumes and full build-out traffic volumes were presented. Roadway adequacy was studied, including signalized and unsignalized intersections.

The Update to the Master Traffic Study analyzes whether the proposed modifications to the Market Square area – including the development of a 31,500 square foot grocery store and the net reduction of retail/commercial space – would have any effect on the conclusions reached in the original Master Traffic Study. The Study Update concludes that the proposed plan changes to the Market Square area will not change the fundamental analysis and conclusions of the original study.

Update to Master Stormwater Drainage Study

The original Master Stormwater Drainage Study, approved by the Planning and Zoning Commission, was prepared by BL Companies, Inc. The Study included the pre-development and post-development hydrologic conditions of the Project Site, the pre-development and post-development peak flows from the Project Site, estimated post-development drainage area characteristics and estimated post-development peak flows. The Study concluded that an estimated minimum storage of 4.3 acre feet may be necessary to maintain pre-development peak flows from the Project Site. The preliminary master plan demonstrated that the Project Site is capable of handling 4.3 acre feet of storage.

The Study also included extensive discussion of stormwater best management practices that will be used during development of the Project Site. In addition to peak flow attenuation, a variety of water quality treatment measures will be used. Infiltration will be used wherever possible. The best management practices that were proposed in the Study are consistent with the Connecticut DEEP 2004 Stormwater Quality Manual.

The original stormwater management plan was approved by the Connecticut DEEP. In addition, the project was registered under the Connecticut General Permit for Stormwater Discharges from Construction Activity and is required to adhere to all of the requirements contained in the general permit. The general permit is administered by the Connecticut DEEP.

The Update to the Master Stormwater Drainage Study analyzes whether the proposed plan changes to the Market Square area, which would slightly reduce impervious

coverage in the Market Square area, would have any effect on the conclusions reached in the original Master Stormwater Drainage Study. The Study Update concludes that the proposed plan changes to the Market Square area will not change the overall design for the stormwater drainage system, and will have no negative effect on stormwater management in Storrs Center.

Addendum to Design Guidelines

The original SC-SDD application included an extensive set of Design Guidelines covering a wide array of site and building design criteria. The Guidelines serve two purposes: to help guide architects and planners in the preparation of materials in support of future zoning permit applications within Storrs Center, and to serve as a resource during the review of zoning permit applications by town staff and the Mansfield Downtown Partnership to ensure consistency with the intent of the Storrs Center Special Design District.

The Design Guidelines have five principal sections, including overview, area-specific requirements, lot and building standards, site improvement standards, and appendices. An Addendum to the Design Guidelines has been prepared to address the proposed modifications to the Market Square area.

The Design Guidelines Addendum focuses on those sections of the Design Guidelines that pertain to the Market Square Area. The Addendum includes extensive text and imagery of the proposed modifications to the Market Square Area, including illustrative plans and sections, building composition, plan and vista orientation, and building elevation studies.

The Addendum is intended to serve as a supplement to the Design Guidelines. If, for some reason, the development of a grocery store in the Market Square area does not go forward as anticipated, then the original Design Guidelines would remain in effect. This is intended to give the Planning and Zoning Commission sufficient comfort that an appropriate set of guidelines will remain in place under any development scenario.

No Change to Potable Water and Sanitary Sewer Service Availability

The proposed changes to the Market Square area will have no effect on the provision of potable water and sanitary sewer services to Storrs Center by the University of Connecticut.

Information Requirements and Approval Considerations in Article XIII, Sections B, D

Zoning Regulations Article XIII, Section B sets forth certain requirements for information to be submitted in conjunction with any petition to amend the Zoning Map.

1. Compatibility of the proposal with respect to the Mansfield Plan of Conservation and Development: For all of the reasons set forth in this application, the applicant believes that the proposed modifications to the

Market Square area are consistent with the 2006 Mansfield Plan of Conservation and Development.

2. Reasons for the particular changes: The principal reason for the proposed zoning map amendment is to amend the approved SC-SDD plan for the Market Square area to accommodate a new supermarket.
3. Effects on the health, safety, welfare and property values of Mansfield residents: The proposed revisions to the Market Square area will not significantly change the essential character of Storrs Center, either as it was originally intended or as it is emerging during construction. The project will still include a mix of land uses, including residential, retail, restaurant and office uses. This complementary range of land uses will provide needed housing, shopping, services, and entertainment opportunities for all Mansfield residents. The project will still be pedestrian-friendly and encourage pedestrian movement both within and near the project. In particular, the Market Square area was always intended to be a commercial area serving the daily shopping needs of the community. In fact, a grocery store/supermarket has frequently been discussed as a potential anchor tenant for the Market Square area.

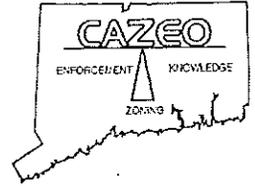
Zoning Regulations Article XIII, Section D sets forth the following approval considerations for the Planning and Zoning Commission:

1. The proposal is complete and contains all required application information. The applicant believes that the application is complete and contains all of the information required by the Zoning Regulations relative to a zoning map amendment.
2. The proposal is consistent with the goals, policies and recommendations contained within the Mansfield Plan of Conservation and Development. For all of the reasons stated above, the applicant believes that the proposal is consistent with the Mansfield Plan of Conservation and Development.
3. The proposal is consistent with the expression of regulatory intent and purpose contained in Article I of these regulations and Section 8-2 of the Connecticut General Statutes. This map amendment is consistent with the purpose contained in Article I of the Zoning Regulations, in that the proposal will provide a much needed supermarket to Storrs Center. The plan amendment protects the health, safety, convenience and welfare of the residents of Mansfield, as described above.
4. Any proposal to revise the Zoning Map has comprehensively considered: the size and physical characteristics of the subject area; the character and supply of land currently zoned in the subject classification; and the effect of the proposal on existing land uses in the surrounding area. This map amendment application proposes changes to the approved SDD plans for the Market

Square area of Storrs Center. In particular, changes are proposed to allow for a new supermarket to be constructed in this area. No changes in use or other changes to the text of the Zoning Regulations are proposed. All of the planning work that has been done by the Town of Mansfield, the Mansfield Downtown Partnership, the University of Connecticut and Storrs Center Alliance indicate that this proposal will have a positive impact on the existing land uses in the surrounding area.



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 *CH*
Date: August 21, 2012

**Re: Proposed revisions to the Development Area Envelope
Lot 5, Kidder Brook Estates, PZC file # 1151-2**

The attached 8/17/12 Request for Site/Building Modifications from Joseph & Cara Sweet, seeks approval for the revision of the Development Area Envelope (DAE) on Lot 5 of the 2004, Kidder Brook Estates Subdivision. The request is sought to rectify an existing, non-compliant situation and to allow for the installation of two, new, geothermal wells in association with the construction of a single-family home. A revised site plan dated 8/17/12 has been submitted as part of this request. Per the provisions of Section 6.13 of the Subdivision Regulations, the PZC must approve any proposed revisions to the DAE.

The 2004 subdivision included three new lots off of a common driveway. The approved plan depicted a proposed, driveway easement area and a separate easement for the installation of underground utilities. The common driveway and the utilities were installed under a 1/30/06 Bonding Agreement, including a bond in the amount of \$8000. On 10/3/06, the PZC authorized the release of the bond to the developer because, per a 9/25/06 letter from the developer's surveyor/engineer, all required work had been completed per the approved plans. On 6/4/12, I issued a zoning permit to the Sweet's for the construction of a single-family residence on Lot 5. During the site clearing it was discovered that the constructed common driveway and utilities were not actually located within their respective easement areas. The utility easement was revised on 5/9/12 to accommodate this error. The driveway location error will need to be resolved prior to the conveyance of Lot 6.

The proposed DAE revision on Lot 5 needs to be addressed now. The Sweets are proposing to drill two, geothermal wells to serve the heating/cooling needs for their home. These wells are required by the State Health Code, to meet minimum separation distances from the potable water well and the septic system. Locating these three structures around the house will necessitate a twenty-foot shift in the approved DAE to accommodate the geothermal wells. This DAE revision will also encompass the 'misplaced' transformer and electrical manhole shown on the plans that were installed in 2006 as part of the developers' approval obligation. With the proposed DAE revision in place, the development area would still only involve approximately 26% of the full, 6.44-acre property.

I recommend that the Planning & Zoning Commission approve the modification request of Joseph and Cara Sweet, to revise the Development Area Envelope for Lot 5 of the Kidder Brook Estates Subdivision, as described in the 8/17/12 application, and shown on a plan dated, revised August 17, 2012. The proposed revision to the DAE will not affect neighboring properties, natural or manmade features or the overall character of the subdivision. This action shall be noticed on the land record.

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

APPLICANT/OWNER SECTION

1. Owner(s) Joseph & Cara Sweet Telephone 860-933-6053-Cara
(please PRINT)
Address 404 Route 87 Town Columbia Zip 06237

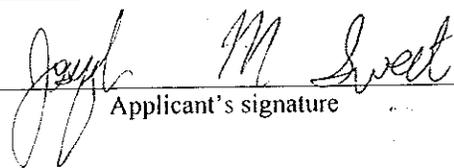
2. Applicant(s) same as owner Telephone _____
(please PRINT)
Address _____ Town _____ Zip _____

3. Site Location Kidder Brook Estates Phase II, Lot 5, Browns Road

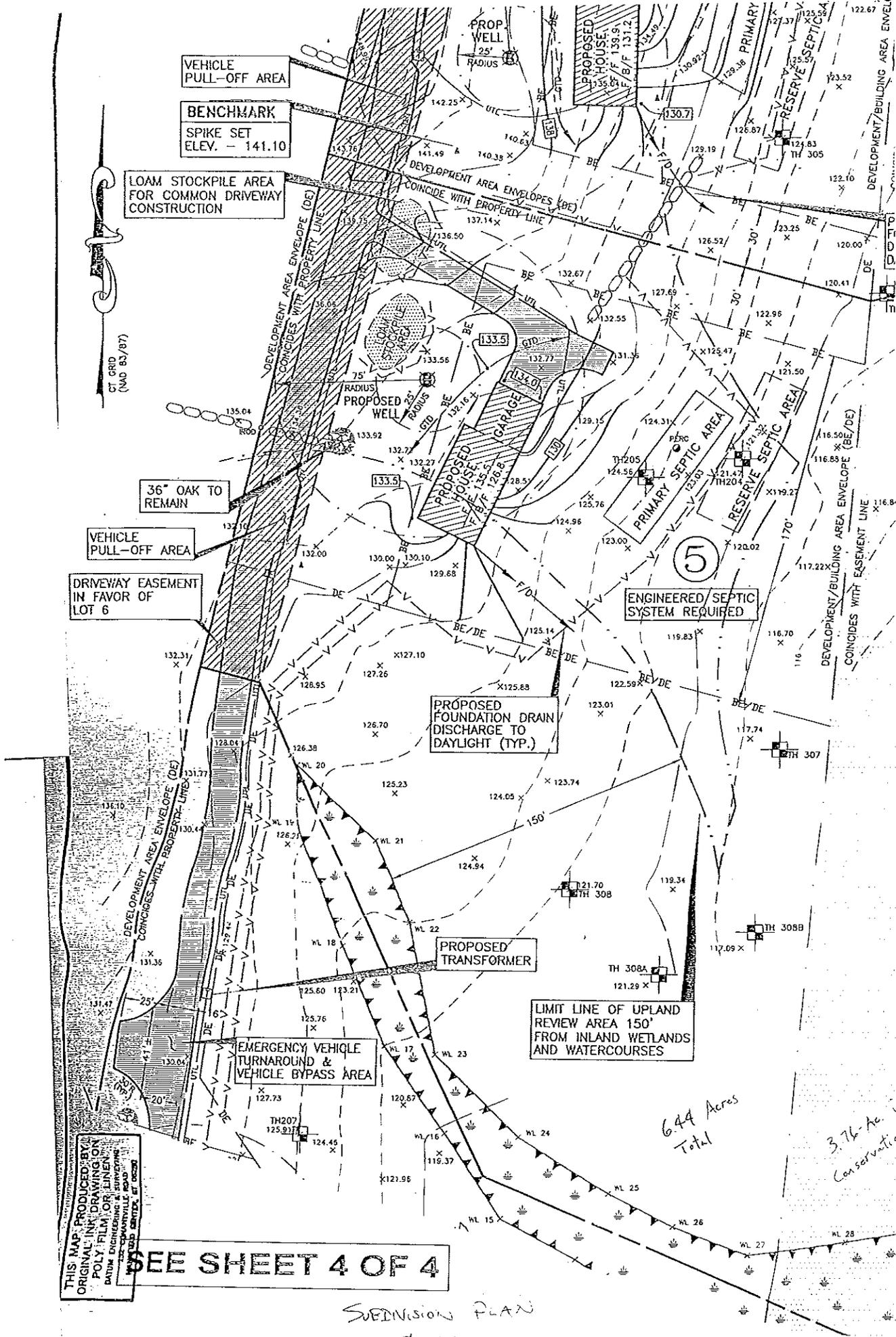
4. Reference any approved map(s) that would be superseded if this request is approved:
"Site Development Plan For Subdivision Entitled Kidder Brook Estates Phase II
Browns Road Mansfield, Connecticut Date: March 22, 2004 Scale: 1"=40'
Revised: June 9, 2004 (Per PZC Approval Conditions)"

5. Reference any new map(s) submitted as part of this request:
"Subsurface Sewage Disposal Design Prepared For Joseph & Cara Sweet
Lot #5 - Kidder Brook Estates - Phase II Browns Road Mansfield, Connecticut
Scale: 1" = 30' Date: March 26, 2012 Revised: August 14, 2012 (Development
Area Envelope)"

6. Itemize and describe the modification(s) being requested, using separate sheet where necessary. The description must be adequate to determine compliance with all applicable land use regulations: -
The Development Envelope area needs to be modified to accommodate the installation
of underground utility lines and 2 geothermal wells.

7.  date 8/17/2012
Applicant's signature

KIDDER BROOK ESTATES SUBMISSION PLAN



THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN. DATUM ENGINEERING & SURVEYING 125 CHARLTON ST. WILMINGTON, DE 19804

SEE SHEET 4 OF 4

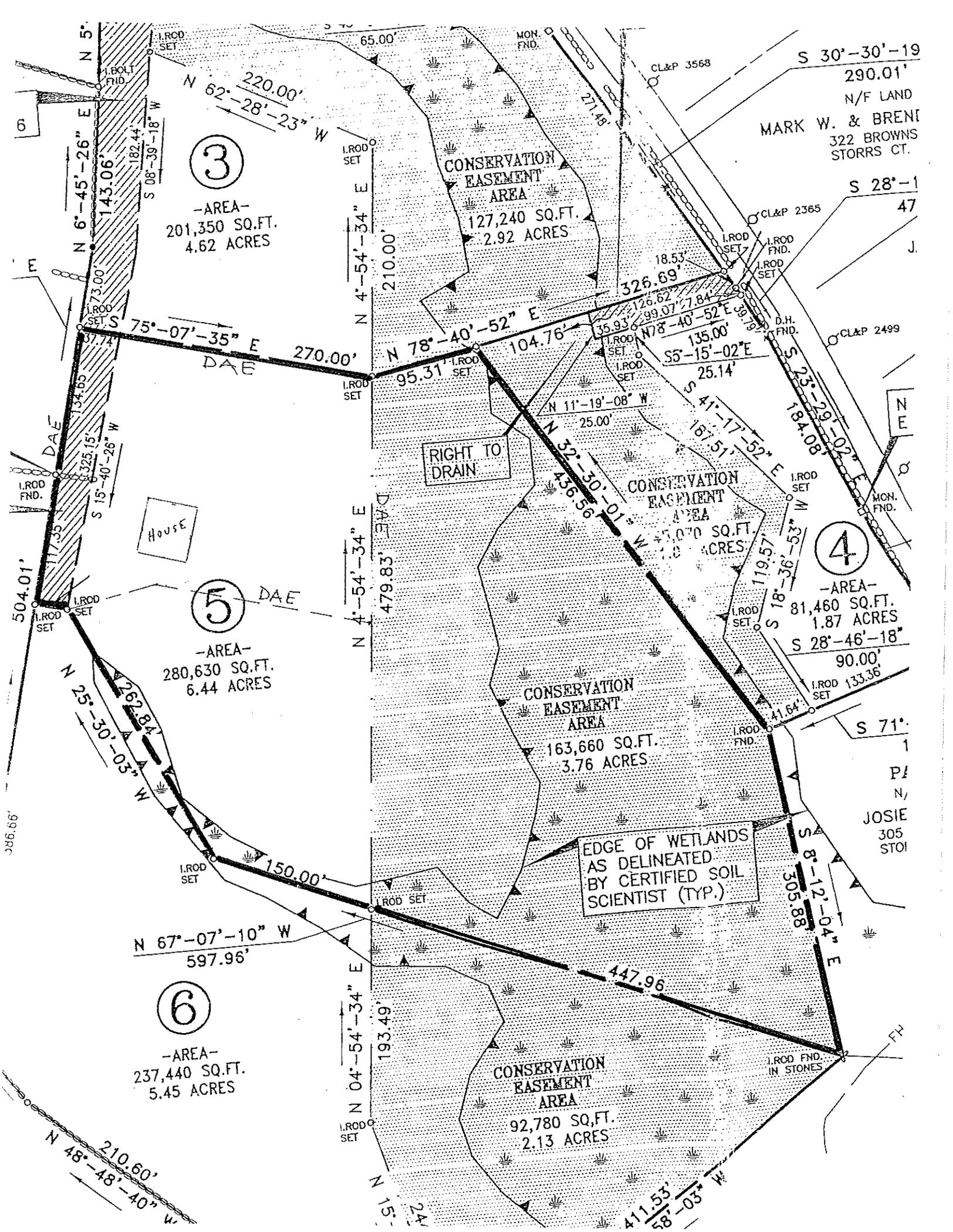
SUBMISSION PLAN
1151-2

--- LEGEND ---
 --- EXISTING ---
 --- PROPOSED ---
 --- PROPERTY LINE ---

SIZING SUBSURFACE DISPOSAL
 LOT NO. BEDROCK CLASS. ...

644 Acres
Total

3.76 Ac.
Conservation



3

-AREA-
201,350 SQ.FT.
4.62 ACRES

CONSERVATION
EASEMENT
AREA
127,240 SQ.FT.
2.92 ACRES

4

-AREA-
81,460 SQ.FT.
1.87 ACRES

CONSERVATION
EASEMENT
AREA
163,660 SQ.FT.
3.76 ACRES

5

-AREA-
280,630 SQ.FT.
6.44 ACRES

6

-AREA-
237,440 SQ.FT.
5.45 ACRES

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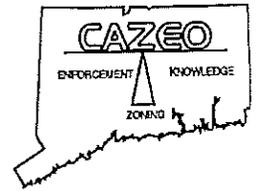
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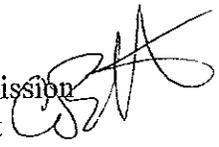


Town of Mansfield



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 
Date: August 28, 2012

Re: **Modification request, Staples Center, 86 Storrs Rd.**
PZC File # 483-4

We have received an 8/21/12 Request for Modifications from David Mills, to utilize a two-way traffic pattern through the rear driveway/parking area at the Staples Center development. A site plan revised to 7/29/12 has also been submitted. Currently, a one-way, clockwise travel pattern is employed around the back of the development. The rear of the plaza has three specifically defined loading areas and 17 to 20 parking spaces marked out on the pavement. There are no rear customer entrances for any of the existing tenants in the plaza and presumably the rear parking spaces would only be used by employees. During my two visits to the site to prepare this memo, there were no vehicles parked in the rear area.

A new two-way driveway pattern will require the elimination of about five or six spaces behind Petco. This area was identified by staff as being too narrow (18') to accommodate passing traffic. The applicant has shown where additional parking spaces could be constructed to meet the minimum required under Article X.D if the regulations. Some of these 'future' spaces were approved by the Commission as part of the approval for the Petco use. Because a significant number of existing parking spaces on the site are seldom, if ever used, staff recommends that new spaces not be constructed until a clear need is shown through increased use of the site.

It is the staff's recommendation that the 8-21-12 application for a two-way traffic pattern behind the Staples Center development be approved as requested as depicted on a site plan dated 8/29/12. The staff has reviewed the request and has determined that two-way traffic can be accommodated safely provided that several existing parking spaces are removed from use. If it is determined by the Zoning Agent that the uses of the site require additional parking, there is adequate area for the construction of more parking. Any construction of additional parking shall require approval of the Planning & Zoning Commission.

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

APPLICANT/OWNER SECTION

1. Owner(s) College Mart Telephone 860-437-7788 x20
(please PRINT)
Address 5 Shaw's Cove, Suite 200 Town New London Zip 06320

2. Applicant(s) U.S. Properties, Inc. Telephone 860-437-7788 x20
(please PRINT)
Address 5 Shaw's Cove, Suite 200 Town New London Zip 06320

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

4. Reference any approved map(s) that would be superseded if this request is approved:
Survey dated 07/13/11 Farmers Cow

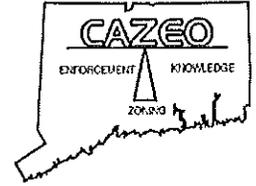
5. Reference any new map(s) submitted as part of this request:
STAPLES CENTER, 82-86A Storrs Road, 8/29/12

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: -
Two way access around rear of shopping center

7.  date 8/21/12
Applicant's signature



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: August 29, 2012

Re: Request for special permit extension
United Services, Inc., North Frontage Road
PZC # 1302

I received an undated request on 8/28/12 from Diane Manning, President/CEO for United Services, Inc., asking for a renewal of the PZC's, 9/19/12 special permit approval. Article V, Section B.7.e of the Zoning Regulations states that the construction of buildings or commencement of the approved use shall take place within one year of the date of the PZC's approval. The Commission may grant extensions upon request of the applicant for periods up to one year for good cause. Ms. Manning's letter explains that financing of the project is still being finalized and that other pre-construction work is on-going.

There have not been any changes to the regulations or site conditions that since the Commissions 9/19/11 approval that would alter their approval of this project. I recommend that **the PZC approve a one-year extension until September 19, 2013, of the special permit granted to United Services, Inc., for the construction of an office building and associated site development on North Frontage Road.**

PAGE
BREAK

Mansfield Planning and Zoning Commission
Curt Hirsch, Zoning Agent
Audrey P. Beck Building
Four South Eagleville Road
Storrs, CT 06268

Re: Mansfield's PZC Approval
PZC file #483-5
North Frontage Road

Dear Mr. Hirsch:

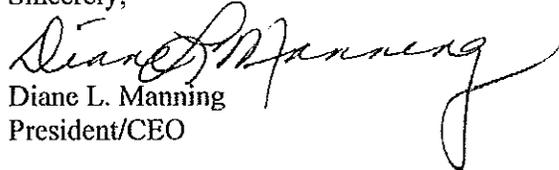
United Services, Inc is requesting a one year extension for our Special Permit Approval adopted by the Mansfield Planning and Zoning Commission on September 19, 2011 for the property located on North Frontage Road.

We are requesting this extension due to delays in finalizing the financing for the project. We expect financing will be in place, and construction will begin within the next year. Meanwhile, we have been continuing with preparation of required site testing and bid documents.

Please contact me if you need any additional information in order to approve this request. We are anxious to begin construction and expand our available space to provide services for our community.

Thank you for attention.

Sincerely,



Diane L. Manning
President/CEO

Curt B. Hirsch

From: Manning, Diane L <dvdlmanning@usmhs.org>
Sent: Tuesday, August 28, 2012 4:38 PM
To: Curt B. Hirsch
Subject: North Frontage Road Request for Extension
Attachments: Mansfield PZC Extension Request 8-28-12.pdf

Curt,

I have attached a PDF of a letter mailed today requesting an extension on our Special Permit for a year. You should have the hard copy for Thursday, but I wanted to be sure this got to you as well.

Please contact me with any questions, and thank you for your help.

Diane

Diane L. Manning

Diane L. Manning

President/CEO

United Services, Inc.

(860)774-2020

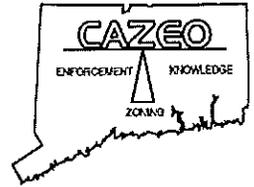
dvdlmanning@usmhs.org

www.UnitedServicesCT.org

"Creating Healthy Communities"



Town of Mansfield



CURT B. HIRSCH
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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: August 29, 2012

**Re: Requested determination of Efficiency Unit
32 Fern Rd., T. Cronin, owner**

I am expecting a written request of the Commission from Thomas Cronin, to review and make a determination regarding the status of an existing apartment within his single-family residence at 32 Fern Road. In a 7/9/12 letter, Mr. Cronin requested that I review the available records and provide his bank with a written confirmation that the apartment was recognized and in compliance with the Town's regulations. I was unable to find enough factual information to reach a level of comfort that I could write such a letter to the bank. Understand however, that I also could not determine that an apartment did not historically exist. I suggested to Mr. Cronin that he present his case to the full Commission for a determination, as prescribed in the regulations in situations where questions arise as to the interpretation or enforcement of the regulations. In this memo, my intent is not to suggest a particular outcome, but only to pass on the information I have accumulated in my review. Due to my vacation schedule, I am writing this memo prior to receiving Mr. Cronin's submission to the Commission.

In reviewing this request I have reviewed the zoning file for 32 Fern Road, reviewed the 'property street cards' maintained in the Assessor's Office and discussed the written notes on those cards with that office, and I have personally talked with two neighbors who have resided next door (on each side) of the subject property for more than thirty years. On 8/27/12, I conducted a walk-through of the house basement with Mr. Cronin in order to get a personal look at the space to be certain that the zoning regulations would categorize the use as 'an apartment'. The basement has what I would count as five rooms. I would consider three of these rooms to be used as the apartment space. There is a full kitchen (counter, cupboards, sink, range/oven, microwave, refrigerator and eating table), a living/seating area with TV, a "bedroom" and a bathroom. The "bedroom" is not building-code compliant due to the minimal size of the only window in the room. The remainder of the basement contains a half-bathroom, a "bedroom" without any window, and an open area without windows, with a bunk bed, a fire place and wet bar. There is also an unfinished basement area.

Milton (Ray) and Gertrude L. (Dr. Lucille Rucker) Morgan, purchased the property in 1956 and built the existing house in 1959 according to the Assessor's record. They resided here until their respective deaths in 1993 and 1999. The property transferred to Graber-Mitchell in 1999, who

then transferred to the Cronin's in 2001. The house is a one-story ranch with a finished walk-out basement. According to neighbors, Dr. Rucker was a psychologist or psychiatrist and maintained a home office in the basement where she saw patients. Also according to neighbors, the basement was "professionally" finished and contained a small kitchenette. Neither neighbor I talked with could say that the Morgan's did, or did not maintain an apartment.

The Assessor's street cards are sometimes helpful in providing historic information on a property. I have included a copy of that card in this packet. Keep in mind however that inspections by that office, record what they see as physically existing, not necessarily what has been authorized. I discussed the notes that appear on the 1970's street card with that office. The card does indicate '2' units. 4 total rooms are indicated in the basement but no specific bedrooms. I was told that it may have been noted in this manner because the rooms did not have closets or proper windows. LAVS could be anything less than a full bathroom. Total plumbing '2' might be additional sinks. During the early days of zoning in Mansfield, an additional dwelling unit could be created in a residence provided simply that 500 s.f. was provided for the unit. There didn't seem to be even a zoning permit requirement and certainly there was no PZC approval required. In 1992, the Assessor's Office passed to me a listing of 263 'Recognized' and 'Possible' additional dwelling units in town as shown on their records. The 32 Fern Road property was not on the list.

There is some historical support to conclude that the efficiency unit at 32 Fern Road has existed since prior to the time when zoning regulations required specific approval for such use. It was curious to me that the neighbors had no specific knowledge of the use. I have suggested to Mr. Cronin that he could apply for a special permit approval for the unit as it appears to me that all of the approval criteria are present in his situation. Because such a use would continue with any future ownership of the property, I was not comfortable making a written determination myself. The Commission does have that authority however and may do so with a simple motion to accept Mr. Cronin's presentation of his information.

Thomas F. Cronin
32 Fern Road
Storrs, CT 06268

August 29, 2012

Jo Ann Goodwin, Chair
Planning and Zoning Commission
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 062168

Dear Ms. Goodwin:

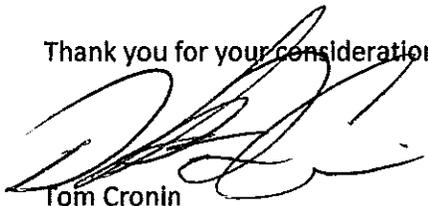
I have been a town resident of Storrs/Mansfield since we bought our home at 32 Fern Road in April 2001. We secured a mortgage, and refinanced once before without any issues regarding our home. Recently, while attempting to refinance again due to the low rates available, a discrepancy in our home was noted during the appraisal. In looking into the issue, some interesting facts came to light. Therefore, I am requesting that the Planning and Zoning Commission grant our property the designation of a single family home with an efficiency unit (in-law apartment).

In looking into this, I discovered some challenges. On a property card from 1991, our home was designated to have two units, but it was never incorporated when the town created the list of properties with in-laws/efficiencies. The house was originally built by Windham Tech by a family named Morgan in 1959. They lived in the house until 1999. Then it was sold to the second owner who only lived in the home a few months before being transferred. The house was vacant for several months prior to us buying it.

We have done no changes to the home's floor plan and intended use. I have painted, cleaned and improved some aspects of the home, but have never moved a wall or changed the layout or uses of the home. The Zoning Officer has spoken to my neighbors and been out to verify the facts about the home. I have attached a few artifacts for your review, including a letter from the bank, my original letter to Kirt, Kirt's letter back to me, and a copy of the property card with the 1980 note of 2 units.

I am hoping to clean up the discrepancies, ensure accurate recording of our home, and have the ability to re-finance and someday pass on the home to our children or if necessary sell the home. With your granting of a single family home with an efficiency unit (in-law), we will have an accurate representation of our home.

Thank you for your consideration,



Tom Cronin



July 3, 2012

Thomas Francis Cronin
32 Fern Rd.
Storrs, CT 06268

Dear Thomas Francis Cronin:

We have received your application for a mortgage loan dated June 28, 2012. Thank you for choosing Savings Institute Bank and Trust for your mortgage needs.

Listed below are items that we need to obtain from you to continue to process your mortgage request. We ask that you get this information to us within 10 days of the mailing of this letter so that we can continue to process your loan in a timely manner.

1. Provide an application for a special permit with Town of Storrs for efficiency unit and provide satisfactory evidence from town official that efficiency unit is approved.
2. Appraiser to provide two comparable sales with in-law apartments. (SIBT has ordered this)
3. Signed Good Faith Estimate Acknowledgement and Receipt and truth In Lending Disclosures dated June 30, 2012.

Please be advised that it is important that the bank receive these items as soon as possible to avoid the possibility of having to withdraw your application for being incomplete.

If you have any questions or need any additional information please do not hesitate to contact me at 860-456-6587 or pamela_infante@banksi.com.

Sincerely,

A handwritten signature in cursive script that reads 'Pamela J. Infante'.

Pamela J. Infante

Underwriter

Savings Institute Bank and Trust Company
803 Main St., Willimantic CT 06226

Curt Hirsch, Zoning Enforcement Officer
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

July 9, 2012

Thomas F. Cronin
32 Fern Road
Storrs, CT 06268
tcronin@eastconn.org
860-423-5898 – Home
860-428-7235 - Cell

Dear Mr. Hirsch:

Thank you for meeting with me briefly on Friday to discuss my home located at 32 Fern Road in Storrs. I am pursuing a mortgage refinancing and my bank has requested confirmation that an efficiency unit exists on the property and is approved.

When the property was originally summarized on the real estate record field card from 1980 it was noted as having two units. Now, on the residential property record card for my home no such designation exists. Somehow, this designation was lost in the transfer to the new property card. I have made minor improvements on the property over the last 11 years, but never added or removed any walls or changed the intended use of the lower level space. Currently, my mother occupies this space as an in-law apartment.

I am requesting that you please look into this information and assist me in providing my bank with the documentation they have requested.

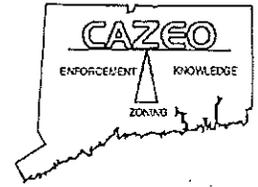
I appreciate your help in this matter and am available if you have any questions.

Thank you,

Thomas F. Cronin



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

July 19, 2012

Thomas F. Cronin
32 Fern Road
Storrs, CT 06268

Re: Basement apartment

Dear Mr. Cronin:

I am responding to your letter of July 9, 2012, requesting "confirmation that an efficiency unit exists on the property and is approved". The property in question is your residence at 32 Fern Road. I do not have any documentation of the apartment in the zoning records that I maintain in my office. I searched the Building Department record of your property and there is no indication of the subject apartment. I have talked with two of your neighbors who have been resident owners of the property adjacent to 32 Fern Road for 25 to 30 years or more. Neither could tell me through their own knowledge that the basement was used as an apartment by previous owners. I was told that Dr. Lucille Rucker, a previous owner, maintained a professional office in the basement. The space included a bathroom and kitchenette I am told. The presence of those features however, does not establish an efficiency apartment use.

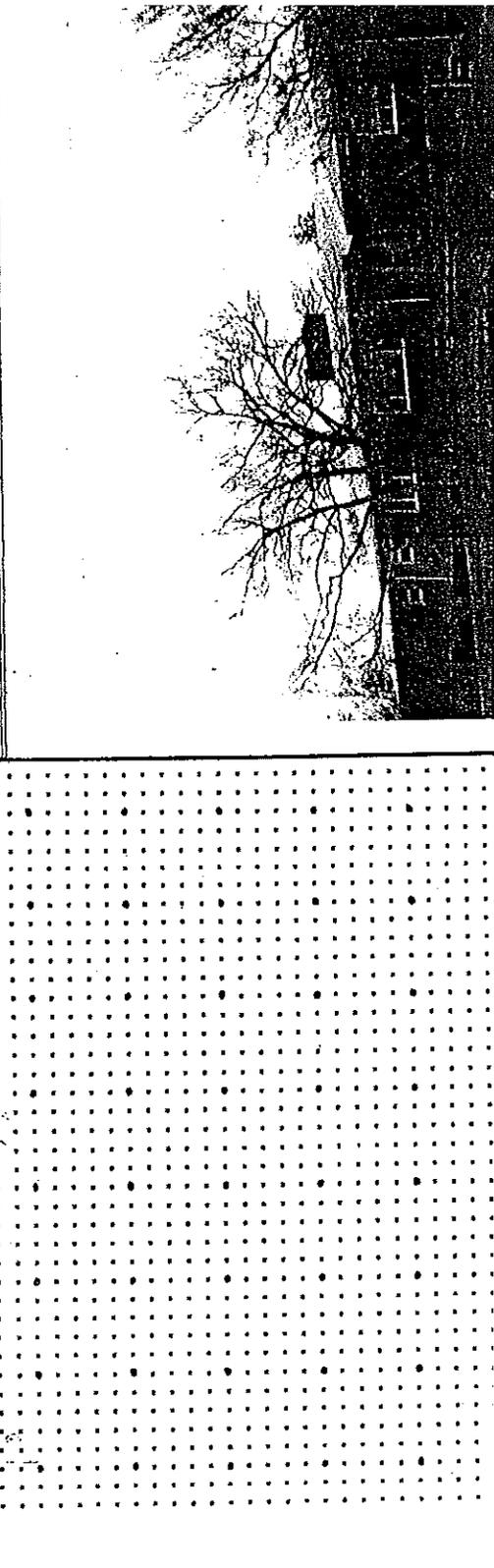
Based upon the information that I have obtained, I cannot provide you with a letter affirming the use of the basement as a dwelling unit for zoning purposes. You may meet the criteria for seeking a special permit through the Planning & Zoning Commission, to establish an efficiency unit in your residence. I have enclosed that information for you.

Sincerely,

Curt Hirsch
Zoning Agent

SIDE	CARD NO.	HOUSE NO.	STREET NAME	STREET CODE	MAP	BLOCK
R	4	32	FERN ROAD		PAVED <input checked="" type="checkbox"/>	31 78 PAVED DR.
OWNER			ADDRESS			
MORGAN, MILTON R. & GERTRUDE L.			32 FERN RD., STORRS, CT			

BUILDINGS	NO. UNITS	TYPE	YEAR BUILT	YEAR RMDLD.	GEN. COND.	SCHEDULE VALUE	DEPREC. PHYS. FUNC.	FAIR MKT. VALUE	ADJUST. %	ASSESSED 1980	CD.
BLDG. #1	1	1 1/2 1/2	1959		A	154,520	10%	123,620	70	86,530	
BLDG. #2							%		70		
BLDG. #3							%		70		
BLDG. #4							%		70		
3.6						TOTAL BUILDINGS		123,620	70	86,530	
LAND	NO. ACRES	ZONE	TOPO.	COND.	UNIT VALUE	SCHEDULE VALUE	DEPREC. PHYS. FUNC.	FAIR MKT. VALUE	ADJUST. %	ASSESSED VALUE	
LOT	1.0	RARE	Slope	F	@ 20,000	20,000	5%	19,000	70	13,300	
FRONT ACRES	0.6		Slope	F-F	@ 3,600	2,170	5%	2,630		1,840	
REAR ACRES	1.0		Slope	F	@ 1,500	1,500	10%	1,350		950	
LAND IMPR.			AMOUNT		@		%		70		
LAND IMPR.							%		70		
						TOTAL LAND		229,800		160,900	
						TOTAL ASSESSED		146,600		102,620	



1970 Street Card

32 Fern Road

BUILDING #1

BUILDING #2

TYPE	NO. UNITS	TYPE	YEAR BUILT	YEAR RMDLD.	GEN. COND.	STYLE
BASIC	2	1500/3	'59		A	Kate
ADDITION NO. 1						
ADDITION NO. 2						
ADDITION NO. 3						

TYPE	NO. UNITS	TYPE	YEAR BUILT	YEAR RMDLD.	GEN. COND.	STYLE
BASIC						
ADDITION NO. 1						
ADDITION NO. 2						
ADDITION NO. 3						

EXTERIOR	INTERIOR	PRICING					
FOUNDATION	ROOMS	B	I	2	ITEM	UNITS SQ.FT	AMOUNT
WALL COVER. <i>BRK.</i>	BDRMS.		3		BASIC	2285	69,720
ROOF TYPE <i>PITCH</i>	BATHS		2		ADD.NO.1		
ROOF COVER <i>ASPH/FLT</i>	ST SHWR				ADD.NO.2		
DORMER	LAVS		1	1	OP ADD.NO.3		
BAYS	TOTAL PLMBG	2	10		PLMBG.	1822	2810
HEAT TYPE <i>SHU/B</i>	HEAT.				HEAT.		3740
CHMNYS, FLUES <i>1/3</i>	FIREPL		1	1	FIREPL.	2 FP	2060
BSMT. TYPE <i>FULL</i>	BSMT. FINISH				BSMT.FIN.	1540	11940
BSMT. GARAGE <i>NO</i>	GARGE.				GARAGE	528	6090
PORCH <i>OPEN</i>	POR.FN				PORCH	29	460
ADDL ITEMS							6210
					GRATE	150	51,510
INSP. BY CD	DATE	4/16/50	TOTAL				154,520

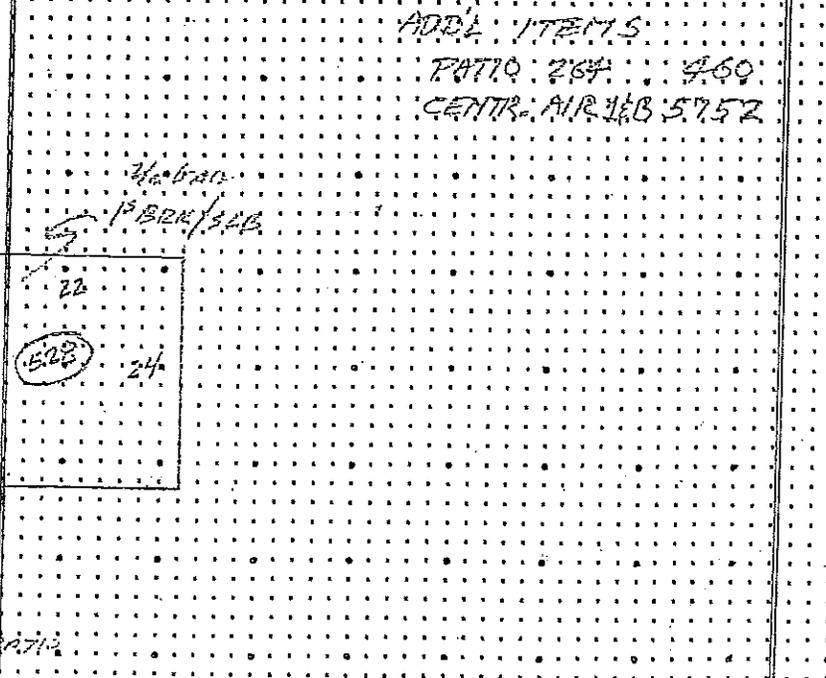
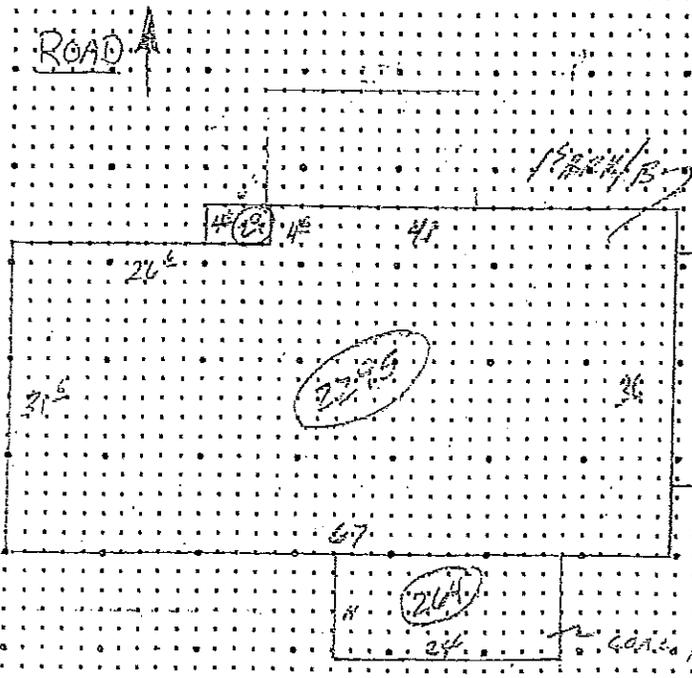
EXTERIOR	INTERIOR	PRICING					
FOUNDATION	ROOMS	B	I	2	ITEM	UNITS SQ.FT	AMOUNT
WALL COVER.	BDRMS.				BASIC		
ROOF TYPE	BATHS				ADD.NO.1		
ROOF COVER	ST SHWR				ADD.NO.2		
DORMER	LAVS				ADD.NO.3		
BAYS	TOTAL PLMBG				PLMBG.		
HEAT TYPE	HEAT.				HEAT.		
CHMNYS, FLUES	FIREPL				FIREPL.		
BSMT. TYPE	BSMT.				BSMT.FIN.		
BSMT. GARAGE	GARGE.				GARAGE		
PORCH	POR.FN				PORCH		
INSP. BY	DATE				TOTAL		

REMARKS *2nd @ door* (103010)

REMARKS

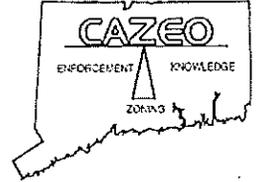
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SKETCH





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: August 29, 2012

Re: **Review of site signage**
Cumberland Farms, 1660 Storrs Road
PZC # 1303-2

On March 19, 2012, the PZC approved a conditional special permit for the development of a convenience store and gasoline filling station at the Four Corners. The demolition of existing structures is currently taking place to prepare the site for the new development. Condition #6 of the special permit approval required that detailed sign plans, including location, dimensions, materials and lighting be submitted for Commission approval. Cumberland Farms has submitted a proposal for a free-standing, pylon sign to be located near the site entrance on Storrs Road. On quick review, the proposed 24 sq. ft. identity sign is less than the maximum permitted 32 sq. ft. and the proposed 15-ft. height is less than the 20 ft. permitted. The proposed sign also includes a 12-ft. "pricing" sign for gasoline. Article X.C.6.a permits an additional sign for pricing 'provided the sign does "not exceed 3' by 4'. The proposed pricing sign is 2' x 6' in dimension and the Commission will need to determine whether this is in compliance with the regulations.

The Director will not be back into the office until the day of the 9/4/12 PZC meeting and will provide additional information about this submission.

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Town Council
Planning and Zoning Commission
Conservation Commission
Sustainability Committee
Open Space Preservation Committee
Agriculture Committee

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

Date: August 20, 2012

Subject: Conservation and Development Policies: A Plan for Connecticut (DRAFT)

Background

The Office of Policy and Management (OPM) is in the process of updating the State Conservation and Development Policies Plan. This plan drives decisions on state projects as well as establishes guiding principles for growth at the state, regional and local levels. Local impacts of the plan include the following:

- The next update of the Town's Plan of Conservation and Development (POCD) must be consistent with the 2013-2018 State Conservation and Development Policies Plan.
- Any projects undertaken by state agencies that are financed with state or federal funds must be reviewed for consistency with this plan. This requirement includes any grants that are made to local communities, such as the STEAP program. Since the adoption of the current plan, a new requirement has gone into effect that will prohibit state agencies from providing funding for a 'growth related project' that is outside the boundaries of Priority Funding Areas as identified in the new plan, unless the project meets the criteria for an exception to that prohibition (CGS §16a-35d).

The policy section of the plan is organized by six Growth Management Principles:

- Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure
- Expand housing opportunities and design choices to accommodate a variety of household types and needs
- Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options
- Conserve and restore the natural environment, cultural and historic resources, and traditional rural lands
- Protect and ensure the integrity of environmental assets critical to public health and safety
- Promote integrated planning across all level of government to address issues on a statewide, regional and local basis

The last section of the plan is related to the Locational Guide Map (LGM), which identifies the Priority Funding Areas (PFAs) referenced above. Please note that the draft LGM has been provided separately and has not yet been embedded in the draft plan. For ease of review, the Windham Regional Council of Governments has prepared print maps for each town in the region. The draft LGM is also available in an electronic, interactive map, through OPM's website.

How to Interpret the Locational Guide Map

The Locational Guide Map (LGM) associated with the new policy plan uses a completely different approach than the previous plan. The main categories you will see on the attached map are Priority Development Areas (PDA), Priority Conservation Areas (PCA), and Balanced Growth Areas (which are areas where PDAs and PCAs overlap). These three designations are all considered Priority Funding Areas.

Priority Development Areas

Due to the criteria and methodology used to define these areas, significant portions of Mansfield are designated as 'Priority Development Areas.' This is due to the use of census blocks as the defining geographic area. As a rural community, our census blocks are fairly large, which means that any census block that meets one or more specific criteria has been included in the PDA. **It is important to note that this designation in no way implies that the entire area is appropriate for more intense development, and it does not supersede our own Plan of Conservation and Development.** In other words, the planned development areas defined in the Town's POCD can be (and are) much smaller than those shown on the Locational Guide Map.

The criteria¹ used to determine whether a census block is designated as a Priority Development Area are:

- Designation as an Urban Area or Urban Cluster in the 2010 Census
- Existing or Planned Sewer Service
- Existing or Planned Water Service
- Boundaries that intersect a ½ mile buffer surrounding existing or planned mass transit stations
- Local Bus Service
- Location on the New-Britain/Hartford Bus way

The attached map further breaks down the Priority Development Areas based on the number of criteria that were met in each census block. The lightest color PDA areas meet only 1 or 2 of the criteria; the darkest meet between four and six of the criteria. The maximum score in Mansfield for any census block was a 4, and the applicable criteria for those blocks were urban area, sewer service, water service, and local bus service.

¹ Additional priority is given to any census block that meets one or more of the above criteria and is located within a Designated Public Investment Community, Targeted Investment Community, or Distressed Municipality. Mansfield does not have any of those designations.

Priority Conservation Areas

While the Priority Development Areas are defined using census blocks, Priority Conservation Areas are defined based on existing natural conditions such as soils, topography and other natural resources. As a result, the boundaries of the Priority Conservation Areas are much more natural and fluid. The criteria used to designate Priority Conservation Areas include:

- Core forest areas greater than 250 acres based on the 2006 Land Cover Dataset
- Existing or potential drinking water supply watersheds
- Aquifer Protection Areas
- Wetland Soils greater than 25 acres
- Prime or locally important agricultural soils greater than 25 acres
- Category 1, 2, or 3 Hurricane Inundation Zones
- 100 Year Flood Zones
- Critical Habitats

The attached map further breaks down the Priority Conservation Areas based on the number of criteria that were met in each census block. The lightest color PDA areas meet only 1 or 2 of the criteria; the darkest meet between four and six of the criteria. The maximum score in Mansfield for any Priority Conservation Area was a 5, and the applicable criteria for that area was aquifer protection, 100-year flood zone, wetland soils, water supply watershed and core forest.

Balanced Growth Areas

The areas where Priority Development Areas and Priority Conservation Areas overlap are designated as Balanced Growth Areas. In these areas, state agencies must provide a balanced consideration of all factors in determining the extent to which the project is consistent with the policies of the plan. Examples of projects where conflicting priorities would need to be considered are provided on page 28 of the draft plan.

Summary

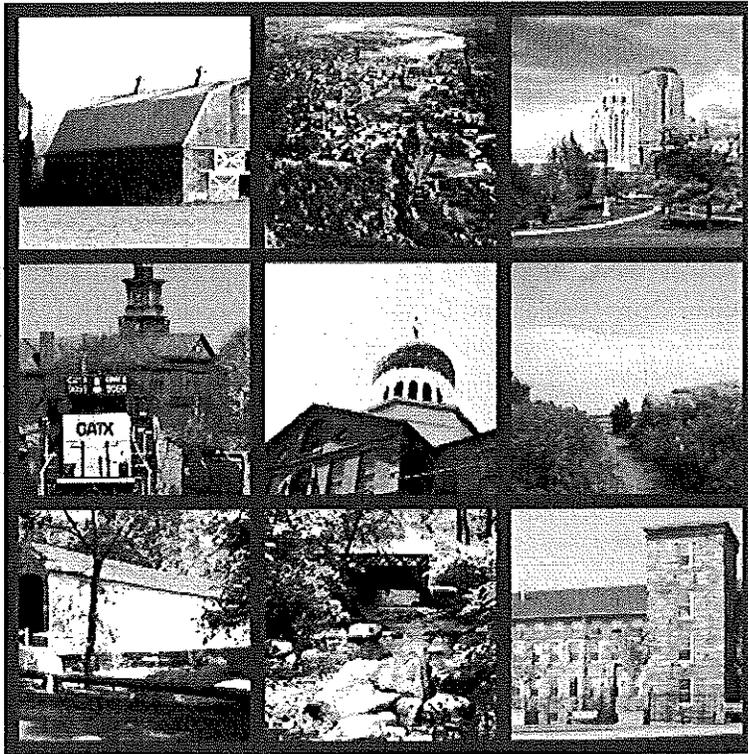
A draft of *Conservation and Development Policies: A Plan for Connecticut (2013-2018)* is attached for your review. Comments on the draft plan are due to the Office of Policy and Management by October 5, 2012. As part of this review, we have the ability to request specific changes to the Locational Guide Map.

For those of you interested in learning more, I will be briefing the Planning and Zoning Commission at their September 4, 2012 meeting. Advisory Committees that are interested in having their comments included in an official town response should provide reports to the Planning and Zoning Commission by September 26, 2012.

PAGE
BREAK

DRAFT

CONSERVATION & DEVELOPMENT POLICIES: A PLAN FOR CONNECTICUT



PUBLIC DRAFT

2013-2018

Prepared by the Office of Policy and Management
In accordance with Connecticut General Statutes Section 16a-28(b)

Conservation & Development Policies: A Plan for Connecticut

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BACKGROUND

In 1971, House Joint Resolution No. 40 called for the development of a state plan of conservation and development (State C&D Plan). A plan was published on September 27, 1974, and it served as the official policy for the Executive Branch in matters pertaining to land and water resource conservation and development, in accordance with Executive Order No. 28.

In 1976, the General Assembly established a process for direct legislative participation in the preparation, adoption, and implementation of the State C&D Plan. That process, as amended from time to time, is codified in Section 16a-24 through Section 16a-33 (Chapter 297) of the Connecticut General Statutes (CGS). The Office of Policy and Management (OPM) is responsible for administering the State C&D Plan revision process on a recurring 5-year cycle, under the oversight of the Continuing Legislative Committee on State Planning and Development (Continuing Committee).

The General Assembly adopted the first State C&D Plan in 1979, with subsequent revisions adopted in 1983, 1987, 1992, 1998, and 2005. Although the current Plan covers the period 2005-2010, it remains in effect until the General Assembly formally adopts the 2013-2018 State C&D Plan as anticipated in 2013 (per Public Act 09-230, as amended by Public Act 10-138).

Once the 2013-2018 State C&D Plan is adopted, in accordance with CGS Section 16a-30, state agencies will proceed to implement the Plan pursuant to the requirements of CGS Section 16a-31 and Section 16a-35d. (Note: This latter section is codified in CGS Chapter 297a, which entails new requirements for Priority Funding Areas that take effect upon adoption of the 2013-2018 State C&D Plan.)

Finally, CGS Section 16a-32 provides a mechanism for amending the State C&D Plan in between the statutory five-year revision cycle, and it also requires OPM to report annually by February 15th on the extent to which state sponsored actions were in conformity with the Plan.

APPLICATION OF THE PLAN

CGS Section 16a-31 requires state agencies to determine the consistency of their proposed actions with the State C&D Plan, whenever they undertake any of the following actions with state or federal funds:

- (1) The acquisition of real property when the acquisition costs are in excess of two hundred thousand dollars;
- (2) The development or improvement of real property when the development costs are in excess of two hundred thousand dollars;
- (3) The acquisition of public transportation equipment or facilities when the acquisition costs are in excess of two hundred thousand dollars; and
- (4) The authorization of each state grant, any application for which is not pending on July 1, 1991, for an amount in excess of two hundred thousand dollars, for the acquisition or development or improvement of real property or for the acquisition of public transportation equipment or facilities.

State statutes also require OPM to review each Bond Commission agenda and issue an advisory statement on the extent to which the items on the agenda are consistent with the State C&D Plan. Also, OPM reviews draft state agency plans for consistency with the State C&D Plan, when they are in the process of being updated. Finally, OPM provides advisory statements, upon request by another state agency, on the extent to which a proposed action is consistent with the State C&D Plan.

Effective upon adoption of the 2013-2018 State C&D Plan by the General Assembly, CGS Section 16a-35d further requires that no state agency provide funding for a "growth-related project" that is outside the boundaries of priority funding areas, unless it meets any of the listed criteria for exceptions. (See New Statutory Requirements below.)

NEW STATUTORY REQUIREMENTS

There have been some significant amendments to state planning statutes since the current State C&D Plan was adopted in 2005:

- Public Act 05-205 expands the definition of "funding" to include "any form of assurance, guarantee, grant payment, credit, tax credit or other assistance, including a loan, loan guarantee, or reduction in the principal obligation of or rate of interest payable on a loan or a portion of a loan", as well as require OPM to develop recommendations for the delineation of boundaries of "priority funding areas". (CGS Sec. 16a-35c through Sec. 16a-35h)
- Public Act 08-182 outlines new performance-based planning and programming requirements. Although this Draft includes examples of performance indicators for measuring progress, OPM recognizes that there still needs to be broad consensus developed around a set of meaningful and measurable performance indicators. OPM views the establishment of benchmarks for each Growth Management Principle as a longer term goal that will be addressed only after a high degree of confidence has been developed around the baseline data to be collected on the performance indicators. (CGS Sec. 16a-27(e))
- Public Act 09-230 defines "principles of smart growth" and Public Act 10-138 requires state agencies to consider whether certain grant application proposals comply with such principles. (CGS Sec. 4-37I)
- Public Act 10-138 directs OPM to develop a new process for the revision, adoption, implementation and amendment of the State C&D Plan, and to submit a draft of such process to the Continuing Committee. OPM submitted said report in January 2011 and has proceeded to implement the new process accordingly, so that the "planning policies of different levels of government are compared and differences between such policies are reconciled with the purpose of attaining compatibility between local, regional and state plans." A summary of this "Cross-Acceptance Process" is included below.

CROSS-ACCEPTANCE PROCESS

Due to the desire of many for a more bottom-up approach to the State C&D Plan revision process, OPM proceeded to implement the new cross-acceptance process as described in its January 2011 report to the Continuing Committee. Following the report's submission, OPM conducted *initial outreach* workshops over the next several months, which are summarized in Attachment B. OPM incorporated its findings from these workshops in the initial Draft 2013-2018 C&D Plan that was submitted to the Continuing Committee in December 2011 for a required 90-day review.

From January through March 2012, OPM proceeded to implement the *plan comparison* phase of the cross-acceptance process. During this period, OPM conducted fourteen regional workshops and various coordinating meetings with state agencies, which are summarized in Attachment C. The Continuing Committee opted not to comment during this early review period.

In total, 135 municipalities and 14 Regional Planning Organizations (RPOs) participated in the voluntary *plan comparison* phase. The participating municipalities and RPOs reviewed their respective plans of conservation and development to determine the extent to which they were compatible with the planning policies of the initial Draft C&D Plan. That effort, combined with input from affected state agencies, provided OPM with general

consensus in support of the policies listed under each Growth Management Principle. The outcome of the *plan comparison* phase provided OPM with the basis for producing this revised Draft C&D Plan for public review and comment.

The public comment period will run from May through September 2012, and OPM will coordinate with RPOs to schedule public hearings in each of the state's fourteen planning regions. In addition to the statutory public hearing requirements, any municipality that wishes to continue its participation in the voluntary cross-acceptance process may request, through its RPO or other designated regional cross-acceptance facilitator, an informal workshop to discuss any element(s) of the Draft C&D Plan. Such workshops are intended to provide local and regional officials with additional opportunities to address any unresolved issues or to seek clarification on the Draft C&D Plan before progressing to the *plan negotiation* phase of the cross-acceptance process.

Upon conclusion of the public hearings in September 2012, OPM will begin scheduling *plan negotiation* meetings when requested by an RPO or other designated regional cross-acceptance facilitator on behalf of its municipalities. These meetings are intended to address any remaining unresolved issues before the regional and state negotiating entities set out to draft an optional Statement of Agreements and Disagreements for inclusion in OPM's recommended Draft C&D Plan that will be submitted to the Continuing Committee prior to the start of the 2013 legislative session. The inclusion of such statements in the recommended Draft C&D Plan is intended to provide state legislators with information pertaining to their constituent municipalities' level of support for the Draft 2013-2018 State C&D Plan when it is considered for adoption by the General Assembly.

FORMAT OF THE PLAN

The State C&D Plan is defined in CGS Section 16a-25 as "the text of such plan and any accompanying locational guide map." In order to address the new statutory requirements noted above, OPM is taking a stepped approach to building consensus on potential changes to both the text and map components of the Plan.

The text of the State C&D Plan is presented in a new condensed format that is built around six Growth Management Principles:

- 1) Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure
- 2) Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs
- 3) Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options
- 4) Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands
- 5) Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety
- 6) Promote Integrated Planning Across all Levels of Government to Address Issues on a Statewide, Regional and Local Basis

Not only do the Growth Management Principles serve as the chapters of the State C&D Plan, but municipalities and RPOs must also consider these principles when they update their respective plans of conservation and development (CGS Sections 8-23 and 8-35a). Therefore, it is important that the State C&D Plan clearly convey itself in a manner that municipalities, RPOs and state agencies can all relate to.

Each Growth Management Principle begins with a brief summary statement of its objectives. This is followed by:

- A list of relevant policy statements that provide the basis for state agencies to assess the consistency of their proposed plans and actions with the State C&D Plan (Note: OPM recognizes that a number of policy statements can apply to more than one Growth Management Principle; however, there was an intentional effort to limit such cross-references. Whenever a state agency must make a determination of consistency for a proposed action with the State C&D Plan, it shall not be limited to citing any policies contained in the Plan – regardless of the particular Growth Management Principle under which the policy statement appears.);
- A list of plans prepared by state agencies under state or federal law, which are reviewed by OPM for consistency with the State C&D Plan prior to their adoption. Links to such agency plans are intended to provide interested parties with access to more detailed information and policy guidance on various subject matters;
- A list of examples of performance indicators for measuring progress in implementing the State C&D Plan, including financial indicators;
- A reference to relevant Principles of Smart Growth, as defined in Public Act 09-230 and listed in Attachment D. This reference is included to assist state agencies in complying with CGS Section 4-371, which requires agencies to consider whether certain grant applications under their purview comply with some or all of the Principles of Smart Growth; and
- A map that reflects the geographic areas generally supported by the policies of the particular Growth Management Principle. Each map is based on a limited number of criteria and, therefore, is intended for illustrative purposes only.

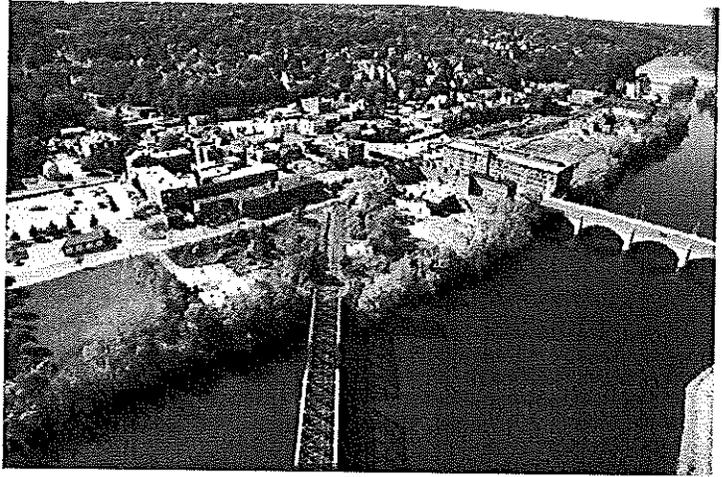
In addition to the changes to the text noted above, the Locational Guide Map component of the State C&D Plan has also undergone significant changes. With the priority funding area legislation set to take effect upon adoption of the 2013-2018 State C&D Plan, OPM recognizes that there may be greater interest in the Plan's Locational Guide Map. As a result, OPM has devoted a separate chapter to the Locational Guide Map, which describes the role of the Map, its use and application, and the criteria for delineating the boundaries of Priority Funding Areas.

Finally, Attachment A lists a number of Examples of State Agency-Administered Programs. This list was developed with input from state agencies and serves as a general guide for agency staff to locate relevant policies for consideration when determining the consistency of their proposed actions. Attachment A is also intended to help fulfill some of the new requirements of CGS Section 16a-27(e), such as identifying potential funding sources and the entity responsible for program implementation.

GROWTH MANAGEMENT PRINCIPLE #1

Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure

A region's development potential is highly correlated with its accessibility to urban-scale infrastructure. Connecticut has invested significant resources in the physical infrastructure of its cities and towns to provide for wastewater treatment capacity, potable water supplies, highways and railways, air and sea ports, broadband access, energy generation and transmission, and other related facilities. In order to help position the state for growth, state agencies, regional planning organizations, municipalities, private developers, and other stakeholders must coordinate their actions to leverage these assets in a manner that will take full advantage of Connecticut's strategic location within the Northeast Megaregion, while also proactively addressing the needs and desires of a changing demographic base.



Shelton Downtown Revitalization Project – Various uses include a farmer's market, Veteran's Memorial, River walk, and Condominiums. Photo Credit: Shelton Economic Development Corporation

Repairs and upgrades to the state's aging, and sometimes underutilized, infrastructure represent a significant ongoing cost to taxpayers, who sometimes view investments in new or expanded infrastructure and facilities as a more cost-effective and preferred use of their tax dollars. Compounding this perception is the fact that deferred maintenance is typically a less controversial option for balancing government operating budgets than cutting public services. Over time, the cumulative effect of deferred maintenance can create an unsustainable long-term financial burden on taxpayers.

A life-cycle cost analysis can raise important considerations about taxpayers' long term liability associated with maintaining an ever-expanding infrastructure base. For example, timely repairs and upgrades to aging infrastructure can save taxpayers money by extending an asset's useful life and forestalling the need for costlier renovations or replacement in the future. Such an analysis can also provide a better understanding of the combined total capital and operational costs associated with a proposed project. In addition, it can provide a context for considering a project's other potential costs or benefits to the environment that may not be easily quantified, such as greater energy efficiency, water conservation, pollution prevention, and historic preservation.

State Agency Policies:

- **ENSURE** the safety and integrity of existing infrastructure over its useful life through the timely budgeting for maintenance, repairs and necessary upgrades;
- **FOCUS** on infill development and redevelopment opportunities in areas with existing infrastructure, which are at an appropriate scale and density for the particular area;
- **ENCOURAGE** multidisciplinary approaches to infrastructure planning and design. For example, for transportation projects in areas with combined sewers, seek to preserve the functional capacity of

wastewater treatment plants by designing projects that enhance the infiltration of stormwater generated by the existing street network and other impermeable surfaces through measures such as pervious pavement material and the incorporation of urban green spaces;

- **COORDINATE** the timing of any planned expansion of existing infrastructure to meet state and regional growth objectives;
- **UNDERTAKE** a life-cycle cost analysis for any proposed action involving the expansion of infrastructure beyond the current limits of the existing or planned service area for the particular form(s) of infrastructure, except when necessary to address immediate public health and safety concerns;
- **PROMOTE** the continued use or adaptive reuse of existing facilities and developed property, including brownfields in strategic locations;
- **PROACTIVELY IDENTIFY AND MARKET** available properties that are currently served by infrastructure and that could meet the needs of new or expanding businesses, especially those within close proximity to existing industry clusters;
- **PROMOTE** supportive land uses around rail stations, airports and sea ports, and discourage uses that are not dependent upon, or complimentary to, the available infrastructure;
- **UTILIZE** the state's strategic location and infrastructure to promote expansion of markets for Connecticut grown and manufactured products;
- **ENCOURAGE** local zoning that allows for a mix of uses to create vibrant central places where residents can live, work, and meet their daily needs without having to rely on automobiles as the sole means of transport;
- **PROMOTE** urban areas as centers for arts, entertainment and culture, while also supporting community-based agriculture and historic preservation;
- **CAPITALIZE** on opportunities to develop and deploy innovative energy technologies, and promote distributed generation facilities where practicable to address localized load management issues; and
- **MINIMIZE** the potential impact from natural hazards, such as flooding, high winds and wildfires when siting future infrastructure and developing property.

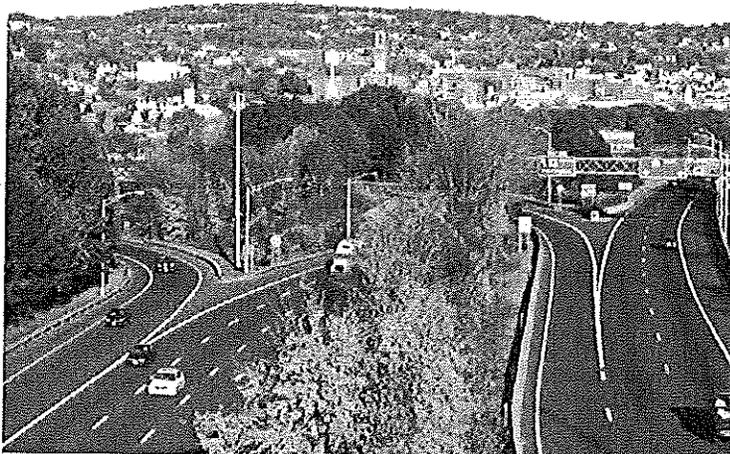
Applicable Principles of Smart Growth	
Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

Plans Prepared by State Agencies under State or Federal Law:

- Master Transportation Plan (DOT) (includes listing of major transportation projects and plans per CGS Section 16a-27) <http://www.ct.gov/dot/lib/dot/documents/dpolicy/mtp/2011mtp.pdf>
- Economic Strategic Plan (DECD) http://www.ct.gov/ecd/lib/ecd/connecticut_esp-final.pdf
- Comprehensive Energy Plan for Connecticut (DEEP) New requirement per Section 51 of Public Act 11-80 (July 1, 2012)

Examples of Performance Indicators for Measuring Progress:

- Percentage of State capital investments in Priority Development Areas
- Number of new businesses registered in Priority Development Areas compared to total statewide new business registrations
- Percent increase in development in Priority Development Areas
- Number of businesses started or expanded in Priority Development Areas
- Number of brownfield sites/acres redeveloped
- Percent of state highways and bridges in fair or better condition
- Number of historic facilities preserved in Priority Development Areas
- Number of registered farmers markets in Priority Development Areas

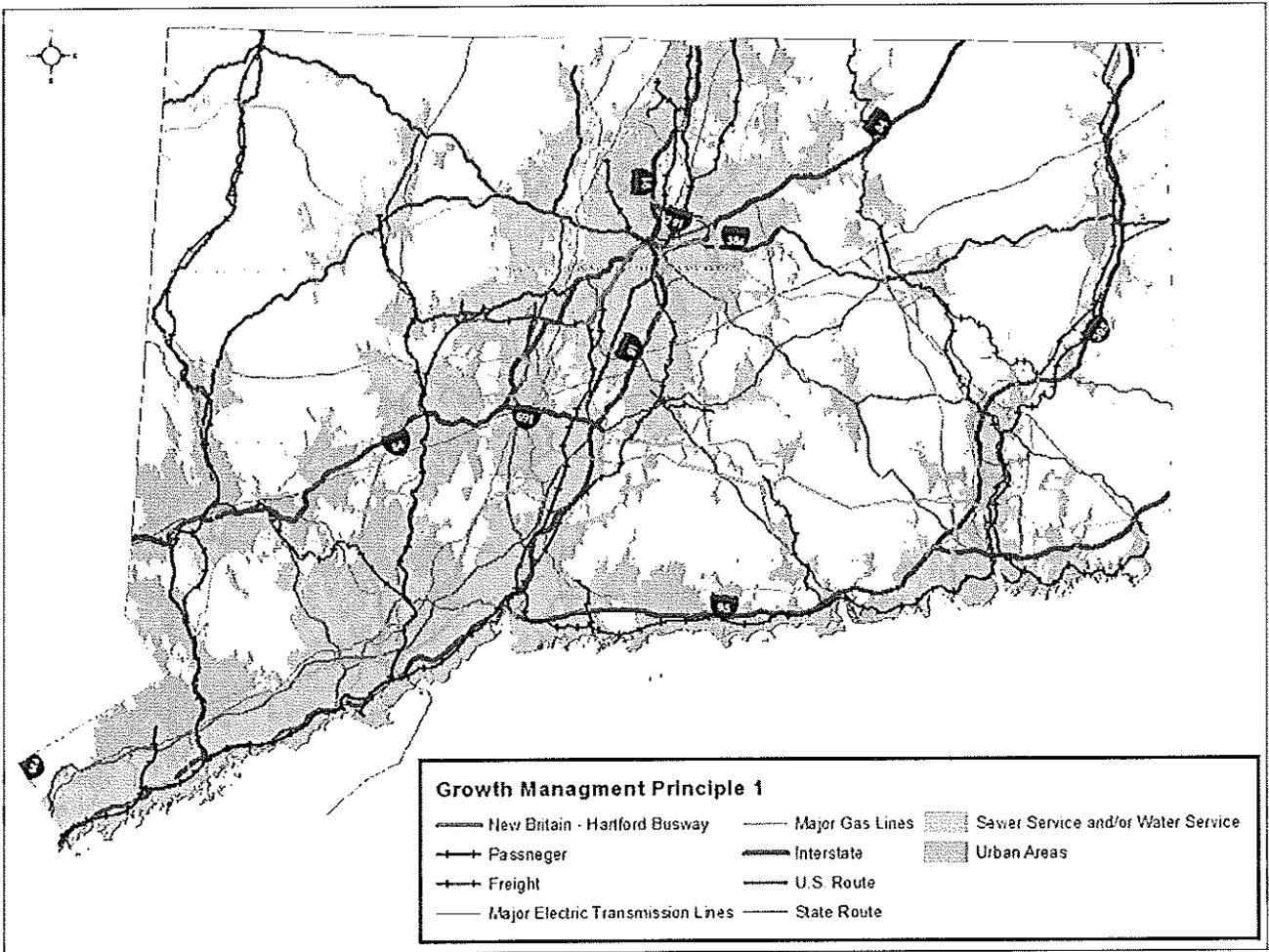


*Approaching the I-84/Route 8 Interchange known as the "Waterbury Mixmaster"
Photo: Joe Perrelli, COGCNV*

Geographic Depiction of GMP 1

The following map reflects the geographic areas generally supported by the policies of GMP 1. State-sponsored efforts to redevelop and revitalize regional centers and areas with existing or currently planned infrastructure are broadly illustrated by these map criteria:

- 1) Public Water and Sanitary Sewer Service Areas;
- 2) Primary Highways
- 3) Rail Lines and Busways;
- 4) Major Electricity and Gas Transmission Lines; and
- 5) U.S. Census Bureau-Delineated Urban Areas.

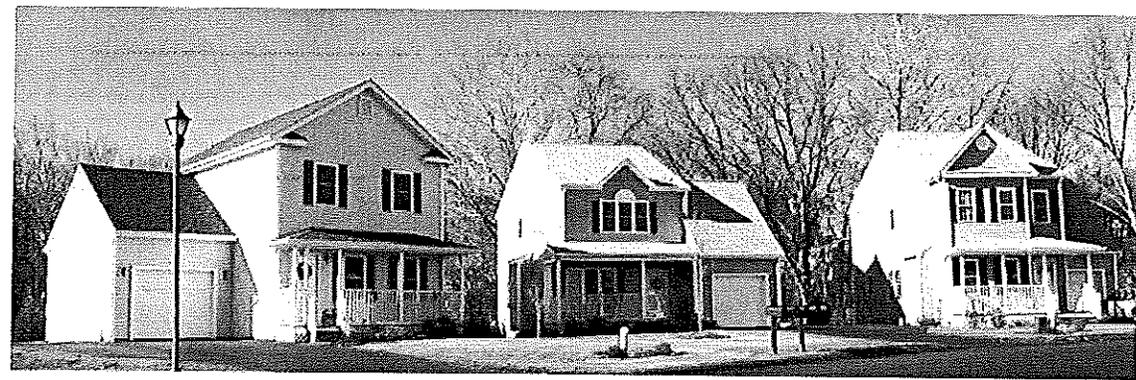


GROWTH MANAGEMENT PRINCIPLE #2

Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs

Demographic trends indicate that Connecticut's population, along with most of the nation, is aging. The sheer magnitude of the number of members in the "baby boom" generation, combined with increased life expectancy, will have profound effects on our communities and society in general well into the future. Notably, the "millennial" generation, whose members are now entering the 25 to 34 year old age group, outnumbers the "baby boom" generation. The different needs and desires of these two large generations will present unprecedented challenges, as well as opportunities, for the state and its communities to attract and retain a diverse and innovative citizenry.

In order to expand the economy and promote a vibrant population, state and local governments must proactively address current policies and regulations that hinder private developers from building the types of housing options and lifestyle amenities that the market demands. The high cost of housing is often cited as one of the primary factors why Connecticut has lost a large percentage of its young adult population over the past twenty years. However, a number of municipalities are positioned to create higher density, mixed-income housing stock in areas that are within walking distance to retail, recreational and cultural attractions, jobs and public transit. Coordinated marketing of each region's unique assets and lifestyle amenities will help to attract prospective developers, employers and residents, while also providing new housing options for the local workforce.



The Olde Oak Village in Wallingford incorporates attractive affordable and market rate homes. Photo Credit: Partnership for Strong Communities

State Agency Policies:

- **ENHANCE** housing mobility and choice across income levels and promote vibrant, mixed-income neighborhoods through both ownership and rental opportunities;
- **SUPPORT** adaptive reuse of historic and other existing structures for use as residential housing;
- **PROVIDE** favorable loan terms for multifamily housing and mixed-use properties in targeted areas;

- **MARKET** urban communities to people most likely attracted to working and/or living in urban environments, such as young people and "empty nesters";
- **SUPPORT** local efforts to develop appropriate urban infill housing and neighborhood amenities to make better use of limited urban land;
- **PROMOTE** housing and/or affordable housing as part of mixed use and transit-oriented developments within walking distance to public transportation facilities;
- **IDENTIFY** innovative mechanisms, utilizing decentralized or small-scale water and sewage systems, to support increased housing density in village centers and conservation subdivisions that lack supporting infrastructure; and
- **ENCOURAGE AND PROMOTE** access to recreational opportunities, including trails and greenways, for affordable and mixed-income housing.

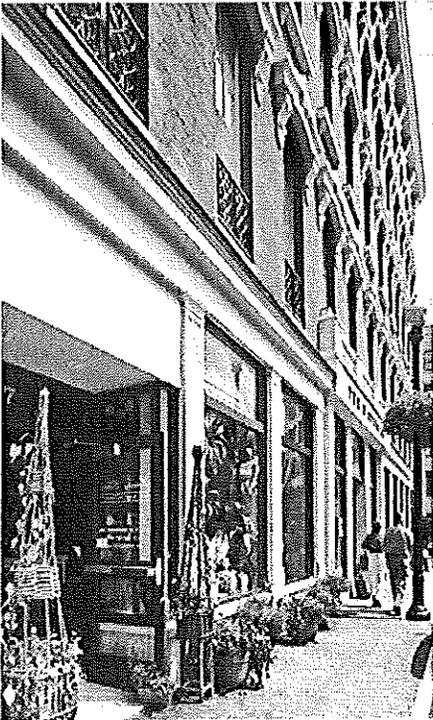
Plans Prepared by State Agencies under State or Federal Law:

- State Long-Range Housing Plan (DECD)
http://www.ct.gov/ecd/lib/ecd/2010-15_slrhp_final.pdf
- Annual Action Plan for Housing and Community Development (DECD)
http://www.ct.gov/ecd/lib/ecd/housing_plans/final_action_plan.pdf

Applicable Principles of Smart Growth	
Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

Examples of Performance Indicators for Measuring Progress:

- Number of new affordable housing units created
- Number of towns with 10% of their housing stock designated affordable
- Number of towns with approved Incentive Housing Zone overlays
- Percentage of population in high density areas (1,000 per sq mi)
- Percentage of renters paying more than 30% of income on rent



Historic 1855 Wauregan Hotel turned into a mixed use project comprising of 70 units moderate income housing, 4,000 s.f. of retail space, ballroom restoration, and 100-space parking garage

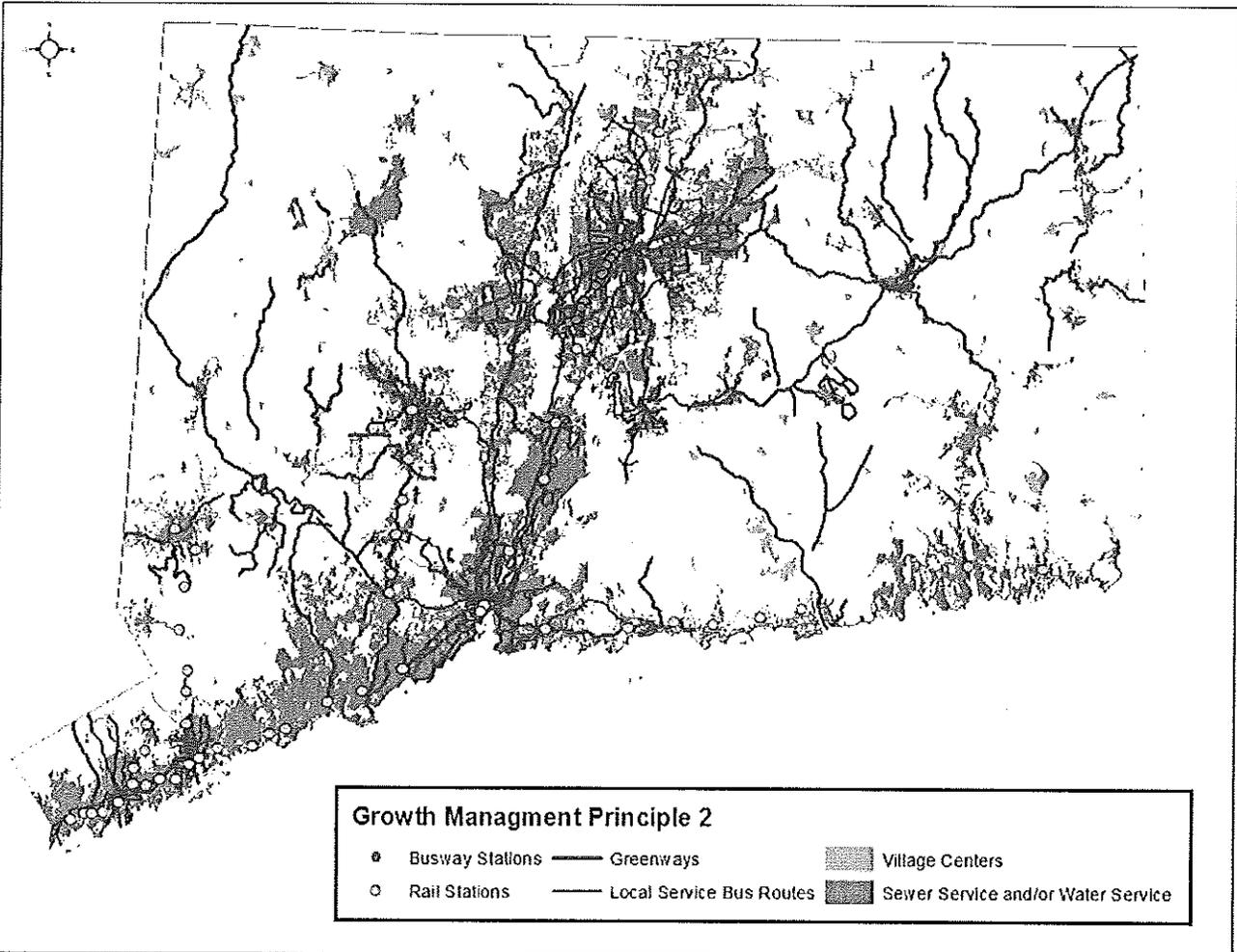
Photo Credit: Partnership for Strong Communities

Geographic Depiction of GMP 2

The following map reflects the geographic areas generally supported by the policies of GMP 2. State-sponsored efforts to expand housing opportunities and design choices to accommodate a variety of household types and needs are broadly illustrated through the following map criteria:

- 1) Public Water and Sanitary Sewer Service Areas;
- 2) Village Centers (derived from the 2005-2010 C&D Plan's "Rural Community Centers");
- 3) Rail and Busway Station Areas;
- 4) Local Bus Routes; and
- 5) Greenways (for more detail, please see:

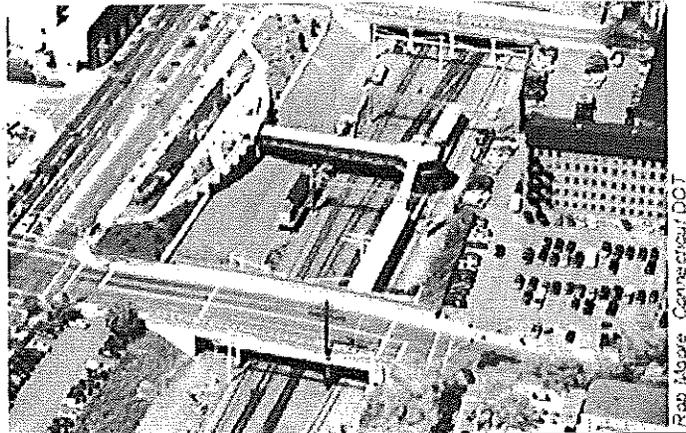
http://www.ct.gov/dep/cwp/view.asp?q=2707&q=323852&depNav_GID=1704&depNavPage=%7C



GROWTH MANAGEMENT PRINCIPLE #3

Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options

Transportation corridors and hubs are critical assets that affect Connecticut's ability to compete for economic development. In addition to providing expanded business access to markets, they provide residents with access to jobs, education, recreation and other daily activities. In order to fully leverage their ability to generate new economic growth, land use decisions within such corridors and around hubs must include a mix of complementary strategies that target the long-term development goals of each region.



Aerial view of the new State St. Station in New Haven

Public Works Connecticut DOT

While improving access to the New York and Boston metropolitan area markets is a key transportation goal for the state, it is even more essential that the points in between (i.e., Connecticut's cities and towns) are integrated into the economic fabric of the greater region and its labor market. Experiences in other states have shown that transit hubs can be effective drivers of new office, commercial, and residential development. Regional coordination will be needed to maximize state investments in the transportation infrastructure through transit-supportive land use regulations around hub and station areas, effective feeder and connector services within the corridor, and access management planning to preserve the highway capacity on urban arterial roads with significant commercial development.

State Agency Policies:

- **PROMOTE** compact, pedestrian-oriented, mixed use development patterns around existing and planned public transportation stations and other viable locations within transportation corridors and village centers;
- **ENCOURAGE** a network of pedestrian and bicycle paths and greenways that provide convenient inter- and intra-town access, including access to the regional public transportation network;
- **IMPROVE** transit service and linkages through better integration of all transportation options and advances in technology, to provide competitive modal choices, safety and convenience;
- **COORDINATE** with host municipalities on supportive land use regulations, such as transit-oriented development overlay zones and freight villages where practicable, to make the most effective use of transportation facilities for the movement of people and/or goods;
- **IDENTIFY** brownfields and other strategic sites that are (1) within one-half mile/walking distance of public transportation facilities and/or (2) near other inter-modal transportation nodes and facilities, and consider them for designation as pre-approved development areas; and

Applicable Principles of Smart Growth	
Integrated Planning or Investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

- **RESTORE** strategic shipping channels and pier areas to their authorized depths when dredging is required to accommodate regional economic development plans;

Plans Prepared by State Agencies under State or Federal Law:

Strategic Long-Range Transportation Plan, 2009-2035 (DOT)

<http://www.ct.gov/dot/cwp/view.asp?a=3531&q=259760>

Connecticut Statewide Bicycle and Pedestrian Transportation Plan (DOT)

<http://www.ct.gov/dot/cwp/view.asp?a=1390&q=259656>

Connecticut State Rail Plan (DOT)

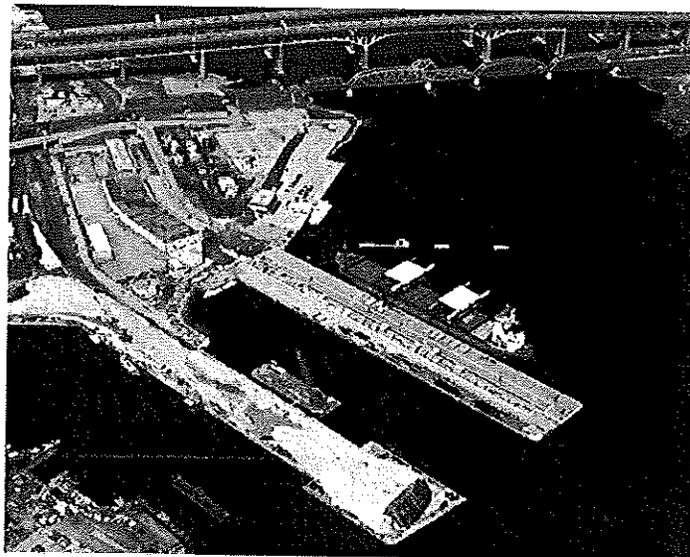
<http://www.ct.gov/dot/cwp/view.asp?a=1386&q=437648&PM=1>

Connecticut Statewide Airport System Plan (DOT)

<http://www.ct.gov/dot/lib/dot/documents/dpolicy/ExecutiveSummary.pdf>

Examples of Performance Indicators for Measuring Progress:

- Number of passengers using public transportation
- Number of locally-designated transit-oriented development zones (i.e., TOD overlay zone)
- Percent of Surface Transportation Program funds used for bicycle/pedestrian access
- Percent of state capital investments made within ½ mile of a rail station or a bus rapid transit (BRT) station
- Number of housing units/amount of commercial building space built or renovated within ½ mile of a rail station or a bus rapid transit (BRT) station
- Number of Bradley International Airport passengers
- Volume of goods transported by mode within and through Connecticut
- Average per rider subsidy by mode/service

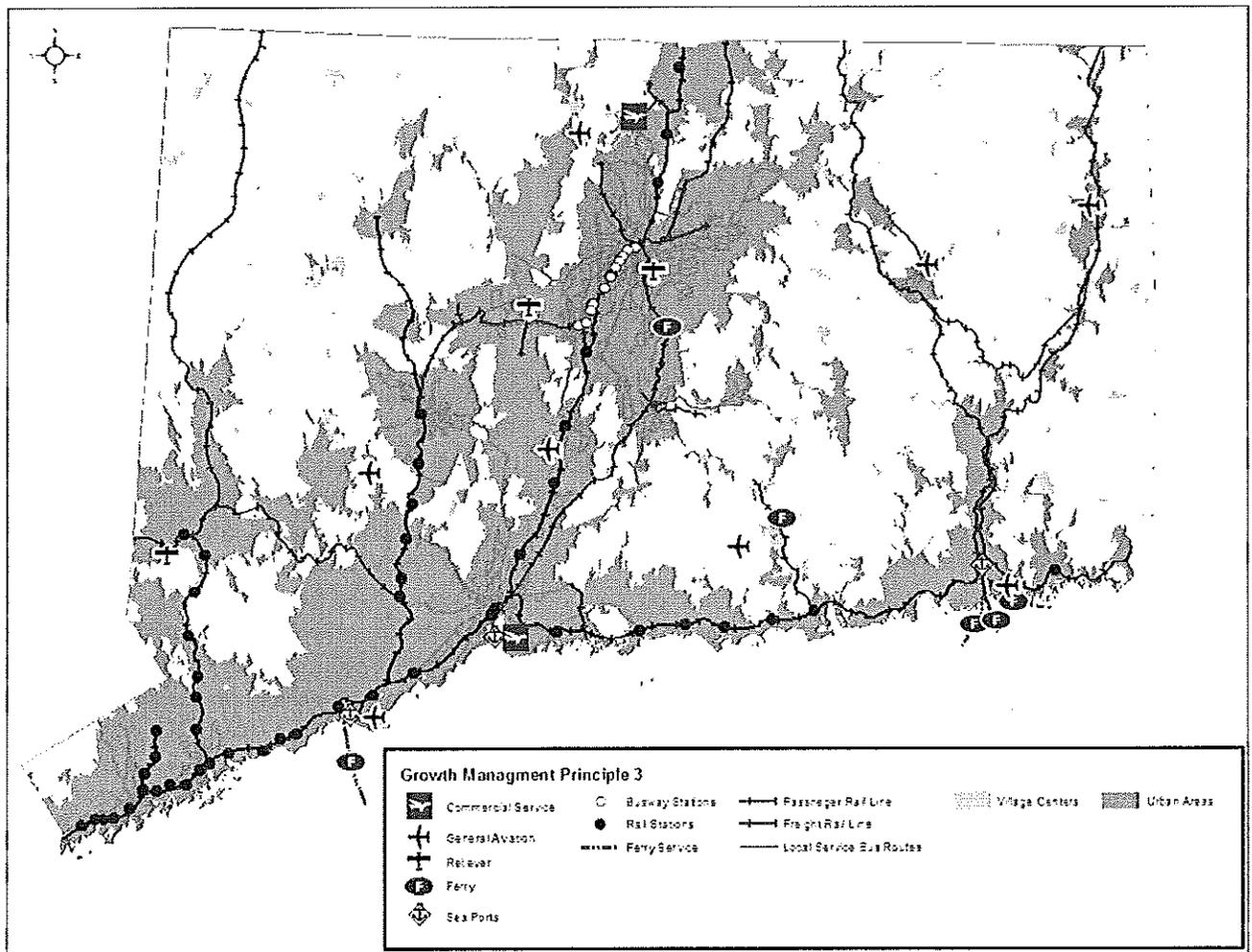


Port of New London

Geographic Depiction of GMP 3

The following map reflects the geographic areas generally supported by the policies of GMP 3. State-sponsored efforts to concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options are broadly illustrated through the following map criteria:

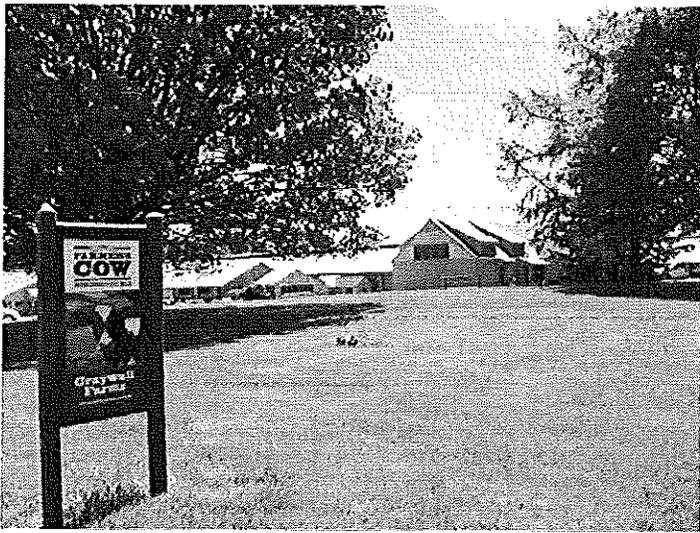
- 1) Rail and Busway Stations;
- 2) Passenger Rail and Freight Rail Lines
- 3) Commercial, General Aviation & Reliever Airports;
- 4) Deep Water Seaports;
- 5) Ferry Service
- 6) Local Bus Routes;
- 7) U.S. Census Bureau-Delineated Urban Areas; and
- 8) Village Centers (derived from the 2005-2010 C&D Plan's "Rural Community Centers").



GROWTH MANAGEMENT PRINCIPLE #4

Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands

It is widely recognized that Connecticut's natural, cultural and historical resources, along with its rural landscapes, have intrinsic values which contribute to the state's high quality of life. Less obvious are the functional values that these resources provide, such as storm water management, flood control, oxygen production and carbon storage, and the filtration and purification of water for human consumption and habitat preservation. Similar to the need to maintain the physical infrastructure of cities and towns, there is a corresponding need to strategically invest in and maintain a system of "green infrastructure", which relies upon natural landscape features and ecosystems to perform or supplement the types of functions performed by costlier human-engineered systems.



*"Too often communities focus on developing land versus preserving agriculture. Both have their pluses, but only agriculture provides sustainable value in terms of the environment, municipal finance, aesthetics, and food security, which can be appreciated by everyone." – Philip Chester, Lebanon Town Planner
Graywall Farms – Lebanon, CT: Photo Courtesy of Robin Chesmer*

Furthermore, a number of Connecticut industries, such as agriculture and aquaculture, outdoor recreation, and culture and tourism, are important contributors to the state economy and to the communities in which they are based. Since the economic value of such industries is oftentimes derived from the natural and cultural resources upon which they are based, it is critical that public and private interests take a strategic and coordinated approach to protecting and/or managing the long-term viability of both the conservation and development functions of such resources.

Rural communities in Connecticut, which typically lack urban-scale infrastructure, face especially difficult challenges to grow in a manner that is consistent with their rural character. Their growth prospects are oftentimes perceived to be limited to strip commercial development along rural highways. While the conservation of open space

and farmland can have a net positive impact on the local tax base and the region's quality of life, there should also be complementary efforts to plan for the development of new, or the expansion of existing, village-scale mixed use centers. Decentralized water and wastewater systems, along with cluster development techniques, can accommodate growth without the need for more costly expansions of water and sewer infrastructure.

State Agency Policies:

- **CONTINUE TO PROTECT** permanently preserved open space areas and facilitate the expansion of the state's open space network through public-private partnerships for the acquisition and maintenance of important multi-functional land;
- **LIMIT** improvements to permanently protected open space areas to those that are consistent with the long-term preservation and appropriate public enjoyment of the natural resource and open space values of the site;

- **PROTECT AND PRESERVE** natural areas, Connecticut Heritage Areas, and archaeological areas of regional and statewide significance;
- **ENCOURAGE** collaborative ventures with municipal and private entities to provide a system of appropriately preserved and managed natural areas and resources that allow for a diversity of well-functioning habitats and the sustainable use of resources;
- **SEEK TO ACHIEVE** no-net-loss of wetlands through development planning that: 1) avoids wetlands, whenever possible; 2) minimizes intrusions into wetlands when impacts are unavoidable; 3) mitigates any resulting impacts through wetland enhancement or creation; and 4) encourages ongoing maintenance of functional wetlands.
- **REVITALIZE** rural villages and main streets by promoting the rehabilitation and appropriate reuse of historic facilities, such as former mills, to allow a concentration of higher density or multiple use development where practical and consistent with historic character;
- **ENCOURAGE** municipalities to build capacity and commitment to agricultural lands preservation;
- **DEVELOP**, through the Governor's Council on Agricultural Development, a comprehensive Statewide Food and Agriculture Policy Plan;
- **PROMOTE** agricultural businesses and supportive industries that are vital to the local and regional economy, while simultaneously preserving prime farmland through the acquisition of development rights and, to the extent practical, the avoidance, minimization, and/or mitigation of the loss or conversion of prime farmland associated with state-sponsored development actions;
- **PROMOTE** Connecticut's commercial and recreational fishing and aquaculture industries consistent with marine productive capacities and environmental protections;
- **UTILIZE** the landscape to the extent practical to maintain or restore natural hydrologic processes and to help meet or exceed state and federal water quality standards, so that the state's waters can support their myriad functions and uses;
- **MANAGE** water resource conflicts by balancing the competing needs of water for human consumption, waste assimilation, habitat sustainability, recreation, power production, and transporting people and goods;
- **RELY** upon the capacity of the land to provide drinking water and wastewater disposal needs in rural areas. Support the introduction or expansion of public water and sewer services in such areas only when there is a demonstrated environmental, public health, public safety, economic, social, or general welfare concern and then introduce such services only at a scale which responds to the existing need without serving as an attraction to more intensive development;

Applicable Principles of Smart Growth	
Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

- **UNDERTAKE** development activities within coastal areas and river corridors in an environmentally sensitive manner consistent with statutory goals and policies set forth in the Connecticut Coastal Management Act and the Multiple Use Rivers Act; and
- **PROMOTE** innovative land conservation and banking practices that further local, regional and state conservation and development objectives, and minimize the need to expand infrastructure to support new development in rural areas.

Plans Prepared by State Agencies under State or Federal Law:

- State Historic Preservation Plan (DECD)
http://www.ct.gov/cct/lib/cct/state_historic_preservation_plan_ic.pdf
- The Green Plan: Guiding Land Acquisition and Protection in Connecticut (DEEP)
http://www.ct.gov/dep/lib/dep/open_space/green_plan.PDF
- Connecticut Statewide Comprehensive Outdoor Recreation Plan (DEEP)
http://www.ct.gov/dep/lib/dep/outdoor_recreation/scorp/2011_ct_scorp_reviewdraft.pdf
- Connecticut Forest Resource Assessment and Strategy (DEEP)
http://www.ct.gov/dep/lib/dep/forestry/assessment_and_strategy/assessment_strategy.pdf
- Connecticut's Comprehensive Wildlife Conservation Strategy (DEEP)
http://www.ct.gov/dep/cwp/view.asp?a=2723&q=329520&depNav_GID=1719
- Natural Hazard Mitigation Plan (DEEP)
http://www.ct.gov/dep/cwp/view.asp?a=2720&q=325652&depNav_GID=1654



"The Last Green Valley" – Northeastern CT: Aerial from www.alsweetnam.com

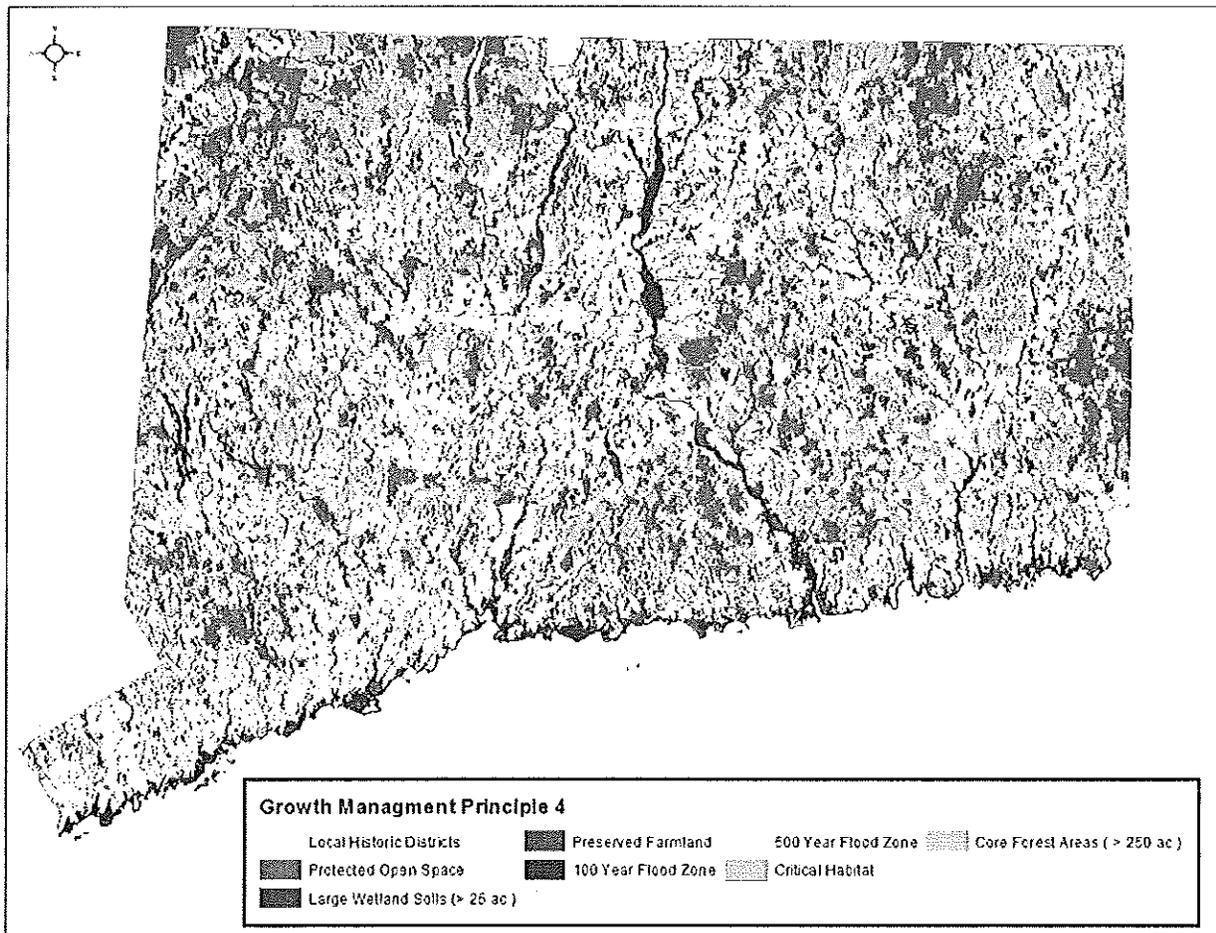
Examples of Performance Indicators for Measuring Progress:

- Acreage of preserved/protected open space
- Acreage of land being farmed in Connecticut
- Acreage of preserved farmland
- Percentage of Connecticut consumer dollars spent on locally produced farm products
- Total value of Connecticut's agricultural industry
- Number of beach closings
- Acres of Inland Wetlands affected by activities subject to local or state permits
- Tons of Nitrogen delivered to Long Island Sound from Connecticut
- Oxygen depletion in Long Island Sound
- Miles of stream supporting wild brook trout

Geographic Depiction of GMP 4

The following map reflects the geographic areas generally supported by the policies of GMP 4. State-sponsored efforts to conserve and restore the natural environment, cultural and historical resources, and traditional rural lands are broadly illustrated through the following map criteria:

- 1) Critical Habitat;
- 2) Protected Open Space;
- 3) Large Wetlands;
- 4) Preserved Farmland;
- 5) Local Historic Districts
- 6) 100 year Flood Zones; and



GROWTH MANAGEMENT PRINCIPLE #5

Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety

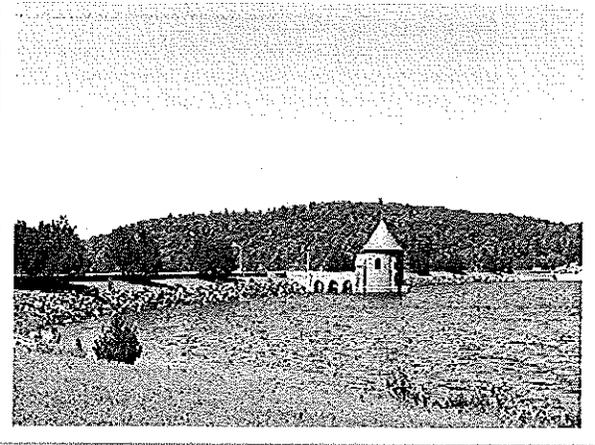
Among the competing interests faced by land use decision-makers, none is of greater importance than protecting the public health and well-being of Connecticut's citizens. Best practices for protecting the air we breathe, the water we drink, and the food we eat are rooted in the value Connecticut has placed upon its environment and working lands when planning for the future. Protecting and maintaining the functional qualities of natural systems is vital to maintaining our quality of life.

A number of regulatory programs of state agencies are intended to protect Connecticut's residents by maintaining healthy air quality, ensuring a safe and adequate drinking water supply, requiring proper waste management and material handling, and preventing the spread of contagious diseases. Furthermore, planning for Connecticut's energy future will have particularly broad implications on our environment and society. Regulatory approaches that are environmentally sound, allow for least-cost compliance options, provide operational flexibility, and offer incentives for pollution prevention should be actively pursued wherever practical to reduce the time and cost associated with doing business in Connecticut.

It is also important that municipal land use commissions fully consider the broader regional implications of their decision-making processes, whenever there are potential impacts to the integrity of environmental assets and working lands that are critical to the well-being of citizens beyond their local boundaries.

State Agency Policies:

- **UTILIZE** a multiple barrier approach, including source water protection and appropriate treatment, to ensure the availability of safe and adequate public water supplies that meet or exceed state and federal drinking water standards;
- **IDENTIFY** water supply resources sufficient to meet existing demand, to mitigate water shortages during droughts, and to meet projected growth and economic development over at least the next 50 years;
- **ENSURE** that water conservation is a priority consideration in all water supply planning activities and regulatory decisions;
- **UTILIZE** an integrated watershed management approach to ensure that high quality existing and potential sources of public drinking water are maintained for human consumption;
- **MANAGE** development activities within floodplain areas in an environmentally sensitive



Barkhamsted Reservoir



The Connecticut River flooding in Great River Park, East Hartford

manner and seek to prevent the loss of life and property in floodways by maintaining dikes, channels, dams, and other barriers;

- **PRESERVE** and maintain traditional working lands for the production of food and fiber; and support niche agricultural operations that enhance community food security throughout Connecticut;
- **ATTAIN** National Ambient Air Quality Standards with emphasis on cost-effective strategies and effective enforcement of regulated sources;
- **REDUCE** carbon dioxide emissions in this state consistent with the recommendations of the Connecticut Climate Change Action Plan;
- **PROMOTE** transportation alternatives to the automobile, such as bicycling, walking, and public transportation as a means to reducing energy consumption, air pollution, and obesity-related health care costs;
- **EMPHASIZE** pollution prevention, the efficient use of energy, and recycling of material resources as the primary means of maintaining a clean and healthful environment; and
- **PROACTIVELY ADDRESS** climate change adaptation strategies to manage the public health and safety risks associated with the potential increased frequency and/or severity of flooding and drought conditions, including impacts to public water supplies, air quality and agriculture/aquaculture production.

Applicable Principles of Smart Growth	
Integrated Planning or Investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

Plans Prepared by State Agencies under State or Federal Law:

- State Solid Waste Management Plan
[http://www.ct.gov/dep/lib/dep/waste management and disposal/solid waste management plan/swmp final chapters and execsummary.pdf](http://www.ct.gov/dep/lib/dep/waste%20management%20and%20disposal/solid%20waste%20management%20plan/swmp_final_chapters_and_execsummary.pdf)
- Connecticut Drought Preparedness and Response Plan
[http://www.ct.gov/waterstatus/lib/waterstatus/Drought Preparedness & Response Plan.pdf](http://www.ct.gov/waterstatus/lib/waterstatus/Drought%20Preparedness%20&%20Response%20Plan.pdf)
- Connecticut Climate Change Action Plan
[http://ctclimatechange.com/wp-content/uploads/2009/03/CT Climate Change Action Plan 2005.pdf](http://ctclimatechange.com/wp-content/uploads/2009/03/CT%20Climate%20Change%20Action%20Plan%202005.pdf)
- State Natural Disaster Plan
[http://www.ct.gov/demhs/lib/demhs/plans/connecticut natural disaster plan - 2009.pdf](http://www.ct.gov/demhs/lib/demhs/plans/connecticut%20natural%20disaster%20plan%20-%202009.pdf)



Household Hazardous Waste collection facility In Essex, established by the CT River Estuary Regional Planning Agency. Photo Credit: CRERPA

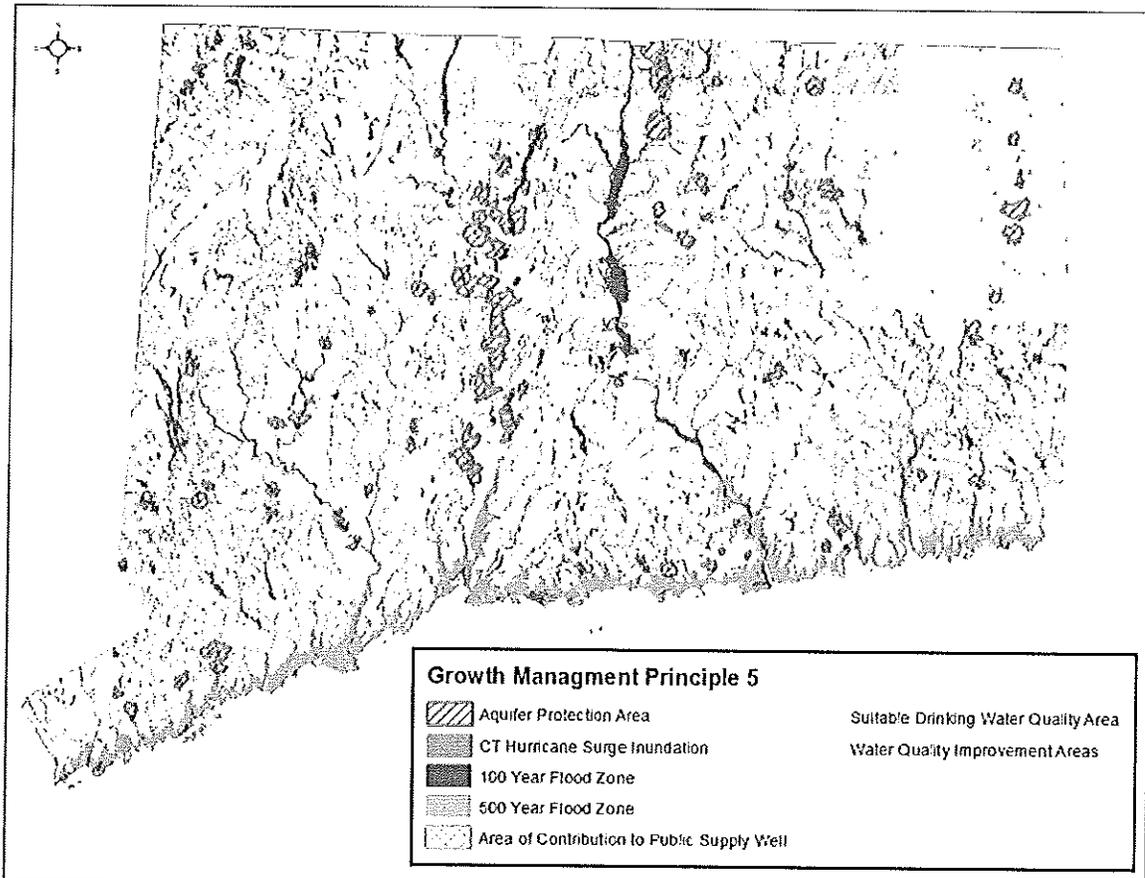
Examples of Performance Indicators for Measuring Progress:

- Percent of public water systems meeting drinking water quality standards
- Number of "Good Air Days"
- Pollution Index Values (average of all measured air pollutants)
- Amount of municipal solid waste sent to landfills
- Number of school systems, restaurants and state institutions contracting with Connecticut farms

Geographic Depiction of GMP 5

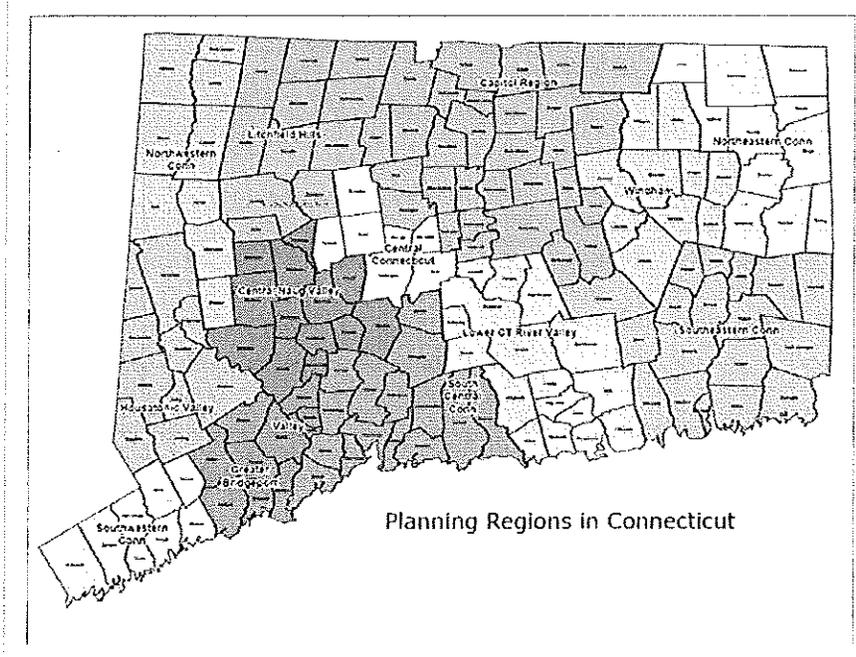
The following map reflects the geographic areas generally supported by the policies of GMP 5. State-sponsored efforts to protect and ensure the integrity of environmental assets critical to public health and safety are broadly illustrated through the following map criteria:

- 1) Aquifer Protection Areas;
- 2) CT Hurricane Surge Inundation;
- 3) Area of Contribution to Water Supply Well;
- 4) Suitable Drinking Water Quality Areas;
- 5) Water Quality Improvement Areas; and
- 6) 100 year Flood Zones.



GROWTH MANAGEMENT PRINCIPLE #6

Promote Integrated Planning across all Levels of Government to Address Issues on a Statewide, Regional, and Local Basis



In order for Connecticut to compete and thrive in the global economy over the coming years and decades, the constituent units of state, regional and municipal government must leverage their myriad assets in a manner that will enhance the vibrancy of the overall state economy and its populace. While Connecticut is considered a small state in geographic terms, it must also be recognized that there is a wealth of diversity and character that defines each of its regions.

In order to better capture the unique qualities of each region, Public Act 10-138 requires that the 2013-2018 State C&D Plan

revision be prepared through a new process known as "cross-acceptance." The Act defines cross-acceptance as "a process by which planning policies of different levels of government are compared and differences between such policies are reconciled with the purpose of attaining compatibility between local, regional and state plans."

OPM will continue to facilitate the cross-acceptance process on a voluntary basis with regional planning organizations and their member municipalities, state agencies and the public, in order to develop consensus around a set of conservation and development priorities for each region. Once this is accomplished, there will be a reciprocal responsibility for both local land use decision-makers and state agencies to plan and act according to the regional growth strategies.

State Agency Policies

- **DEVELOP AND IMPLEMENT** a robust framework for geographic information sharing that will service the common needs of all users and permit the orderly storage, organization, and handling of large amounts of geographic data;
- **INITIATE** a progressive program for the sharing of planning data among state agencies, regional planning organizations, and municipalities;
- **SUPPORT** the creation of an objective and uniform public water and sewer need assessment protocol that considers the capacity of the land to accommodate decentralized water and sewage systems for existing and future development needs;

- **PROVIDE** advisory statements to state agencies as required under CGS Section 16a-31 when they prepare required programmatic plans and undertake certain actions using state or federal funds, to ensure that the State C&D Plan is implemented on a consistent basis;
- **ASSIST** municipalities and regional planning organizations in the planning and implementation of cooperative ventures that are intended to reduce the property tax burden on residents, while providing essential services and equipment more efficiently; and
- **ENCOURAGE** regional planning organizations and economic development districts to develop coordinated and effective regional plans and strategies for implementing projects that address region-specific needs.

Applicable Principles of Smart Growth	
Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

Plans Prepared by State Agencies under State or Federal Law:

- State Facility Plan
http://www.ct.gov/opm/lib/opm/assets/facilityplans/state_facility_plan_-_2011-2016.pdf

Examples of Performance Indicators for Measuring Progress:

- Number of municipalities and regional planning organizations in compliance with the 10-year requirement for updating their plans of conservation and development;
- Number of municipalities that have adopted the CT Geospatial Information Systems Council-endorsed parcel standard;
- Number of applications received by OPM for interim changes to the State C&D Plan;
- Number of new cooperative ventures (inter-municipal and regional) for sharing regional services or equipment; and
- Estimated annual cost savings from cooperative ventures begun under the Regional Performance Incentive Program and the Inter-town Capital Equipment Sharing Program.



Land Use Academy Training by the University of Connecticut Center for Land Use Education and Research (CLEAR) at Uconn. Photo Credit: Uconn CLEAR

LOCATIONAL GUIDE MAP

Background

CGS Section 16a-31(a) requires state agencies to determine the consistency of their proposed actions with the State C&D Plan. CGS Section 16a-25 defines the State C&D Plan as "the text of such plan and any accompanying locational guide map." Whenever a state agency is uncertain of a proposed action's consistency with the State C&D Plan, it shall request an advisory report from OPM under CGS Section 16a-31(b).

Past revisions of the State C&D Plan included policies in both the Plan text and the locational guide map (LGM), in order to assist state agencies in determining the consistency of their proposed actions. The LGM policies included four "development" classifications (i.e., Regional Centers, Neighborhood Conservation Areas, Growth Areas & Rural Community Centers) and four "conservation" classifications (Existing Preserved Open Space, Preservation Areas, Conservation Areas & Rural Lands).

The existence of both text and map policies increasingly caused confusion over recent years, leading some individuals to believe that the LGM alone could be relied upon for determining a proposed action's consistency with the State C&D Plan. This was never intended to be the case, nor is it the case with this new LGM.

Role of the Locational Guide Map

The new requirements associated with the Priority Funding Area (PFA) statutes have necessitated a shift in the role of the LGM. First and foremost, the LGM no longer reflects its traditional policy-based classifications noted above. Instead, the LGM more generally reflects the predominant existing conditions associated with the map criteria used to delineate the boundaries of PFAs (see below).

In order to more appropriately reflect the diversity of state agency administered programs, such as identified in Appendix A, OPM recommends that the LGM criteria be used to separate PFAs into both Priority Development Areas and Priority Conservation Areas. The intended result of this distinction is a better integration of the LGM with the Growth Management Principles and associated policies in the text.

This new role is intended to serve two purposes: 1) it reinforces the policies contained in the text of the State C&D Plan as the primary determinant of consistency for a proposed action; and 2) it ensures that any LGM reference is a secondary consideration only after a proposed action has been deemed consistent with the policies of the State C&D Plan. This will allow state agencies to operate with sufficient discretion and transparency, as afforded to them in CGS Section 16a-35d.

Use and Application of the Locational Guide Map

After a sponsoring agency determines that a proposed action is consistent with the C&D Plan policies, it shall consult the LGM to determine whether the proposed action falls within a PFA.

The PFA exception process provided in CGS Section 16a-35d recognizes that the scale of the State C&D Plan's LGM cannot accurately reflect the land use detail of a municipal plan of conservation and development prepared under CGS Section 8-23. The PFA exception process provides a mechanism for state agencies to consider funding projects that have been deemed consistent with the State C&D Plan policies and are locally supported, even though they may not be located in a PFA. CGS Section 16a-35d(c) requires agencies to report annually on grants provided for such projects located outside of a PFA, and the reasons therefore.

While the LGM attempts to make a general distinction between Priority Development Areas and Priority Conservation Areas, the PFA exception process enables an agency such as the Department of Agriculture to support community-based agriculture in urban areas and, likewise, an agency such as the Department of Economic and Community Development (DECD) to support rural community development, when appropriate. Similarly, in areas that do not contain conservation or development criteria (i.e., Undesignated Areas), an agency may also consider funding a proposed action that has been deemed consistent with the policies of the State C&D Plan and has fulfilled the procedural requirements of the PFA exception process. An agency may also exercise its discretion to not fund a project, even one that has been deemed consistent with the State C&D Plan and is located in the appropriate PFA.

Finally, the definition of "growth-related project" in CGS Section 16a-35c provides several examples of state agency actions that are exempt from the PFA requirements, including:

- maintenance, repair, additions or renovations to existing facilities, acquisition of land for public safety telecommunications towers, parks, conservation and open space, and acquisition of agricultural, conservation and historic easements;
- funding for certain single or multi-family housing projects and projects that promote fair housing choice and racial and economic integration;
- projects at existing facilities needed to comply with state environmental or health laws or regulations;
- school construction projects funded by the Department of Education;
- libraries, municipally owned property or public buildings used for government purposes.

Locational Guide Map Criteria

Priority Development Areas

Priority Development Areas are delineated based on conditions that exist at the Census Block level, which is the smallest geographical unit delineated by the U.S. Census Bureau. Census Blocks are statistical areas which in Connecticut are typically bounded by visible features, such as streets, roads, streams, and railroad lines. Generally, Census Blocks in denser urban communities are small in area, such as a block in a city that is bounded on all sides by streets. However, Census Blocks in suburban and rural areas may be large, or irregular, and bounded by a variety of features, such as roads or streams. The use of Census Blocks is intended to allow for greater flexibility in the application and use of the LGM reflecting characteristics of an area. For example, a specific Census Block may be partially served by public water and/or sewer, and thus the entire block would appear to be served by these utilities. Any such limitations in the use of Census Blocks in this LGM should not be construed as influencing local land use and zoning decisions or municipal plans of conservation and development; nor should it create any expectation for future utility service where none currently exists.

Priority Conservation Areas

Priority Conservation Areas are delineated based on more natural conditions that reflect environmental or natural resource values. In contrast to the Priority Development Areas, which are based on man-made Census Blocks, Priority Conservation Areas are based on existing environmental conditions, such as soils or elevation, which typically do not have visible boundaries. Like Priority Development Areas, these areas are not defined based on zoning or land use, but rather the presence of natural resources or areas that contribute to the conservation or protection of those resources.

Additional Considerations:

- 1) *Balanced Growth Areas* – Areas that meet the criteria of both Priority Development Areas and Priority Conservation Areas are classified as Balanced Growth Areas. State agencies that propose certain

actions in these areas must provide balanced consideration of all factors in determining the extent to which it is consistent with the policies of the State C&D Plan. For example, a state-sponsored development action (e.g., business expansion) proposed in a Balanced Growth Area that is also characterized as a Drinking Water Supply Watershed would need to consider the integrity of the drinking water supply in determining the consistency of its proposed action. Likewise, a state-sponsored conservation action (e.g., farmland preservation) in a Balanced Growth Area that includes water and sewer utilities would need to consider the viability of the operation as well as other local and regional interests.

- 2) *Village Growth Areas* – In the state's more rural municipalities, traditional village centers are considered to be Priority Funding Areas. The inclusion of Village Growth Areas is intended to recognize the unique characteristics and development needs of these areas, in accordance with CGS Section 16a-35e. Village Growth Areas are based on the boundaries of the former Rural Community Center classification from the 2005-2010 State C&D Plan. Such boundaries will be modified, as necessary, upon consideration of municipal input and public comments.
- 3) *Undesignated Areas* – Undesignated Areas on the LGM are typically rural in nature and lack the criteria necessary for being delineated as either Priority Development or Priority Conservation Areas.

LGM Classifications:

Priority Development Areas are classified by Census Blocks that include:

- Designation as an Urban Area or Urban Cluster in the 2010 Census
- Boundaries that intersect a ½ mile buffer surrounding existing or planned mass-transit stations
- Existing or planned sewer service
- Existing or planned water service
- Local bus service

Note: Additional priority is assigned to a Census Block that meets any of the above criteria and is located within a Distressed Municipality, Targeted Investment, or Public Investment Community

Priority Conservation Areas include:

- Core Forest Areas Greater than 250 acres based on the 2006 Land Cover Dataset
- Existing or potential drinking water supply watersheds
- Aquifer Protection Areas
- Wetland Soils greater than 25 acres
- Prime or locally important agricultural soils greater than 25 acres
- Category 1, 2, or 3 Hurricane Inundation Zones
- 100 year Flood Zones
- Critical Habitats

ATTACHMENT A

Examples of State Agency-Administered Programs

Program Name	Administering Agency	GMP 1	GMP 2	GMP 3	GMP 4	GMP 5	GMP 6
Small Town Economic Assistance Program	Various						
Housing for Economic Growth Program/Incentive Housing Zones	OPM						
Inter-town Capital Equipment Purchasing Incentive Program	OPM						
Main Street Investment Fund	OPM						
Regional Performance Incentive Program	OPM						
Regional Planning State Grant-in-Aid	OPM						
Drinking Water State Revolving Loan Fund	DPH						
Congestion Mitigation and Air Quality Improvement Program	DOT						
Federal Transit Administration Programs – Sections 5307, 5309 & 5311	DOT						
FHWA/FTA Consolidated Planning Grant	DOT						
Highway Bridge Replacement and Rehabilitation Program	DOT						
Interstate Maintenance Program	DOT						
Scenic Byways Program	DOT						
Special Transportation Fund/Special Tax Obligation Bonds	DOT						
Surface Transportation Program	DOT						
Town Aid Road Program	DOT						
Transit-Oriented Development Pilot Program	DOT						
Transportation Enhancement Program	DOT						
Transportation, Community and System Preservation Program	DOT						
Agricultural Viability Grant Program	DOAg						
Community Farms Preservation Program	DOAg						
CT Grown Program	DOAg						
Environmental Assistance Program	DOAg						
Farmers' Market Nutrition Program - WIC & Seniors	DOAg						
Farmland Preservation Program	DOAg						
Farmland Restoration Program	DOAg						
Farm-to-Food Service Programs	DOAg						
Good Ag Practices & Good Handling Practices Inspection Program	DOAg						
Small Poultry Processors Inspection Program	DOAg						
Aquifer Protection Area Program	DEEP						
Clean Water Fund	DEEP						
Coastal Management Program	DEEP						
Lakes Grant Program	DEEP						

Conservation & Development Policies: A Plan for Connecticut

Nonpoint Source Management Grant Program – Section 319	DEEP						
Open Space and Watershed Land Acquisition Grant Program	DEEP						
Recreation and Natural Heritage Trust Program	DEEP						
Recreational Trails Program	DEEP						
Underground Storage Tank Petroleum Clean-up Program	DEEP						
Urban Forestry Program	DEEP						
Abandoned Brownfield Cleanup Program	DECD/DEEP						
Brownfield Remediation and Revitalization Program	DECD/DEEP						
Special Contaminated Property Remediation & Insurance Fund	DECD/DEEP						
Urban Sites Remedial Action Program	DECD/DEEP						
Affordable Housing Program/Flex	DECD						
Community Development Block Grant: Small Cities	DECD						
Comprehensive Economic Development Strategies Program	DECD						
EPA Brownfield Assessment Grant Program	DECD						
EPA Statewide Revolving Loan Fund	DECD						
Federal Historic Preservation Tax Incentive	DECD						
Historic Homes/Structures Rehabilitation Tax Credit Programs	DECD						
Historic Preservation Survey and Planning Grants Program	DECD						
Historic Preservation Tax Credit	DECD						
Historic Restoration Fund Program	DECD						
HOME Investment Partnerships Program	DECD						
Housing Trust Fund	DECD						
Manufacturing Assistance Act Program	DECD						
Municipal Brownfield Grant Program	DECD						
Municipal Development Projects Program	DECD						
Urban Action Program	DECD						
Urban and Industrial Sites Reinvestment Tax Credit Program	DECD						
Grants to Private, Non-Profit Organizations for Construction or Renovation	DCS						
Public Works Capital Projects Fund	DCS						
Community Economic Development Fund *	CHFA						
Community Investment Act – Affordable Housing *	CHFA						
Low-Income Housing Tax Credit Program *	CHFA						
State Housing Tax Credit Contribution Program *	CHFA						
Clean Energy Fund *	CEFIA						
Economic Inducement Financing *	CDA						
Energy Project Financing *	CDA						
Tax Incremental Financing Program *	CDA						
URBANK *	CDA						

* Note: Programs administered by the state's quasi-public agencies are not required by statute to be consistent with the State C&D Plan. However, they are listed here because such agencies make every effort to implement their programs in a manner that is consistent with the State C&D Plan.

ATTACHMENT B

Initial Outreach on the 2013-2018 State C&D Plan Revision Process (February 2011 – September 2011)

State Agency Workshops

1. March 2, 2011 DECD, DEP, DOAg, DOT, DPH, DPW, CDA, CHFA, SHPO

Regional Workshops

1. March 3, 2011 Southwestern Planning Region
2. March 23, 2011 Central CT Planning Region
3. March 29, 2011 Litchfield Hills Planning Region
4. March 29, 2011 Northeastern CT Planning Region
5. April 4, 2011 Greater Bridgeport Planning Region
6. April 6, 2011 Central Naugatuck Valley Planning Region
7. April 7, 2011 Windham Planning Region
8. April 11, 2011 Lower CT River Valley Planning Region
9. April 14, 2011 South Central CT Planning Region
10. April 20, 2011 Housatonic Valley Planning Region
11. April 27, 2011 Southeastern CT Planning Region
12. June 21, 2011 Capitol Planning Region

Note: Northwestern CT and the Valley Planning Regions reported insufficient interest for organizing regional workshops. Member municipalities of those regions were invited to attend workshops in their respective neighboring regions of Litchfield Hills and Greater Bridgeport.

Outreach to Other Organizations (upon request)

1. April 5, 2011 CT Partnership for Strong Communities
2. April 5, 2011 CT Water Planning Council
3. April 29, 2011 CT Association of Water Pollution Control Authorities
4. May 20, 2011 CT Water Works Association – Legislative Committee
5. June 10, 2011 CT Chapter of the American Planning Association – Hot Topics in
Land Use Law and Practice Forum
6. June 15, 2011 CT Farmland Preservation Advisory Board
7. July 25, 2011 The Nature Conservancy in Connecticut, Connecticut Fund for the
Environment, CT Forest and Park Association, 1000 Friends of
Connecticut, CT Audubon Society, CT League of Conservation Voters,
CT Land Conservation Council, CT Chapter of the Sierra Club
8. August 3, 2011 Middlesex Chamber of Commerce – Environment, Land Use and
Energy Committee
9. September 15, 2011 CT Bicycle and Pedestrian Advisory Board

ATTACHMENT C

Comparison of Municipal and Regional Plans of Conservation and Development with the Initial Draft of the 2013-2018 State C&D Plan (January 2012 – February 2012)

State Agency Workshops

- | | |
|---------------------|---|
| 1. January 11, 2012 | DECD, DEEP, DOAg, DOT, DPH, DCS, CDA*, CHFA*, CI* |
| 2. January 30, 2012 | DEEP |
| 3. January 30, 2012 | DOT |
| 4. February 2, 2012 | DPH |

* quasi-public agency

Plan Comparison Workshops

- | | |
|-----------------------|--|
| 1. January 17, 2012 | Southeastern CT Planning Region |
| 2. January 19, 2012 | Valley Planning Region |
| 3. January 24, 2012 | Capitol Planning Region |
| 4. January 31, 2012 | Central Naugatuck Valley Planning Region |
| 5. February 1, 2012 | Southwestern Planning Region |
| 6. February 2, 2012 | Central CT Planning Region |
| 7. February 7, 2012 | Northeastern CT Planning Region |
| 8. February 8, 2012 | Greater Bridgeport Planning Region |
| 9. February 9, 2012 | Housatonic Valley Planning Region |
| 10. February 15, 2012 | Litchfield Hills Planning Region |
| 11. February 16, 2012 | Lower CT River Valley Planning Region |
| 12. February 17, 2012 | Windham Planning Region |
| 13. February 23, 2012 | South Central CT Planning Region |
| 14. March 8, 2012 | Northwestern CT Planning Region |

ATTACHMENT D

“Principles of Smart Growth” as defined by Public Act 09-230

“Principles of smart growth” means standards and objectives that support and encourage smart growth when used to guide actions and decisions, including, but not limited to, standards and criteria for:

(A) integrated planning or investment that coordinates tax, transportation, housing, environmental and economic development policies at the state, regional and local level,

(B) the reduction of reliance on the property tax by municipalities by creating efficiencies and coordination of services on the regional level while reducing interlocal competition for grand list growth,

(C) the redevelopment of existing infrastructure and resources, including, but not limited to brownfields and historic places,

(D) transportation choices that provide alternatives to automobiles, including rail, public transit, bikeways and walking, while reducing energy consumption,

(E) the development or preservation of housing affordable to households of varying income in locations proximate to transportation or employment centers or locations compatible with smart growth,

(F) concentrated, mixed-use, mixed income development proximate to transit nodes and civic, employment or cultural centers, and

(G) the conservation and protection of natural resources by (i) preserving open space, water resources, farmland, environmentally sensitive areas and historic properties, and (ii) furthering energy efficiency

CGS Sec. 4-371 states, “When considering any grant application submitted in connection with a proposed development, rehabilitation or other construction project, a state agency shall consider whether such proposal complies with some or all of the principles of smart growth provided in Section 1 of Public Act 09-230*.”

*Note: Section 1 of Public Act 09-230 is special in nature and therefore has not been codified but remains in full force and effect according to its terms.

ATTACHMENT E

Glossary of Terms

Connecticut Heritage Area – “a place within the state that has been identified by the General Assembly as having significant historic, recreational, cultural, natural and scenic resources that form an important part of the state's heritage.” (CGS Sec. 23-81)

Note: CGS Sec. 23-81a states that the “General Assembly recognizes two Connecticut Heritage Areas: (1) The Quinebaug and Shetucket Rivers Valley National Heritage Corridor, and (2) the Upper Housatonic Valley National Heritage Area.”

Freight Village (a.k.a. Integrated Logistics Center) – “A defined area within which all activities relating to transport, logistics and the distribution of goods, both for national and international transit, are carried out by various operators.”

Howard J. Mann, Manager, Freight Planning, NYMTC, "Freight Village: What it is; What it does; Feasibility in NYMTC Region"

Infrastructure – “The physical components of interrelated systems providing commodities and services essential to enable, sustain, or enhance societal living conditions”, such as roadways, rail stations, rail lines, airports and facilities, wastewater treatment facilities, pump stations and collection systems, public water supply treatment facilities, electrical grids, telecommunications. etc.

Fulmer, Jeffrey (2009). "What in the world is infrastructure?" PEI Infrastructure Investor (July/August): 30–32.

Life-Cycle Costs – The total costs of ownership of an asset or facility from its inception to the end of its useful life. The costs include the design, engineering, construction, operation, maintenance, and repair of the asset. Life-cycle costs provide the information to compare project alternatives from the perspective of least cost of ownership over the life of the project or asset. Life-cycle cost calculations use the “time value of money” concept to evaluate alternatives on a common basis. Net Present Value (NPV) computations bring all anticipated expenses of a project or asset, over its entire useful life, to a present day value that is then used for comparison with other alternatives.

CT Siting Council Investigation into the Electric Transmission Line Life-Cycle Costs – Draft Report dated March 16, 2012

Natural Area – “an area of land or water, or land and water, containing, or potentially containing, plant or animal life or features of biological, scientific, educational, geological, paleontological, or scenic value worthy of preservation in their natural condition” (CGS Sec. 23-5b)

Northeast Megaregion – The string of metropolitan areas from Boston, MA to Washington, DC

Regional Center – Municipalities identified as such on the 2013-2018 State C&D Plan's Locational Guide Map

Transit-Oriented Development – “the development of residential, commercial and employment centers within one-half mile or walking distance of public transportation facilities, including rail and bus rapid transit and services, that meet transit supportive standards for land uses, built environment densities and walkable environments, in order to facilitate and encourage the use of those services” (CGS Sec. 13b-79kk)

Waters (of the State) – “all tidal waters, harbors, estuaries, rivers, brooks, watercourses, waterways, wells, springs, lakes, ponds, marshes, drainage systems and all other surface or underground streams, bodies or accumulations of water, natural or artificial, public or private, which are contained within, flow through or border upon this state or any portion thereof” (CGS Sec. 22a-367)

State Agency Acronyms

OPM - Office of Policy and Management

DPH - Department of Public Health

DOT - Department of Transportation

DOAg - Department of Agriculture

DEEP - Department of Energy and Environmental Protection

DECD - Department of Economic and Community Development

DCS - Department of Construction Services

CHFA - Connecticut Housing Finance Authority

CEFIA - Clean Energy Finance and Investment Authority

CDA - Connecticut Development Authority

WINCOG & SECCOG/RPA- REFERRAL FORM FOR SUBDIVISION & ZONING REFERRALS

FROM: WINDHAM PLANNING & ZONING COMMISSION

TO: WINDHAM REGION COUNCIL OF GOVERNMENTS
And: SOUTHEASTERN CT REGION COUNCIL OF GOVERNMENTS

MAILING ADDRESS: TOWN OF WINDHAM
979 Main St.,
Willimantic, CT. 06226

DATE of Referral: WINCOG: July 19, 2012

SECCOG: August 21, 2012

PROPOSAL

INFORMATION SUBMITTED

ZONE OR ZONE USE CHANGE

LOCATION MAPS ENCLOSED

C.G.S. Sec.8-3b **ESTABLISHMENT OR CHANGE IN ZONING DISTRICTS FOR AREAS IN THE TOWN OF WINDHAM WHICH MAY BE WITHIN 500 FEET OF ANOTHER MUNICIPALITY**

ZONING REGULATION: C.G.S. - ADOPTION OR AMENDMENT - Complete revision of Section 32 and creation of a new district Section 32A - General Business Districts B2 and B2A; Complete revision of Section 35 and creation of a new district Section 35A - General Commercial Districts C2 and C2A; Proposed zoning district boundary changes for above and to: rezone Wilson St. from Commercial C-2 to Residential R-5; rezone ECSU property at High, Valley, and Windham Streets from B-2 to R-6; Zoning change for AT&T parking lot off School Street behind Town Hall from B-2 to B1A in Willimantic, as well as; Revise Section 39 C-4 Commercial District to increase lot coverage allowance; Complete revision of Section 61-Site Plan Standards and Process and 62-Special Exception/Permit Process and renumbering of 62.6 on Standards for certain Special Uses to Section 84 with no change in standards; and Revision of Section 3.10.7 on process for expansion of non-conforming properties A copy of the proposed zoning changes may be found at the Town Clerk's Office, Planning Department - both in the Town Hall, and on-line at <http://windhamct.com/commission.htm?id=ubcne5dm&m=boards>

Sec. 8-3b ZONING REGULATIONS WITHIN 500 FEET OF ANOTHER MUNICIPALITY:
Columbia, Coventry, Chaplin, Franklin, Lebanon, Mansfield Scotland and Sprague

AREA AFFECTED: Some of the zoning amendments will affect most of all areas in the Town of Windham

PUBLIC HEARING DATE: September 27, 2012.

CONTACT: James E. Finger, Town Planner PHONE: 860-465-3045
FAX: 860-465-3039 FOR THE WINDHAM PLANNING & ZONING COMMISSION

NOTE: ZONING REFERRALS MUST BE RECEIVED AT LEAST 35 DAYS PRIOR TO PUBLIC HEARING.

LEGAL NOTICE

The Windham Planning & Zoning Commission will conduct a public hearing on September 27, 2012 at 7:00 PM - Windham Town Hall, 979 Main St., Willimantic, CT. 06226 to consider revisions to the Town of Windham Zoning regulations as follows:

1st Public Hearing:

- Complete revision of Section 32 and creation of a new district Section 32A - General Business Districts B2 and B2A
- Complete revision of Section 35 and creation of a new district Section 35A - General Commercial Districts C2 and C2A
- Proposed zoning district boundary changes for above and to:
 - rezone Wilson St. from Commercial C-2 to Residential R-5
 - rezone ECSU property at High, Valley, and Windham Streets from B-2 to R-6
 - Zoning change for AT&T parking lot off School Street behind Town Hall from B-2 to B1A
- Revise Section 39 C-4 Commercial District to increase lot coverage allowance

2nd Public Hearing:

- Complete revision of Section 61-Site Plan Standards and Process and 62-Special Exception/Permit Process and renumbering of 62.6 on Standards for certain Special Uses to Section 84 with no change in standards
- Revision of Section 3.10.7 on process for expansion of non-conforming properties

A copy of the proposed zoning changes may be found at the Town Clerk's Office, Planning Department - both in the Town Hall, and on-line at:

<http://windhamct.com/commission.htm?id=ubcne5dm&m=boards>

Those who wish to comment on these zoning changes, should attend the hearing, or send written comments to the Commission by the hearing date. For more information, please contact James Finger at Town Hall 860-465-3045.

Paula Stahl, Chair

Windham Planning & Zoning Commission

Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on September 12, 2012 at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Road, to hear comments on the following application:

7:00 P.M. – Jeff Barron - Pride Signs for a variance of Art X, Sec C.6.e to erect 13 awning signs at Applebee's Neighborhood Bar & Grill, in addition to the 2 authorized building identity signs, at 93 Storrs Rd.

7:30 P.M. – Marja Prewitt for a variance of Art VIII, Sec A to construct a covered porch on the front of their residence that would be 35' from the front property line where 40' is required, at 4 Pine Ridge Ln.

At this public hearing, interested parties may appear and written communications may be received. No information shall be received after the close of the public hearing. Additional information is available in the Mansfield Town Clerk's Office. Dated August 23, 2012.

Sarah Accorsi
Chairman

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BREAK

American Planning Association

Planning Magazine

August/September 2012

America's Program for Planning and Planners

What do Americans think of planning? What do they want for their communities? What are their priorities for state and local governments as well as for planners? How much faith do they place in market forces and planning when thinking about solving problems and securing a better future? How should planners respond?

This March, APA carried out its first national poll in over a decade to get insights to help planners address current problems and, perhaps, redirect planning efforts so that we are focusing more on the priorities of American citizens during these turbulent times. The scientifically valid poll was carried out by Harris Interactive, one of the nation's most respected polling firms. We can categorize the answers to the poll according to several demographic segments with a margin of error of plus or minus three percent: political affiliation, race/ethnicity, and place of residence. (See the complete results at www.planning.org/policy/economicrecovery/.)

Jobs and the economy top the list as the nation continues a slow climb out of the Great Recession of 2007–2009, APA asked respondents to compare today (March 2012) with early 2007 — before the housing bust, the collapse of Bear Stearns, and the recession. The vast majority of respondents felt that their community is getting worse (49 percent) or staying the same (35 percent) for most people. Republicans (61 percent) are far more likely than Independents (45 percent) or Democrats (34 percent) to believe that things are getting worse in their communities. Place of residence also matters, with those in rural areas (58 percent) and those in small towns (68 percent) having a bleaker view than those in urban areas (40 percent) and those in suburbs (45 percent).

Only 14 percent believe that market forces alone will help the economy and provide more jobs, while 66 percent believe that a combination of market forces and planning is required. Not even a quarter of the population is in the camp that believes in market forces alone, with the strongest support for this option showing up among those in rural areas (23 percent) and Republicans (22 percent). While people want local leadership and local action, less than one-third believe that their community is doing enough in this respect, and the responses to this question are among the most consistent across all demographic segments.

So what is planning's role? Sixty-six percent of Americans believe that their own community needs more planning. This finding holds true for 65 percent of Republicans, 67 percent of Independents, and 75 percent of Democrats — whether the respondents live in urban, suburban, small town, or rural areas. And the American people have confidence in planners, ranking them ahead of elected officials, environmentalists, and academics and not far behind neighborhood representatives and business leaders. Planners tied with economists and nonprofit professionals.

Americans want to be engaged in planning efforts (51 percent). Fifty-six percent of both Republicans and Democrats express this sentiment. However, only 16 percent say that they have already been engaged — so we have our work cut out for us. Does "planning" have a positive or negative connotation? More than two-thirds of all demographic segments view it positively — two-thirds of Republicans and more than three-quarters of

Democrats view it positively. In fact, two-thirds or more of all demographic segments view it positively. Over 90 percent agree that things work better with a plan.

Is now the time to have those conversations about density, sprawl, form-based codes, and infrastructure? Well, not so fast. The poll results demonstrate very strong support for planning and for planners but respondents also expect solutions to problems that are their priorities, not someone else's.

When asked what they want planners to work on, the respondents mentioned job creation, education, safety, neighborhood protection, and clean water (all above 60 percent). When asked about their "ideal" community, they answered by mentioning outcomes that we know good planning can help achieve: access to independent businesses, being able to age in their own neighborhoods, more car-free options and energy-efficient homes (all scoring more than 50 percent).

These are powerful results for planning and for planners. We have bedrock support across all demographic segments. But we need to make sure that we are more closely aligned with Americans' expectations and priorities. In other words, we need to do more and to do some things differently.

And for those who don't want to be engaged or even allow others to do so? We know from experience that some tea party activists aren't interested in being part of any conversation. Instead, they prefer to be the in-your-face equivalents of the screaming heads that we see too often on television networks. To some, only the loudest and well-funded should have a right to be heard. "I paid for this mike..." was a famous remark of a presidential candidate, and some think tanks and political operatives with money follow the same philosophy. If you can't pay for speech, the argument goes, then you shouldn't have it; that is the message when meetings are disrupted.

However, we have some good news on this front, too. Almost no one polled has heard of Agenda 21, the bogeyman some use in their efforts to frighten and mislead the American people. In fact, 85 percent have never heard of it and of the 15 percent that have, more support it than oppose it (nine percent versus six percent.)

What should be our focus? It needs to be on jobs, with schools, clean water, neighborhood protection, and independent businesses close behind. Daily work on transportation, community development, and the environment are key to the outcomes that Americans desire — yet we often fail to communicate in a way that makes these links evident.

How should we be spending our time? Our engagement requires conversations that speak to peoples' ideas and not our "inside baseball" language.

How can we better serve our citizens in matching what we do with what they both want and need?

Do planners actually create jobs, for example? Of course we do. Our most important implementing device is capital spending, which should be carried out through a multiyear capital improvements program. And who should be in charge? Without a doubt, the planning department. Of course, we should collaborate with other departments, engage citizens broadly, and use our analytical skills — but planners need to be in charge.

What's another way? Develop an economic strategy now — be quick and nimble — and work it into your comprehensive plans as appropriate later. Remember, too, that economic development isn't just land development, and it certainly isn't just a loan program.

Tie quality-of-life initiatives such as public spaces, lively streets, and housing options to job strategies. Young, well-educated people as well as entrepreneurs of all ages want exciting places to live and invest, with myriad recreation and cultural options.

Also, build your assets and build on your assets — through education. Remember that's high on the list of what our citizens want from us. Every planning director should be on a first-name basis with college and university presidents and school superintendents. Of course, you should also be on a first-name basis with your business, neighborhood, cultural, and faith leaders.

And let's be careful how we regulate. Planners from all across the U.S. have told me that they are obliged to substantially revise form-based codes adopted only five to 10 years ago. In one case, the code had made 70 percent of the city nonconforming and complicated simple home additions, not to mention making new development almost impossible. With due respect to others, it's our obligation to respect the strengths of various professions but our responsibility to think comprehensively, anticipate unintended effects, and deliver what it takes to help a community grow both jobs and long-term prosperity. That's America's vision of a strong, resilient community that has lasting value. Yes, that's a well-planned community. We know how to do it. Let's get to work.

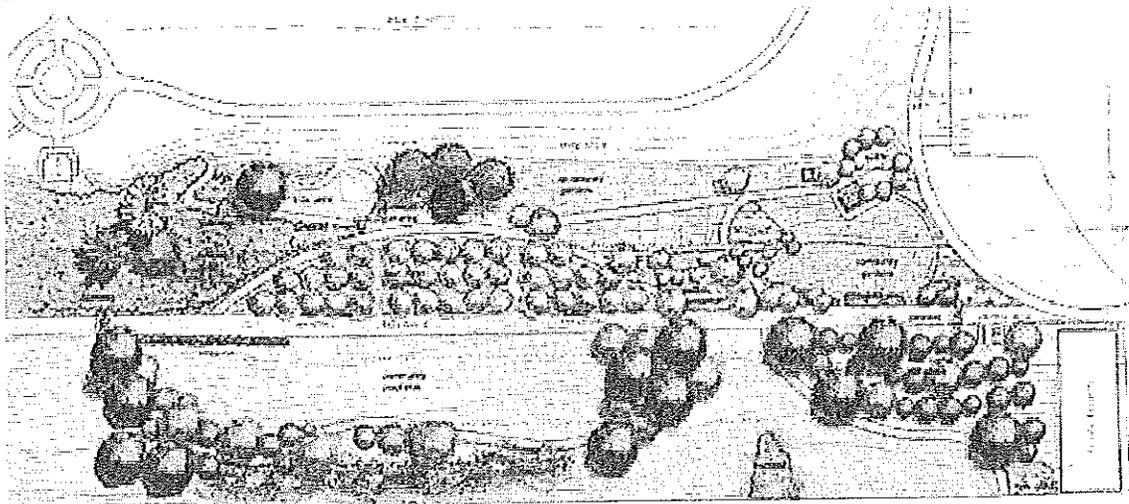
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Seattle Grows an Edible Urban Forest

Seattle was expected to begin construction in July on a seven-acre public food forest that will provide free food for area residents and visitors. Three years in the making, the Beacon Food Forest will feature fruit orchards, nut groves, and berry bushes among groundcover edibles, as well as community gardens.

The forest will help achieve many of the city's food production and access goals, which should be finalized in a long-term action plan this year. "Growing food in the city increases awareness about where food comes from, gets fresh food onto people's plates, and has the additional benefit of building community," says Seattle's food policy advisor Sharon Lerman.

Located in the Beacon Hill neighborhood, the forest could also help feed many low-income residents and recent immigrants with agrarian backgrounds. "A lot of the immigrant communities in Seattle have a strong tie to food production," Lerman says. "They want more land to grow food, and they want to be more engaged in the food production process."



The forest began as an initiative by two permaculture students and snowballed within the greater community. The project is sponsored by the city's department of neighborhoods. Permaculture attempts to mimic natural forest ecosystems to create a self-sustaining food web.

After the site is prepared this summer, community volunteers will begin planting in the fall and will be responsible for forest maintenance. The first 1.75 acres, which include an edible arboretum with plants from China, Russia, and Mexico, should be finished by the end of this year. If fundraising efforts are successful, the community will complete another two acres next year.

Although humans have foraged in forests for millennia, many experts believe Beacon is the largest public food forest designed to date. "We're in the infancy of learning how to do these kinds of forest garden systems and to do a large-scale public project before we really know what we're doing is risky," says Massachusetts-based permaculture author and designer Dave Jacke. Establishing the plants will be hard, but controlling social behavior will be even harder, Jacke says.

Community residents are concerned that people will harvest more than their fair share of forest fruit, says Margaret Harrison, the project's landscape architecture consultant. "We're just hoping that social etiquette will prevail and they won't be driving their pickup trucks in and harvesting huge bushels of apples." Harrison says. "But who knows?"

— Libby Sky Kaiser

Kaiser is a freelance writer and planner in Denver.

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Farming at the Fringe- Exurban areas are embracing family farms.

By Adam Regn Arvidson

Here is a familiar scenario: Nettie and Gerald, an elderly farm couple, are debating what to do with the family farm. Should it be turned over to a corporate farming operation, or can they entrust it to the young couple who want to raise dairy cattle there?

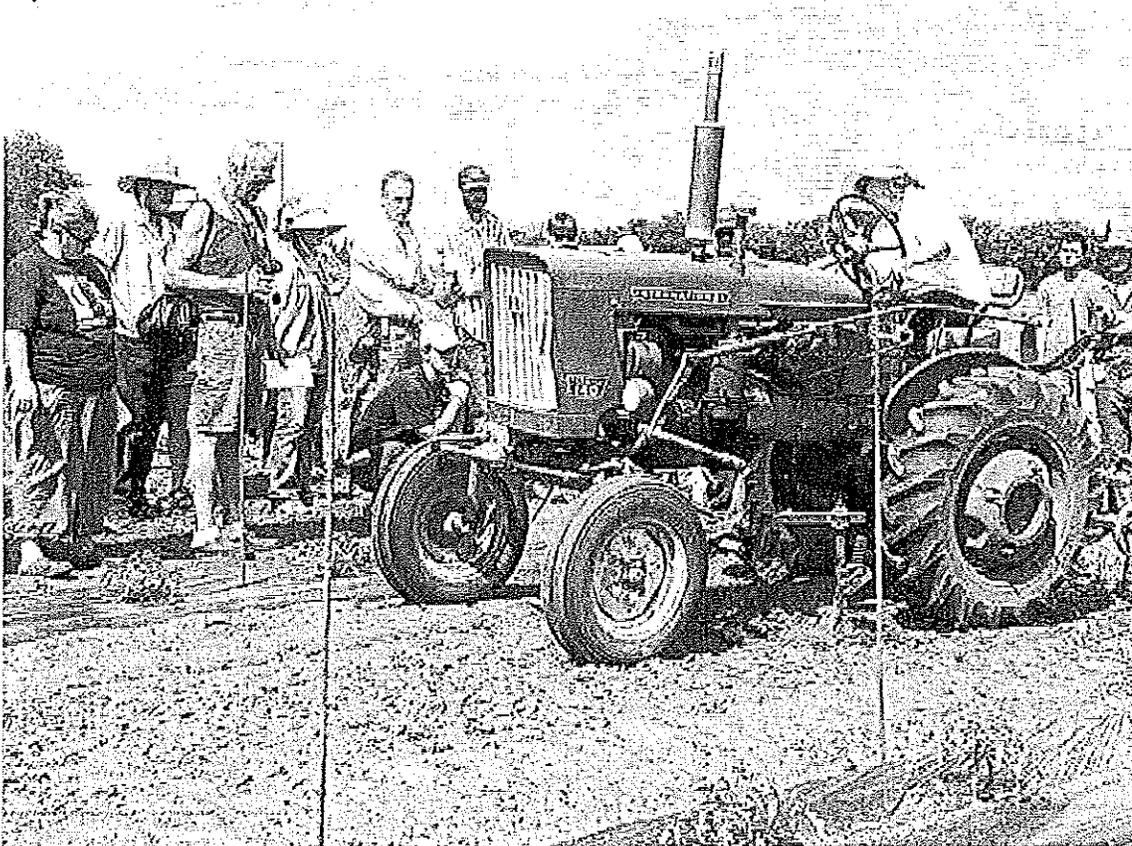
"You can't start farming these days," Gerald says. Nettie's response: "How are you so sure?"

According to the U.S. Department of Agriculture's most recent data (through 2007), most farms are small (about 85 percent of farms in 2007 were less than 500 acres; 54 percent were less than 100 acres), and the vast majority (86.5 percent) were owned by a family or sole proprietorship. Between 1997 and 2007, the average size of farms decreased (from 431 to 418 acres), the percentage of farmers who are sole owners, as opposed to corporations or partnerships, increased (from 62.5 percent to 69 percent of all farmers), and the average farmer got older (from 54 to 57 years).

But this scene between Nettie and Gerald didn't really happen. It is a dramatization — a play written by Doug Nopar of Minnesota's nonprofit Land Stewardship Project. Nettie and Gerald are archetypical farmers of today: a couple near the end of their farming career with children who don't want to farm.

The play, called *Look Who's Knockin'*, has been performed more than 20 times in Minnesota and western Wisconsin as part of LSP's "Farm Beginnings Program." That program seeks to train new farmers through professional networks and education. About three years ago LSP did a survey to determine the greatest barriers to farming; the biggest one was access to land.

In other words, while older farmers are wondering what will become of their land, new farmers are seeking new farmsteads. "We have many long-term farmer members who are thinking about the next steps with their farms," says LSP's Karen Stettler.



Close to home

I had a Nettie-and-Gerald discussion recently with my father — not at a kitchen table but on an Amtrak train between Chicago and Minneapolis. As the northern Illinois suburbs gave way to southern Wisconsin farmland, we talked about his cousin Jon, who recently decided to retire. My father lives on 160 acres in northern Illinois, land he inherited from his parents and moved to about a dozen years ago. Kitty-corner across the rural road is another 160 acres where his sister lives. Her farm has been in the family for more than 100 years: a century farm.

My father and aunt don't farm. Jon, who also owns 80 acres of his own, rents the family land from my father and aunt, and harvests corn and beans. But without Jon, what happens next? I live in Minneapolis, where I have made a life far removed from this land. My brother and only sibling lives in Chicago, works in telecommunications, and has no interest in farming. Just as Nettie and Gerald did, my father and I talked about who might want to rent this land, how it might remain productive. So we are like the archetypical farmers, once removed.

To bring together those that have with those that want, LSP organized an event in Plainview, Minnesota, in April 2012 that showcased stories of successful farm transitions. Joe and Rebecca Schwen told of paying off their 40-acre vegetable farm in just three years. Arlene Hershey talked about the financial and legal process of passing her dairy farm to her son.

"In my mind, land being farmed is a big hurrah," says Stettler. "There are ways people can farm smaller acreages and provide a healthy landscape and a healthier community that contributes to a healthy downtown, a vibrant Main Street."

Ripple effect

Farm transition takes planning, but it also becomes a planning consideration for states, counties, and cities. After all, the land may be sold or leased to a corporate farming interest, or it could be developed for housing or industry. Under either scenario, the landscape will change dramatically. Counties and municipalities will have to improve roads and utilities to serve the new developments. Food will come from farther afield.

In contrast, there are many benefits if farms stay farms. Farmers markets are popping up everywhere, providing local, often organic produce to urban and suburban residents. Community-supported agriculture programs deliver produce to doorsteps, passing some of the farming risk on to members. Grocery stores and restaurants are beginning to source locally again.

Farming also helps drive economies. The USDA, through its rural development program, last February gave out 298 "value-added producer grants" in 44 states, designed to help agricultural companies expand. Ranging from a CSA berry farm in Virginia to a specialty greens grower in the Chicago area to a Vermont dairy, all these grant recipients will receive an influx of cash to help them become more viable in the long run — that is, to remain agricultural regardless of the impediments.

The greatest impact of farmland loss, as well as the greatest benefit of farmland preservation, will be felt at the urban fringe. This is where farm transitions have always been more complex, since the proximity of a major city can draw the next generation away, and since development pressure tends to drive up the price of land.

My family's land is just two hours southwest of Chicago, near a major U.S. highway. Stories used to circulate about developers knocking on farmhouse doors and offering large sums of cash, on the spot. My father's farm abuts a city boundary. As long as it is actively farmed it will be taxed at agricultural rates, but its value could continue to increase, especially if it is annexed or zoned for residential uses. The county's long-range plan shows my father's farm as residential, with parkland along the little creek. Will the increasing land value keep this land from passing to my generation?



Hanging in there

Atina Diffley knows this story all too well. She and her husband used to work 120 acres in Eagan, Minnesota, that had been in her husband's family for four generations. Eagan sits just south of the Twin Cities metropolitan area and, says Diffley, "the family always knew that development was inevitable." The area used to be the green belt for the cities, and Diffley remembers that in the 1970s the major grocery stores were still buying directly from farmers at farmers markets.

By the early 1980s, the combination of booming suburban development and imported produce made things difficult. In 1989, the family sold 20 acres for a school and was assessed a considerable figure for sewer and water to serve future development. Although the assessment would not be paid until the land sold, it would accrue interest.

Worried that the assessment might eventually exceed the land value, the family sold the land, and it was developed for housing. The Diffleys kept one acre for a farmstand and went through what Atina calls "five years of hell" farming a dozen properties within a 30-mile radius of the stand.

Eagan (and most suburban communities nationwide) have no provisions for preserving farmland. So the Diffleys had to move farther south. They found acreage in a township with very low-density zoning that would prevent major development projects. In 2008 they sold their vegetable business to a local co-op grocery store and now consult with other farmers on how to succeed with organic produce.

Diffley's experience, which she details in her book *Turn Here Sweet Corn* (published earlier this year by the University of Minnesota Press), is a cautionary tale, but it is far from unique. The main lesson, according to Diffley, is that "there has to be some mechanism in place to keep farmland taxed at farm value."

As a way of achieving that goal, she suggests that communities create food plans. Fruits and vegetables, in particular, could come from within cities or from very close by, since they do not require a large amount of land. "The food plan," says Diffley, "needs to be a conscious pre-thought, not just a reaction."

By creating such a plan, a county, municipality, or metropolitan area could put other initiatives in place, such as conservation programs that would allow owners to sell their development rights. "This [sale of development rights] keeps the price of land more affordable so it can be transferred between farmer businesses," Diffley says.

Out of the box

Near my family's land, a semirural county has taken tangible steps that Diffley would applaud. Kane County, Illinois, on the western edge of suburban Chicago, has been working on agricultural land preservation since the 1990s. Back then it passed one of the nation's first "right-to-farm" laws, which protect farmers from nuisance lawsuits filed by new residential landowners unaccustomed to the noise and smells of active farmland.

Then in 1996 the county adopted its 2020 land resource management plan, which envisioned half of the county remaining in agricultural use permanently. "That plan clearly stated that this land is not waiting to be developed," explains Janice Hill, AICP, the county's manager of the farmland protection program. "It is for the purpose of agriculture."

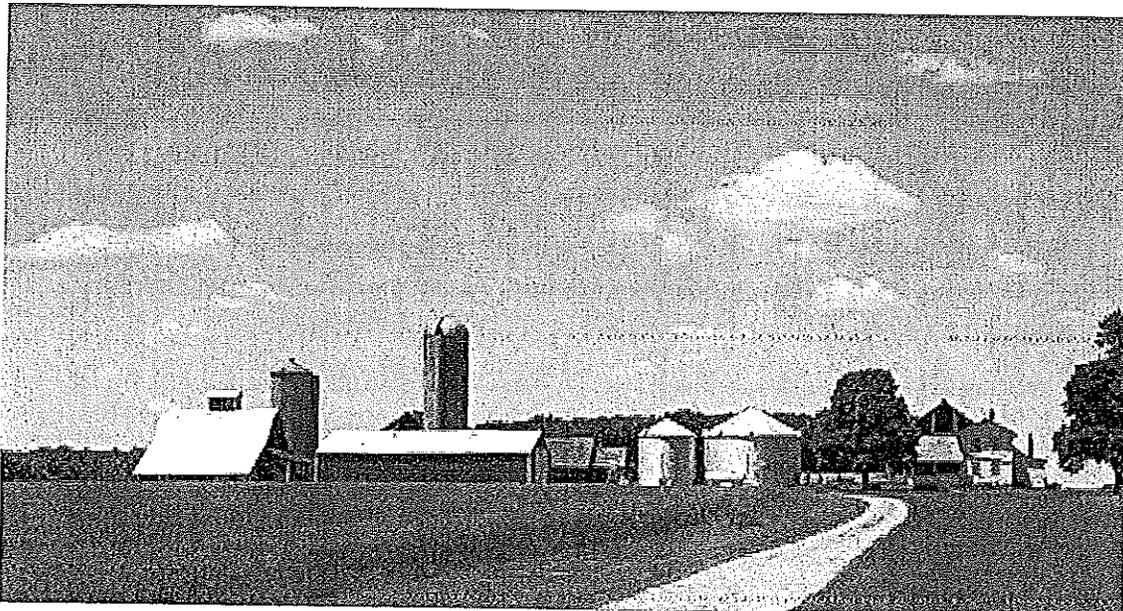
Conceptually, the county has divided itself roughly in thirds. The eastern third (closest to Chicago) is the urban core, where most of the existing towns are located. The middle third is the critical growth area, where new development will occur in concert with some farmland preservation. The western third is the agriculture area, where farming will remain the dominant aspect of the economy.

In 2000 the county examined purchase of development rights programs in Pennsylvania and Ohio, then partnered with the Kane County Farm Bureau to establish an aggressive program of its own. An initial \$5 million from gaming revenue (Kane County has riverboat casinos that dedicate a portion of proceeds to county initiatives) kicked the program off in 2001.

To date, the county has used nearly \$20 million from the riverboat fund and \$12 million in matching grants from the federal Farmland Protection Fund to buy either development rights or agricultural conservation easements over 5,132 acres. Thirty families have committed to the program, all of whom are what Hill calls "commodity growers": raising mainly corn and soybeans for the world market.

To reinforce her commitment to family farms, Hill produced a documentary film called *Deep Roots* that traces the histories and challenges of several northern Illinois sesquicentennial farms — those in the same family for at least 150 years. Produced by the nonprofit Bamboo River Productions, the film includes interviews with farmers of various ages from a wide range of farm sizes. Most express concern about development creeping out from the big city. One even calls rampant urban development "our Depression": a challenge to the fundamental stability of the family farm.

Profiled in the documentary is the Flanders family, who participate in Kane County's purchase of development rights program. "We can have long-term goals [now]," says Tom Flanders. "We're good to go on this high-quality ground. It will stay farmland forever." His son Ben echoes the sentiment: "We don't have to sit here and wonder if grandpa would be offended if we turned this site into a Kmart," he says.



Bottom of the cycle

The interviews in *Deep Roots* took place between 2003 and 2007, and so much changed just one year later. Although one farmer in *Deep Roots* said, "I don't think expansion or development will slow down at all," that is exactly what has happened. Development at most urban fringes has slowed significantly or ground to a halt. Outer-ring areas like Kane County have been most affected. Numerous platted subdivisions will remain fallow ground.

In response, says Hill, "We are broadening our definition of agriculture." The county's 2040 Resource Management Plan (just adopted in May) includes a chapter on community health, and its agriculture chapter goes beyond land protection to encourage local food production. Hill says the development rights program may encourage participation by smaller farms, or even agricultural lands within Kane County's municipalities. "We don't see replacing our corn and soybean farms," she says, "but the subdivisions that will never be built, maybe that land is good for smaller farms."

This idea is backed up by the commodity farmers in *Deep Roots*. "The idea of corn and soybeans just isn't going to be viable," says Bob Kellogg, "if there are thousands of people around us." "There's a lot more profit [in diversification]," suggests Dave Jameson, "than in selling by the semi-truckload."

Selling land for top dollar is less likely these days, even at the urban fringe, so commodity farmers are looking at their options — encouraging starter farms, for example. LSP's Karen Stettler says that in Minnesota her beginning farmer classes are always filled, often with younger farmers, many of whom don't have family land but are interested in non-commodity farming: small acreages of vegetables or free-range, pastured animals.

Stettler also notes that LSP is one of at least nine other organizations across the nation operating beginning farmer programs. LSP regularly collaborates with other nonprofits looking to start such programs.

There is no denying that farming is hot right now, especially organic farming. Total organic acreage increased by two-thirds between 2006 and 2008 and has continued to climb. According to the USDA, there were about 4.8 million acres being farmed organically across the U.S. in 2008 (up from 2.9 million just two years earlier). That's still a drop in the total farmland bucket, but an ever more noticeable one.

At the same time, farm transition stories abound. Atina Diffley's multisite stint, then purchase of land, then sale to a grocery co-op is one example. LSP's transition stories — a carefully managed passing along to a family member; a risk-taking young farm couple — are others. And what Kane County has allowed its commodity farmers to do through its purchase of development rights program is yet one more.

It's hot

Many of these successful transitions have benefitted from policies and programs put in place by public agencies or nonprofits. It is far more likely now than even just 20 years ago that the value of farmland will be recognized and that there will be some assistance for those who want to continue to farm.

"People say farming isn't valuable enough to trump development prices," says Atina Diffley. "I would say the opposite is true. The money generated from development feeds a family once; then it's gone. Farming feeds people repeatedly. Food production is priceless."

In my family, several things took place rather quickly after my father and I took that train ride to Minneapolis. My elderly childless great uncle took advantage of current tax law and gifted his adjacent 163 acres to his nieces and nephews (my father included), adding about 40 acres to each person's current holdings. A local farmer, well known in the community, approached my father about taking over the lease on my father's land. This man wants to increase his rented acreage because his son, a part-time commercial airline pilot, is interested in farming.

Our land will remain undivided. And, trying to stay open-minded about non-commodity options, my father has given me free rein on about three acres next to a small creek, on which I will consider alternate (perennial)

crops — ones I can tend only occasionally from afar (or cajole my father into helping maintain, in trade for the spoils).

Near the end of *Deep Roots*, young Ben Flanders, whose father sold the family's land development rights to Kane County, wonders aloud about his farming future. He says he's still weighing his options. "I might never be a farmer," he says, "but I'll always be a farm boy."

And that's the key. Even if he doesn't farm his family's land, someone will. Someone will grow up as a farm kid.

Adam Regn Arvidson is a Minneapolis-based writer and a fellow of the American Society of Landscape Architects. His book on environmentally sound landscaping will be published by W.W. Norton this fall.

Resources

Images: Top — Atina Diffley demonstrates tractor cultivation to beginning farmers in a class taught through her consulting business, Organic Farming Works LLC. Photo by Parker Forsell. Middle — For over three decades, this sign pulled in customers, and Martin and Atina Diffley used 'Turn here' as an opening line for conversations about changing how our food is grown. Photo by Helen De Michiel ©1989. Bottom — New subdivisions gobble up farmland all over the Chicago region. The Olson farm in Kane County was protected in 2010. Photo courtesy Kane County Planning Division.

For more on farmland and food policies, see "Saving Farms and Farmland" by Tom Daniels, *Planning*, August/September 2009.

Rick Pruetz's book *Lasting Value: Open Space Planning and Preservation Successes*, was published this spring by APA Planners Press and is available at APAPlanningBooks.com.

APA's policy guide on farmland preservation: www.planning.org/policy/guides

APA research on food systems: www.planning.org/nationalcenters/health/briefingpapers/foodcouncils.htm

Minnesota's Land Stewardship Project: www.landstewardshipproject.org

Kane County's 2030 and 2040 plans:

www.countyofkane.org/Documents/Quality%20of%20Kane/2040%20Plan/default.htm

Deep Roots can be ordered through the Kane County Farm Bureau: 630-584-8660 or www.kanecfb.com.

Atina Diffley's *Turn Here Sweet Corn* is available through Amazon.com, Barnes and Noble, and other major outlets.

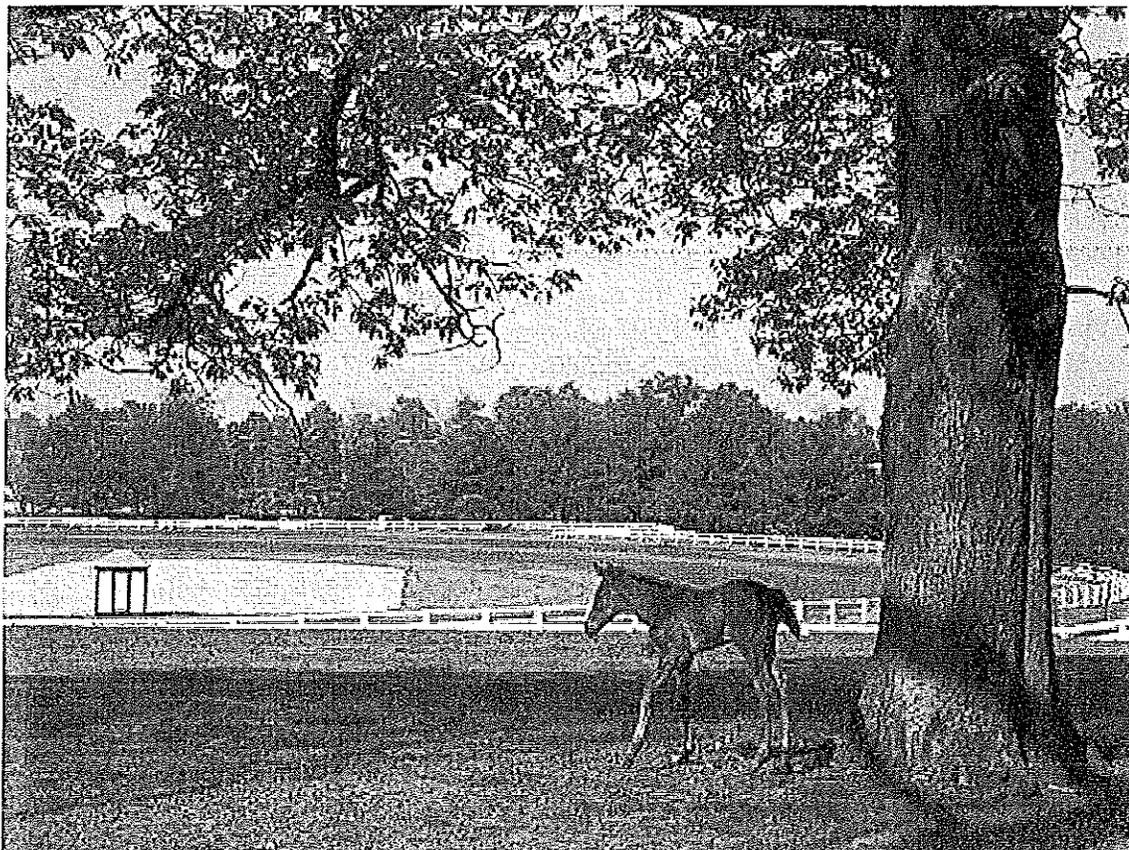
Lasting Value

An excerpt from a recent APA Planners Press book that celebrates remarkable efforts to save rural areas and open space.

Text and photos by Rick Pruetz, FAICP

More than one million acres of forests, farms, and other rural lands are converted to development every year. As a result, we reduce the reliability of our water supply, increase the cost of infrastructure, eliminate the habitat of our fellow species, heighten our exposure to wildfires, decrease our ability to grow food locally, and threaten the balance of town and countryside that we once considered an American ideal. Many people accept this wastefulness as an inevitable by-product of progress. It's time to recognize those who do not.

Many cities, towns, and counties excel at preserving natural areas, farmland, and other types of open space. These communities understand the multiple benefits of protecting their surrounding countryside, including watershed protection, local food security, outdoor recreation, and growth management. They plan the protection of their rural areas with as much care as they plan the development of their urban areas. They use permanent conservation tools to address the uncertainty that accelerates rural decline and sprawl. They achieve their preservation goals by partnering with private conservancies as well as public agencies and by using multiple implementation strategies, often of their own invention. They take sustainability seriously, preserving nature-friendly places so that future generations can enjoy some of the bounty given to us. In short, they are creating communities of lasting value. Here's a look at three places that do that exceptionally well.



Bluegrass boon

Lexington–Fayette County, Kentucky, calls itself the Horse Capital of the World. The countryside is a picture postcard of rolling hills carpeted with Kentucky bluegrass and accented by stately horse barns and white rail fences. Lexington–Fayette County adopted the nation's first urban growth boundary in 1958 and 10 years ago launched a purchase of development rights program that has already reached half of its land preservation goal.

Despite a population of more than 280,000, Lexington–Fayette County maintains a strong agricultural economy and an even stronger tourism industry, generating \$880 million annually and more than 13,000 jobs.

Even before consolidating in 1974, the city of Lexington and Fayette County recognized the need to cooperate for the mutual benefit of the urban core and its surrounding countryside. In 1958, the two governments designated an urban service area (where sewer, water, and other urban infrastructure would be provided) and a rural service area (which would be reserved for farming and other rural activities), essentially creating the first urban growth boundary in the U.S. The urban service area currently constitutes about 30 percent of the county's total land area, and the rural service area makes up the rest.

In the following 50 years, the UGB expanded by only 23 percent even though the population of Lexington–Fayette County more than doubled. But the UGB alone could not stop the development of septic-system subdivisions on one-acre lots in the rural service area. So in 1964, the county instituted a 10-acre minimum size requirement for all new lots using septic systems, which slowed but did not halt rural development. Between 1990 and 1998 alone, more than 400 10-acre lots were developed. Growing recognition of the vulnerability of the countryside spurred three years of studies and public meetings, which culminated in 1999 with the adoption of the Rural Service Area Land Management Plan.

The plan builds support for preserving the countryside as a whole by assembling the individual features of the countryside and demonstrating how they are interrelated and mutually supportive. Preserving farmland is naturally a key goal, and the plan emphasizes the importance of agriculture to the local economy.

In addition to farmland, roughly 30 percent of the rural service area consists of floodplains, stream corridors, wetlands, wildlife habitat, steeply sloped land, aquifer recharge zones, and other environmentally sensitive areas. Protection of these areas is linked to the preservation of the rural area as a whole, which is ultimately a key recommendation of the plan. It also protects the area's 15 rural settlements and several historic districts, as well as its charming rural roads, with their tree canopies and stone fences.

Lexington–Fayette County ultimately rejected planning alternatives that would fragment the rural area, such as clustered development and new "crossroads communities." As adopted, the plan maintains the 10-acre minimum lot size on only 2,706 acres of the 125,208 undeveloped acres in the rural service area. The minimum parcel size on the remaining 122,502 acres was changed from 10 acres to 40 acres, safeguarding agriculture, protecting nature, minimizing traffic, and reducing the need for costly extensions of infrastructure, including roadway widening.

In 2000, Lexington–Fayette County adopted a PDR program that aims to permanently preserve about 50,000 acres of rural land, roughly 27 percent of the county's total land area. Owners who apply to sell their development rights submit applications that are scored based on how well they achieve the multiple goals of the Rural Service Area Land Management Plan, such as agricultural productivity, environmental sensitivity, and scenic value.

The PDR program started acquiring easements in 2001. As of early 2010, \$57.6 million had been spent on the program, with \$31.5 million coming from state and federal grants. More importantly, 228 farms with a total of 25,423 acres had been preserved by 2011, putting the PDR program halfway to its 50,000-acre goal within its first 10 years in operation. Other conservation efforts are driven by the state and preservation organizations.

Thankfully, the people of Lexington–Fayette County recognize the uniqueness of their portion of this endangered region and are taking steps to protect it permanently. Destination 2040: Choosing Lexington's Future is a recent visioning project that reconfirms public understanding of the need to integrate the urban and rural spheres of this community. "We will continue to place a high value on how close our rural and urban areas are to each other, and on how quickly we can move from one to the other," a statement from Destination 2040 reads. "The unusual closeness between the city and the adjacent countryside, commonly referred to as the 'rural/urban mix' helps make Lexington truly unique, and requires vigorous protection for that delicate co-existence of urban and agricultural land use."



Safeguarding farms in Amish country

Despite its proximity to Philadelphia, Lancaster County has largely succeeded in retaining its storybook landscape of prosperous farms, historic villages, rustic covered bridges, and horse-drawn buggies. Since 1975, plans there have stressed the need for urban–rural balance, and the county has followed through with a full suite of implementation tools. Lancaster County has permanently preserved more than 85,510 acres of farmland, a greater amount than any other county in the nation.

Just 80 miles west of Philadelphia and 70 miles north of Baltimore, Lancaster County could easily be swallowed by the Boston–Washington megalopolis. Its population, which now tops 500,000, grew by more than 100,000 between 1970 and 1990. High growth rates prompted the World Monuments Fund to place Lancaster County on its watch list of endangered places in 1998 and 2000.

But Lancaster County has three formidable resources on its side in the war on sprawl. First, the productivity of farmland in Lancaster County is not in dispute. More than half of the county is classified as prime farmland by the Natural Resources Conservation Service. Farm sales exceed \$1 billion annually and agriculture accounts for 20 percent of the jobs in Lancaster County.

Second, more than 40 percent of the farms in Lancaster County are owned by members of Plain Sect communities: Amish, Mennonite, and Brethren. Farming is central to Plain Sect communities, and children often follow in their parents' footsteps. This confidence in the future of farming creates fertile ground for preservation.

Third, tourists are irresistibly attracted to this idyllic countryside. Directly and indirectly, tourism generates almost \$4 billion annually for Lancaster County and supports more than 20,000 jobs.

Fortunately, the people of Lancaster County have long recognized the vulnerability as well as the significance of their rural heritage. In 1975, Lancaster County adopted a plan that recognized the threat that urbanization posed and called for the preservation of 278,000 acres, more than 45 percent of the county's total land area. Lancaster County followed through with an implementation strategy that included a wide array of tools, including agricultural zoning, purchase of development rights, and urban growth boundaries.

Instituting meaningful agricultural zoning in Pennsylvania is not easy since land-use decisions are all controlled at the local government level, which in Lancaster County means 41 separate townships. But by 2000, 39 townships had adopted agricultural zoning, thereby providing temporary protection for 320,000 acres of land.

After adopting an easement program in 1980, which resulted in donated easements on 5,500 acres of farmland, Lancaster in 1989 joined the state PDR program. By 1998, 23,000 acres had been preserved, and another 5,000 acres had been saved by the Lancaster Farmland Trust. Lancaster County also encourages its municipalities to create urban growth boundaries. Between 1993 and 2004, 13 urban growth areas and 26 village growth areas were created around villages and cities in Lancaster County.

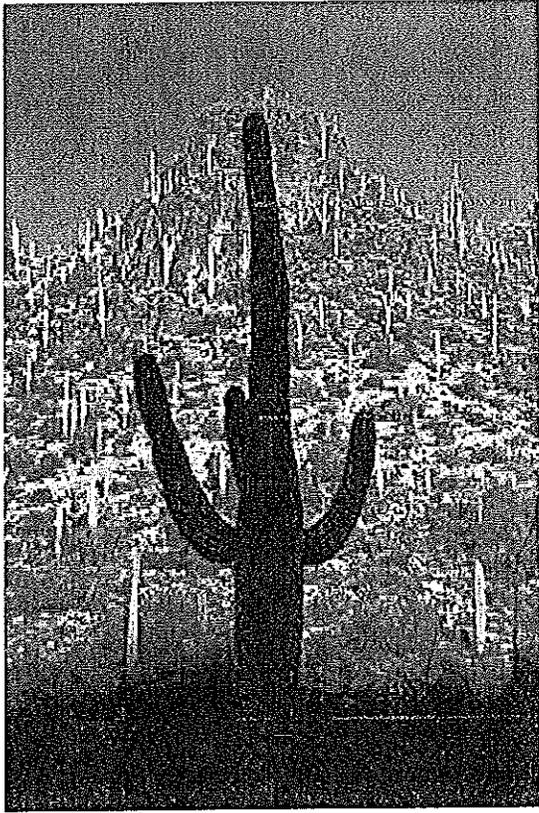
In addition, Lancaster County uses agricultural districts, preferential farmland taxation, relief from sewer and water assessments, right-to-farm laws, and economic development strategies such as farmers markets and agritourism. This comprehensive approach allowed Lancaster County to rein in the rate of farmland loss, which declined from an average of 3,000 acres per year in the 1980s to 1,500 acres per year in the 1990s.

In 2006, Lancaster County adopted an updated growth management element in its comprehensive plan, entitled Balance, designed to help achieve and sustain a "balanced community where urban centers prosper, natural landscapes flourish, and farming is strengthened as an integral component of our diverse economy and cultural heritage."

The Urban Growth Area Strategy sets targets for capturing most new development at smart-growth densities. Significantly, the Rural Strategy is as detailed and comprehensive as the Urban Growth Area Strategy, thereby enhancing the status of rural areas and adding a sense of urgency to their protection. Balance calls for ongoing citizen outreach, increased funding, and the development of a smart-growth toolbox, now online, which includes guidelines, handbooks, and model ordinances.

As of 2010, Lancaster County's programs — combined with those of private nonprofits, such as the Lancaster Farmland Trust — had saved 85,510 acres, making Lancaster County the number one locally operated farmland preservation program in the U.S. Despite the growth pressures common to communities throughout the Mid-Atlantic states, Lancaster County is steadily accomplishing its key planning goal to "keep Lancaster County farming."

Conservation in the desert



Pima County, Arizona, aims to go beyond the mere peaceful coexistence of nature and humankind. It wants to nurture something that almost sounds like a good marriage: "an interdependent relationship, where one enhances the other." With that goal in mind, Pima County launched its award-winning Sonoran Desert Conservation Plan, which strives for balance. In pursuit of this goal, public agencies and private organizations have already protected more than 1.6 million acres of Pima County's fragile environment.

Pima County surrounds Tucson, in south-central Arizona, and shares a 125-mile-long border with Mexico. It is bigger than the state of New Jersey, but more than 40 percent of its land area is within Native American nations. For decades, northerners have fled there for the warmth and wide-open spaces. This attraction takes its toll on the environment, with 10 square miles of desert land being converted to subdivisions every year.

Fortunately, conservation efforts preceded the steepest part of the growth curve, producing outstanding land preservation successes in Pima County since the start of the 20th century. Many of these pioneering conservation efforts involved the preservation of federally owned land, but Pima County voters also approved significant open space bonds in the 1970s, '80s, and '90s.

But the catalyst for coordinated conservation in Pima County is often attributed to the 1997 federal listing of the cactus ferruginous pygmy-owl as an endangered species. In order to maintain reasonable opportunity for future development and a reasonably healthy economy, Pima County proposed to prepare a multispecies conservation plan that would demonstrate how a limited portion of critical habitat could be sacrificed as long as enough habitat was preserved to ensure the survival of the pygmy-owl and several other species. What evolved was a broader approach: the Sonoran Desert Conservation Plan created a strategy for conserving cultural landmarks, riparian corridors, mountain parks, and ranchlands, as well as critical habitat.

The Sonoran Desert Conservation Plan's historical and cultural resources element calls for the protection of archaeological sites, landmark structures, historic communities, ghost towns, and historic trails using a wide range of preservation tools. In many cases, the preservation of historic sites can hit multiple targets. For example, plans for the 4,800-acre Raul M. Grijalva Canoa Conservation Park combined habitat preservation, riparian restoration, a segment of the Anza Trail, controlled access to Native American cultural sites, and a heritage center.

The Santa Cruz River and its tributaries once flowed year round through what is now Tucson, supporting streamside forests of mesquite, cottonwood, and willow trees. Many of these desert lifelines are now badly degraded. The riparian restoration element of the SDCP calls for selected riparian systems to be preserved, restored, and managed to compensate for this destruction and recreate these streams for wildlife and humans alike.

This element proposes land preservation projects that protect aquifers and reduce flood damage but additionally accomplish other SDCP objectives. In the implementation phase of SDCP, a portion of the \$174 million bond approved by county voters in 2004 was used to protect 13,763 acres of land in the Bar V Ranch adjacent to the Cienega preserve. This single ranch acquisition protected an important riparian corridor, improved linkages for

wildlife movement, preserved habitat for endangered species, secured cultural resources, and maintained outdoor recreational opportunities.

In 2000, when the SDCP was still being drafted, President Clinton established 129,000 acres of federal land northwest of Tucson as Ironwood Forest National Monument. The monument is home to the Silver Bell Mountains and more than 674 species. Another presidential action that year added 142,800 acres to an informal greenbelt that surrounds portions of the greater Tucson region. To continue to maintain and restore native species, the mountain parks element proposes to add 30,000 more acres to existing parks and create two new natural preserves and a new mountain park.

The ranch conservation element of the SDCP acknowledges that more than half of eastern Pima County's 2.4 million acres are dedicated to ranching, a land use that is well suited to preserving natural habitat, open space, and cultural resources as well as promoting a compact, efficient urban form for the region. By 2011, the county had acquired 16 large ranches, purchasing more than 40,000 acres in fee and protecting more than 127,000 additional acres with limited-term leases.

In all, public agencies and private conservation organizations have permanently protected more than 1.6 million acres, which is an admirable 49 percent of the total land area of Pima County excluding land within Native American nations.

Pima County itself is pleased with the results, as demonstrated in the following quote on the SDCP website:

"Great communities are no accident. They are born out of natural strength and beauty and have a deep respect for ecology, history, culture and diversity. They are inspired by the vision of residents drawn to them. They are brought to maturity through hard work and investment. And they survive because of compromise and consensus. In a sense they achieve balance. Such balance is at the heart of the Sonoran Desert Conservation Plan."

Rural Water Infrastructure Planning

By Lynn Richards

The design and location of wastewater infrastructure can affect rural communities' future development patterns, natural and agricultural areas, and watershed health. Careful planning for wastewater infrastructure and community growth informs decisions about when and where to invest in existing infrastructure, plan for growth, and use centralized treatment. Such planning will save money while protecting water quality, human health, and the environment.

Investing in existing water infrastructure can reap significant savings. It is often less expensive to do regular maintenance than to replace a burst pipe, however tempting it is to defer maintenance on infrastructure that is largely out of sight.

Planning is also essential if rural communities want to accommodate growth while preserving their inherent character. When development decisions are made one subdivision at a time, rural communities can lose the opportunity to use excess treatment capacity at existing facilities. Focusing on individual lots or individual neighborhoods can make it difficult to protect water quality or rural character. Public processes like visioning exercises can help communities understand the consequences of different development patterns and examine development and wastewater decisions across the community.

Many rural communities find it difficult to address failing septic systems, which often pollute groundwater and harm water quality in nearby water bodies. A common response is to replace these systems with centralized wastewater treatment. However, expanding centralized sewer systems without a development plan can

inadvertently encourage dispersed development, which then creates pressure to attract additional ratepayers to support a wastewater treatment plant and conveyance system. Aligning water infrastructure investments with other community goals allows coordination with other investments in transportation, housing, and economic development. Incremental approaches could include:

- Offering incentives or technical assistance to home owners to replace their failing septic systems. The municipality might be able to work with local businesses to create an incentive fund.
- Creating a municipal septic management district or a responsible management entity that repairs, replaces, and maintains home owners' septic systems. The home owner would pay a fee for this service, similar to the sewer fee home owners pay on centralized treatment systems.
- Developing criteria to determine when a neighborhood with failing septic systems might be a good candidate for a centralized system and when the local government could consider alternative treatment.

Small towns and rural communities could consider the following criteria for centralized systems:

1. Any structure served by an expansion shall be on a site with access to existing roads, water, and utilities and within or contiguous to existing development.
2. The length of collector lines from a home or business to the main trunk line is no more than 1,000 feet.
3. Additional infrastructure investments, such as transportation, schools, or housing, are likely.
4. The area is appropriate for a centralized system because of the density of surrounding developments, state of repair of wastewater systems, or proximity to an existing or emerging town or employment center.

There is no simple solution, but planning for growth and examining the range of consequences of water infrastructure investments will help communities balance their water infrastructure needs with their goals for growth.

*Lynn Richards is policy director for EPA's Office of Sustainable Communities in Washington, D.C., and a 2013 Loeb Fellow. This article is adapted from *Essential Smart Growth Fixes for Rural Planning, Zoning, and Development Codes*, available at www.epa.gov/smartgrowth/essential_fixes.htm.*

*Rick Pruetz is a consultant specializing in open space and historic preservation planning and implementation strategies. This article is excerpted from *Lasting Value*, published this year by APA Planners Press and available at APAPlanningBooks.com.*

Resources

Images: Top — Lexington, Kentucky is profiled in the book *Lasting Value*. Middle — Farming in Lancaster County, Pennsylvania. Bottom — More than 1.6 million acres have been preserved in Pima County, Arizona, including the 20,000-acre Tucson Mountain Park. Photos by Rick Pruetz.

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PLANNING & ZONING COMMISSION AND INLAND WETLAND AGENCY

The Planning and Zoning Commission (PZC) and Inland Wetland Agency (IWA) take pride in trying to ensure the future of Mansfield as a desirable place to reside and visit. In reviewing all aspects of development, the PZC and IWA consider impacts on traffic, neighborhood compatibility, natural and historic resources, inland wetland areas, water supply, waste disposal, fire safety and aesthetics such as landscaping and architecture. The sites of all pending applications are visited by members to observe these factors in the field.

Accomplishments for FY 2011-2012

- Held twenty-two (22) PZC meetings, fourteen (14) IWA meetings, two (2) joint meetings, ten (10) joint field trips, and numerous committee meetings.
- The IWA reviewed over twenty-three (23) applications or enforcement actions involving activities within regulated inland wetland/watercourse areas and statutorily required revisions to the Inland Wetlands Regulations.
- The PZC presented at Public Hearings and subsequently approved revisions to the Zoning Regulations for the Pleasant Valley Commercial/Agriculture and Pleasant Valley Residence/Agriculture zones.
- The PZC reviewed and approved special permits for a new office building on Frontage Road, a wedding venue on Bassetts Bridge Road, a new gas station/convenience store at Four Corners, an ice cream shop at the Staples Plaza on Route 195, an addition to Eastbrook Mall, a new building at Natchaug Hospital and gravel removal at Merrow Road. A special permit request for fill activities on Old Kent Road was denied. In addition, special permit renewals were granted for three (3) gravel/rock removal operations and four (4) live music permits.
- The PZC reviewed and approved a Scenic Road Designation for Gurleyville Road.
- The PZC/IWA also acted on numerous use and site improvement modifications, Town Council referrals and bonding arrangements, including review of the proposed School Building Project, easements related to Storrs Center, agriculture incentive ordinances, and agriculture leases.
- The PZC approved two subdivisions on Gurleyville/Wormwood Hill Road and Fern Road for a total of four new lots and began the pre-application design review process for proposed subdivisions on Beacon Hill Road and Puddin Lane.
- The PZC reviewed the proposed Interstate Reliability Project and provided detailed recommendation for mitigation measures if the project should be approved by the Connecticut Siting Council, including relocation of the existing lines in the vicinity of the Hawthorne Park Subdivision.

Plans for FY 2012-2013

- Continue thorough review of all land use applications and enforcement of existing regulations.
- Continue review and updating of Mansfield's Zoning Map and land use regulations.
- Continue monitoring of University of Connecticut land use activities.
- Initiate the process of updating the Plan of Conservation and Development
- Participate in public workshops and events related to implementation of the HUD Community Challenge Planning Grant

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