

# MEETING NOTICE AND AGENDA

## MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, November 5, 2012 ▪ 7:05 PM

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

1. Call to Order
2. Roll Call
3. Approval of Minutes
  - a. October 15, 2012 Regular Meeting

4. Zoning Agent's Report
  - o Monthly Activity Update
  - o Enforcement Update
  - o Other

5. Public Hearings

**7:05 p.m.**

**Live Music Permit Renewals**

Memo from Zoning Agent

**7:15 p.m.**

**New Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2**

Memo from Director of Planning and Development

**7:30 p.m.**

**New Special Permit Application, Assembly/Banquet Hall and associated uses, 476 Storrs Road; Healey, owner/applicant: PZC File #1312**

Memo from Director of Planning and Development

6. Old Business

- a. Live Music Permit Renewals
- b. Application to Amend the Mansfield Zoning Map-Storrs Center Special Design District/Master Plan, Storrs Center Alliance, LLC, owner/applicant: PZC File #1246-10
- c. New Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2
- d. New Special Permit Application, Assembly/Banquet Hall and associated uses, 476 Storrs Road; Healey, owner/applicant: PZC File #1312
- e. Special Permit Application, Seasonal Aerial Forest Ropes Course, west of Baxter Road on Storrs Road; Kueffner/Stoddard, owner/applicant: PZC File #1313  
(Tabled Public Hearing to 11/19/12)

Binu Chandy ▪ JoAnn Goodwin ▪ Roswell Hall III ▪ Katherine Holt ▪ Gregory Lewis ▪ Peter Plante  
Barry Pociask ▪ Kenneth Rawn ▪ Bonnie Ryan ▪ Alex Marcellino (A) ▪ Vera Stearns Ward (A) ▪ Susan Westa (A)

f. **Draft Revisions to Zoning Regulations**  
(Tabled Public Hearing to 11/19/12)

g. **Other**

**7. New Business**

a. **Status Determination: Shifrin, Mansfield Hollow Hydro Project, PZC File #1243**  
Memo from Zoning Agent

b. **New Subdivision Application, Beacon Hill Estates, Section II, Mansfield City Road, west of Beacon Hill Road; Eagleville Development Group, LLC, applicant: PZC File #1214-3**

c. **2013 Draft Meeting Schedule**  
Memo from Director of Planning and Development

d. **Other**

**8. Reports from Officers and Committees**

a. **Chairman's Report**

b. **Regional Planning Commission**

c. **Regulatory Review Committee**

d. **Planning and Development Director's Report**

e. **Other**

**9. Communications and Bills**

a. **ZBA Legal Notice: Public Hearing on November 14, 2012**

b. **Ethics Training Powerpoint**

c. **Articles (2) from the October 2012 American Planning Association Planning Magazine**

- o **By the Numbers-The High Cost of Fat**
- o **Making Room for Mom and Dad**

d. **Other**

**10. Adjournment**

**DRAFT MINUTES**  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, October 15, 2012  
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:00 p.m., appointing Marcellino, Ward and Westa to act in members' absence and Ryan to act as Secretary.

**Minutes:**

10-1-12 Meeting Minutes- Rawn MOVED, Ward seconded, to approve the 10/1/12 meeting minutes as written. MOTION PASSED UNANIMOUSLY.

10-10-12 Field Trip Minutes- Ryan MOVED, Chandy seconded, to approve the 10/10/12 field trip meeting minutes as written. MOTION PASSED with Goodwin, Chandy, Lewis, Marcellino, Ryan, Ward and Westa in favor and all others disqualified.

**Zoning Agent's Report:** Noted.

**Old Business:**

**d. Live Music Permit Renewals**

Tabled Public Hearing Scheduled for 11/5/12.

**e. Special Permit Application, Seasonal Aerial Forest Ropes Course, west of Baxter Road on Storrs Road; Kueffner/Stoddard, owner/applicant: PZC File #1313**

Tabled Public Hearing Scheduled for 11/19/12.

**New Business:**

**a. Draft Revisions to Zoning Regulations**

Chandy MOVED, Ward seconded, that a public hearing be scheduled for November 19, 2012 to hear comments on the attached 10/3/2012 draft revisions to the Zoning Regulations. The draft regulations shall be referred to the Town Attorney, WINCOG Regional Planning Commission, abutting municipalities, Town Council, Zoning Board of Appeals, Conservation Commission and Historic District Commission. MOTION PASSED UNANIMOUSLY.

**Public Hearings:**

**New Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2**

Chairman Goodwin opened the Public Hearing at 7:09 p.m. Members present were Goodwin, Chandy, Hall, Lewis, Rawn, Ryan, and alternates Marcellino, Ward and Westa who were all appointed to act. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in the Chronicle on 10-2-12 and 10-10-12 and noted the following communications received and distributed to the Commission members: application and supplemental material submitted on 10-11-12; 10-11-2012 referral from PZC to staff and commissions; 10-9-12 letter from Linda Painter, Director of Planning to neighboring property owners notifying them of the postponement of tonight's public hearing; and 8-30-2012 email from Paul

Deveny, Windham Water Works. Painter noted that due to the two continued public hearings, staff felt it was in the best interest of the public to postpone the applicant's presentation until the 11/5/12 meeting and noted that the staff sent x notification to all abutters who received certified notification of the public hearing from the applicant. Chairman Goodwin asked if there were any comments from anyone in the audience regarding this application. Noting no comments, at 7:10 p.m. Ward MOVED, Ryan seconded, to continue the Public Hearing to the 11/5/12 meeting at which time the applicant will make its presentation and the public will have its opportunity to be heard. MOTION PASSED UNANIMOUSLY.

**Application to Amend the Mansfield Zoning Map-Storrs Center Special Design District/Master Plan, Storrs Center Alliance, LLC, owner/applicant: PZC File #1246-10**

Chairman Goodwin opened the Continued Public Hearing at 7:10 p.m. Members present were Goodwin, Chandy, Hall, Lewis, Rawn, Ryan, and alternates Marcellino, Ward and Westa who were all appointed to act. Linda Painter, Director of Planning and Development noted the following communications received since the last meeting and distributed to the Commission members: 10-12-12 letter from Cynthia Johnson, Juniper Hill; 10-11-12 email from Macon Toledano with attachments; 10-9-12 email from Geraldine Jones, 102 Courtyard Lane.

Macon Toledano showed an additional power point presentation illustrating revisions and additions to the applicant's plans that it felt would address concerns raised by residents of Courtyard Condominiums.

Paul Aho, 20 Eastwood Road, spoke in support of this application.

Stephen Bacon, Wormwood Hill, spoke in support of this application and gave a brief background of the project, stating that a grocery store has always been part of the vision of the project.

Sherry Hilding, 104 Courtyard Lane, expressed her concerns with noise, lights and safety, but ultimately if approved she would like to see less parking and a smaller store.

Bill Simpson, Chaffeville Road, spoke in favor of the changes in parking and the grocery store.

Mary Hirsch, 106 Courtyard Lane, stated that she appreciated the developers meeting with the residents of Courtyard. She hopes that the project will have a "New England" look. She requested that some type of monitoring be done to ensure that UConn and E.O. Smith students do not park in this lot.

Allison Hilding, 17 Southwood Road, read into the record a 6 page letter of opposition.

Barry Schreier, 108 South Eagleville Road, owner of Sweet Emotions, located in Phase 1 of the project, spoke in favor of the application, stating that critical mass is an important part of a project being successful. This component helps residents come together and anchors the project promoting this as a destination. He feels the project should move forward, but that work be done to minimize the impact to the residents of Courtyard as much as possible.

Janet Jones, Wormwood Hill Road, spoke in support of this application, stating that the plan was well thought-out. She thinks it will be delightful to have a grocery store, and is pleased that the chain is willing to compromise to fit the needs of the project.

Pat Suprenant, Gurleyville Road, spoke in opposition to the proposal and asked the PZC to consider surface parking, light pollution, noise and traffic before making its decision. She also expressed concern with the

visibility barriers bordering the parking lot, stating the potential for assaults and noted that more security would be in order.

Members asked the applicant to respond to the following questions: how long will it take the trees to reach the size shown in the power point presentation; the level of LEED Certification the Price Chopper will be seeking; the square footage of the current plan compared to the previously approved plan; the number of parking spaces and how the number was determined; whether a lower number of spaces would be acceptable; prospective tenant for the 5,000 square foot stand-alone building; the hours of operation; sales of alcohol, and lighting.

Tom Hayden, Price Chopper stated that the store expects to operate 24 hours a day and it will sell beer as allowed by state statute. He stated that the Saratoga store referred to by a member of the public is 18,000 square feet x and this store will be 31,500 sq. ft. (plus 5,000 sq. ft. for separate building). He stated this is a reduction from the previously approved 80,000 sq. ft. plan and 300 parking spaces.

Toledano stated that no tenants have committed to the 5,000 square foot space. The developer is targeting banks. He stated fast food restaurants are not part of the vision for this project.

Howard Kaufman, in response to comments from the public about viability, reviewed Phase 1A and noted that 95% of the space is leased and the remaining 5% is under negotiation. Phase 1B is 42,000 square feet and 33,000 square feet has tenants committed; Phase 1C has 16,000 square feet and there is a letter of intent signed for 13,000 sq. ft.

Sherry Hilding, 104 Courtyard Lane, expressed concern that she learned for the first time this evening that the store is planned as a 24 hour operation and inquired why this information was not made available earlier.

Peter Millman, Dog Lane, corrected a statement made by a member of the public about the size of the Grand Union, noting that it is 17,000 to 18,000 square feet.

Allison Hilding, 17 Southwood Road, responded that she obtained the figures she reported from the store manager.

Chairman Goodwin noted no further comment or questions from the Public or Commission. Hall MOVED, Rawn seconded, to close the public hearing at 8:17 p.m. MOTION PASSED UNANIMOUSLY.

**New Special Permit Application, Assembly/Banquet Hall and associated uses, 476 Storrs Road;  
Healey, owner/applicant: PZC File #1312**

Chairman Goodwin opened the Continued Public Hearing at 8:22 p.m. Members present were Goodwin, Chandy, Hall, Lewis, Rawn, Ryan, and alternates Marcellino, Ward and Westa who were all appointed to act. Linda Painter, Director of Planning and Development noted the following communications received since the last meeting and distributed to the Commission members: 10-15-12 email from Jennifer Moore, 58 Cemetery Road; 10-14-12 email with picture attachment from Tricia Reid, 500 Storrs Road; undated letter from Carol Favorita, 543 Storrs Road; 10-12-12 letter from Anita Bacon; 10-11-12 letter from Roberta Smith; 10-11-12 letter from Michael C. Healey, Applicant; 10-10-12 email from Pamela D. Bridgeford, 112 Bassetts Bridge Road; 10-10-12 letter from Christina Luce Gordon, 552 Storrs Road; 10-10-12 letter from Wm. B. Gordon, 552 Storrs Road; 10-9-12 report from Troy Quick, Windham Water Works; and 10-2-12 letter from Sharry L. Goldman, 187 Browns Road.

The applicant's letter stated that he has commissioned a professional sound study and is refining his landscape and operations plan. He will present this information at the November 5, 2012 continued hearing.

Steve Robichaud, 87 Cemetery Road, spoke in opposition to this application, stating that he lives in a quiet neighborhood; there will be an increase in noise and traffic and that this application will not enhance Mansfield Center, but only detract from it.

Kia Martinson, 96 Gurleyville Road, owner of ESTOccasions Wedding Consulting, discussed special events that she has planned and the difference between weddings and "frat parties", noting that events in this venue will not have the level of noise the neighbors are expecting. She feels this application will preserve the historic structure and return the barn to a productive use.

Christina Luce Gordon, 552 Storrs Road, stated the traffic has increased in recent years and this application will only increase it further. She objected to the use of Town land for parking and stated that was not the purpose of the purchase of this property. She is happy with renovations that Mr. Healey has made at the historic house but feels this application will have a negative impact on Mansfield Center.

Don Hoyle, 125 Bassetts Bridge Road, is concerned about the increase in traffic, noting that Bassetts Bridge Road is frequently traveled by walkers, joggers and bicyclists. He also stated that parking is not an intended use for Town open space land.

Irene Petix, 4 Echo Road, expressed concern for the historic cemetery and the potential negative impact and vandalism that could occur by people leaving the venue and walking to the cemetery.

Kim O'Keeffe, 194 Brookside Lane, spoke in support of the application, noting that this would be a positive use for the property and will preserve a piece of history.

Christina Luce Gordon, 552 Storrs Road, read into the record the letter of Roberta Smith.

Michael Lassow, 70 Jacobs Hill Road, thanked the PZC for its time and effort and stated he travels Storrs Road up to four times a day and is excited that Mr. Healey is taking on such a big venture and restoring this barn, stating that he feels this will aesthetically and economically enhance Mansfield Center.

Christine Burkhard, 97 Cemetery Road, is concerned for her children's safety in their own driveway due to people becoming lost and turning around in her driveway. She also noted that people use the dirt road for "parking" and fears that activity will increase if this project is approved. She discussed environmental concerns, noise traveling to the neighbors and the viability of a project like this with two similar venues already existing in Town.

Julia Sherman, Pinewoods Lane, expressed concern with the noise resonating from the project to other areas of town and the utilization of open space for parking while residents use the space for recreation. She noted that she feels that Mr. Healey has good intentions, but doesn't feel his property is big enough for this use.

Erica Oliver, 42 Cemetery Road, expressed concern for loud partying keeping animals up at night, drunk drivers, children's safety, littering and protection of the bog.

GEOFF Kern, 58 Cemetery Road, expressed concern for littering, alcohol consumption and safety, noting that thus far the police have been unable to prevent this from happening at the park bench in the cemetery and feels this venue will only increase these issues.

Mark Sheehan, 42 Bassetts Bridge Road, stated that the abutting restaurant only has a jukebox and closes at 10:00 p.m. He feels this project will create a significant issue for residents due to the increase in traffic and noise, which he believes will result in a decrease in property values. He feels the applicant is requesting too many exceptions/variances and feels this is hardship to those in the neighborhood not the applicant.

Ann Scafidi, 31 Bassetts Bridge Road, recently purchased her property because it is surrounded by fields and open space and there would be no building around it. Now she will be next to a parking lot. She is happy for new businesses and hopes they succeed, but not at the expense of neighborhoods, children, safety and disruption of peace and quiet.

Jack Fulton, Browns Road, works at nearby HST and is in favor of the proposal. He feels it's remarkable what the applicant has already done at the property and undertaking renovation of the barn to make it a viable building is commendable.

Bill Petix, 4 Echo Road, feels the barn does not need to be saved, but the character and safety of Mansfield Center does. He does not want Town land used for parking and feels the project will disrupt the land, cemetery and the residents' peace and quiet.

Jennifer Oliver, 42 Cemetery Road, stated that no weddings have been held at the Farms at Bassetts Bridge Farm yet and doesn't feel the market needs another wedding venue profiting at the expense of the abutting residents. She is anxious to hear the results of the sound study and reserves her right to comment once the report is available.

Ray Haddad, 129 Connantville Road, stated that traffic will not worsen as a result of this application other than in the 30 minutes before and after an event. He doesn't feel the impact from this venue will be as significant as the neighbors believe and that the concerns regarding noise and security can be addressed in conditions which can be monitored, rather than a denial.

Ed Hall, 35 Mansfield Hollow Road, has lived within sight of this property for 65 years. He stated that once this was a beautiful barn and house. He has seen what the applicant has done to restore the house and looks forward to the restoration and use of the barn.

Chairman Goodwin adjourned the public hearing at 9:25 pm and noted that it will be continued to the 11/5/12 meeting.

#### Old Business:

- b. Application to Amend the Mansfield Zoning Map-Storrs Center Special Design District/Master Plan, Storrs Center Alliance, LLC, owner/applicant: PZC File #1246-10**  
Tabled for discussion at 11/5/12 meeting.
- c. New Special Permit Application, Assembly/Banquet Hall and associated uses, 476 Storrs Road; Healey, owner/applicant: PZC File #1312**  
Tabled, Public Hearing Continued to 11/5/12.

- d. **New Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2**  
Tabled Public Hearing scheduled for 11/5/12)
- f. **Eastbrook Mall Modification Request, PZC File #1307**  
Ryan MOVED, Hall seconded, That the Planning and Zoning Commission hereby approves the modification to Special Permit 1307 as described in the application dated 8/17/2012 and updated on October 5, 2012 to allow the use of a SmartSlope living retaining wall for the gravity retaining wall system. MOTION PASSED UNANIMOUSLY.

**Communications and Bills:** Noted.

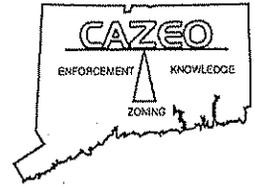
**Adjournment:** The meeting was adjourned at 9:37 p.m. by the chairman.

Respectfully submitted,

Bonnie Ryan, Acting Secretary



# 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: October 31, 2012

## MONTHLY ACTIVITY for October, 2012

### ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Express Verizon	135 Storrs Rd.	tenant identity sign
Sorrels	5 Hillside Cir.	garage additions
Block	22 Hanks Hill Rd.	replacement home
Hamilton	114 Hanks Hill Rd.	accessory building
Recchio	87 Charles La.	raised walkway
Insomnia Cookies	1 Dog La.	tenant identity sign
Gonzales	417 Storrs Rd.	12 x 24 sunroom
Allison	Browns Rd.	1 fm dw
Pocius	109 Woods Rd.	pool deck
Prewitt	425 Middle Tpke.	sunroom
Newcity	Lot 17 Storrs Rd.	1 fm dw

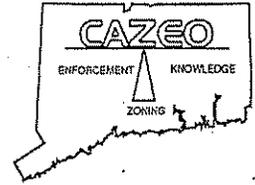
### CERTIFICATES OF COMPLIANCE

Munson	708 Middle Tpke.	deck
Newcity	1924 Storrs Rd.	1 fm dw
Jahnke	12 Daleville Rd.	deck
Dittrich	53 Higgens Hwy.	animal shelter
Roy	9 Sawmill Brook La.	shed
McDonald	447 Browns Rd.	efficiency unit
Dorwart	187 Wormwood Hill Rd.	garage foundation
Hoover	88 Cemetery Rd.	studio
Drew	24 Pleasant Valley Rd.	shed
Pocius	109 Woods Rd.	pool deck
Amders/Neff	49 Separatist	house addition

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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: October 26, 2012

Re: Live Music Permit Renewals (PZC #895)  
Huskies Restaurant, 28 King Hill Rd., (file #780-2)  
Pub 32, 847 Stafford Rd., (file #595)  
Ted's Restaurant, 16 King Hill Rd., (file #1107)

The use of live music is permitted with special permit approval under Article VII of the Zoning Regulations, as accessory to a permitted restaurant use. Any special permit for live music shall expire on November 1st of each year and may be renewed upon application and Public Hearing. All three of the active live music permit holders have requested a renewal of their special permits and paid a renewal fee.

I have reviewed the current special permit approvals granted by the Commission for the three restaurants noted above. The 2011 approvals are included in your packets for the 11/5/12 hearings. My records show that there have not been any complaints filed with me in connection with the use of live music at any of the permitted premises. As much as I am aware each has been operating in compliance with the regulations and with any attached conditions of approval. Each operator received a copy of their respective, existing special permit conditions, along with their renewal applications. All of the existing special permit conditions would remain applicable unless modified by the Commission.

Pub 32 has been operating under the current ownership for a little more than one year. Although a permitted use in a Neighborhood Business 1 zone, the immediate surrounding neighborhood is comprised predominantly of residential rental properties. This is the reason behind a longer list of approval conditions being attached to this particular operation. These conditions were added to the special permit during the late-1980's when a number of complaints highlighted the potential conflicts that can arise between this mix of uses. The use of live music has been suitably controlled since that time when renovations to windows and air-conditioning were made and the current conditions were added.

Each of the permit renewal requests were submitted as approved by the Commission on 10/17/11, without requests for any changes to the approval conditions. In my opinion, the existing approvals and associated conditions are still appropriate for the respective sites. Subject to any testimony that may be presented before the close of the 11/5/12 public hearings, I recommend that **the Commission approve the Live Music Permit renewals through November 1, 2013 for the following restaurants: Huskies Restaurant, file # 780-2; Pub 32, file # 595; and Ted's Restaurant, file # 1107. These renewals are conditioned upon compliance with the current mandated conditions for each, which shall be attached to this motion.**

TOWN OF MANSFIELD  
PLANNING & ZONING COMMISSION

SPECIAL PERMIT RENEWAL APPLICATION  
LIVE MUSIC

The use of live music is permitted with special permit approval as accessory to a permitted restaurant use. Any special permit for live music shall expire on November 1<sup>st</sup> of each year and may be renewed upon application and public hearing.

Circle one:  
I do / do not wish to renew my Special Permit for Live Music.

Applicant: Huskies Restaurant Phone # 860-439-2853  
W.H. 6 R #

Mailing address: \_\_\_\_\_

Name of restaurant: Huskies Restaurant

Address of restaurant: 28 King Hill Rd

Are you requesting any changes in your operation or changes to the conditions of approval upon which you are required to operate? If yes, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Return this renewal application prior to \_\_\_\_\_ . A public hearing will be held in \_\_\_\_\_ for all those permittees seeking renewal.



Applicants signature

10/17/12  
Date

Please return application and \$100.00 permit renewal fee to:

Zoning Agent  
4 S. Eagleville Road  
Storrs, CT 06268

ck # 7461  
10/17/12

**TOWN OF MANSFIELD  
PLANNING AND ZONING COMMISSION**

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

Tuesday, October 18, 2011

Huskies Restaurant  
Sean Scraba  
28 King Hill Road  
P.O. Box 417  
Storrs, CT 06268

Re: Mansfield's PZC approval for Live Music Special Permit Renewal  
PZC File # 780-2

Dear Mr. Scraba,

At a meeting held on 10/17/11, the Mansfield Planning and Zoning Commission adopted the following motion:

“to grant to WHGR, Inc. a special permit for the performance of live music at Huskies Fine Food & Drink Restaurant, 28 King Hill Rd. (file 780-2), pursuant to Article V, Section B and Article VII of the Mansfield Zoning Regulations, and testimony heard at Public Hearing on 10/17/11. This approval is granted with the following conditions; failure to comply with these conditions may result in revocation of the permit:

1. The parking area shall be maintained and litter removed on a weekly basis;
2. No music shall be audible outside the building. All performances shall be held inside;
3. This special permit shall become valid only after the applicant obtains the permit form from the Town Planning Office and files it on the Land Records, and it shall expire on November 1, 2012.”

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

Very truly yours,



Katherine K. Holt, Secretary  
Mansfield Planning & Zoning Commission

TOWN OF MANSFIELD  
PLANNING & ZONING COMMISSION

SPECIAL PERMIT RENEWAL APPLICATION  
LIVE MUSIC

The use of live music is permitted with special permit approval as accessory to a permitted restaurant use. Any special permit for live music shall expire on November 1<sup>st</sup> of each year and may be renewed upon application and public hearing.

Circle one:

I do  do not wish to renew my Special Permit for Live Music.

Applicant: Pub 32 Phone # 860 487 9785

Mailing address: 847 Stafford Road Storrs CT 06268

Name of restaurant: Pub 32

Address of restaurant: 847 Stafford Road Storrs CT 06268

Are you requesting any changes in your operation or changes to the conditions of approval upon which you are required to operate? If yes, please explain:

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Return this renewal application prior to 10/22/12. A public hearing will be held in \_\_\_\_\_ for all those permittees seeking renewal.

B. B.  
Applicants signature

10.22.12  
Date

Please return application and \$100.00 permit renewal fee to:

Zoning Agent  
4 S. Eagleville Road  
Storrs, CT 06268

CK # 643

**TOWN OF MANSFIELD  
PLANNING AND ZONING COMMISSION**

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

FILE

Tuesday, October 18, 2011

Pub 32, LLC  
Bryan Burney  
847 Stafford Road  
Storrs, CT 06268

Re: Mansfield's PZC approval for Live Music Special Permit Renewal  
PZC File # 595

Dear Mr. Burney,

At a meeting held on 10/17/11, the Mansfield Planning and Zoning Commission adopted the following motion:

"to grant to Bryan Burney a special permit for the performance of live music at Pub 32, LLC, 847 Stafford Rd. (file 595), as presented at Public Hearing on 10/17/11, pursuant to Article V, Section B and Article VII of the Mansfield Zoning Regulations. Approval is granted with the following conditions; failure to comply with these conditions may result in revocation of the permit:

1. The restaurant owner and permittee shall be responsible for monitoring the emptying of the restaurant and parking lot at closing time to facilitate protection of adjoining properties and to prevent neighborhood nuisances;
2. A restaurant employee shall be utilized on Thursday, Friday and Saturday nights for the aforementioned purpose between the hours of 9:30 p.m. and closing, to monitor the parking lot for noise control and traffic safety;
3. The operators of the business shall be responsible for preventing the entry of additional cars once the lot is full;
  - a. The parking lot shall be plowed to allow full use of the total lot;
4. All noise and live music associated with the restaurant shall be contained within the building;
5. Identification checks shall be accomplished with the doors closed. In order to ensure that noise is contained, window sound baffles or air conditioners shall be employed and maintained and the business shall be operated so that doors, windows and skylights remain closed during times when live music or other loud amplified sound is played;
6. The area shall be kept clean and all litter shall be removed at least on a weekly basis;
7. All fencing, exterior signage, exterior lighting, the driveway between the upper and lower lots and the parking lot surfaces shall be maintained and repaired immediately after any damage occurs;
8. This special permit shall become valid only after the applicant obtains the permit form from the Town Planning Office and files it on the Land Records, and it shall expire on November 1, 2012."

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

Very truly yours,



Katherine K. Holt, Secretary  
Mansfield Planning & Zoning Commission

TOWN OF MANSFIELD  
PLANNING & ZONING COMMISSION

SPECIAL PERMIT RENEWAL APPLICATION  
LIVE MUSIC

The use of live music is permitted with special permit approval as accessory to a permitted restaurant use. Any special permit for live music shall expire on November 1<sup>st</sup> of each year and may be renewed upon application and public hearing.

Circle one:

I do / do not wish to renew my Special Permit for Live Music.

Applicant: Ted's Restaurant Phone # (860) 429-9545

Mailing address: PO Box 68 Storrs

Name of restaurant: Ted's

Address of restaurant: 16 King Hill Rd.

Are you requesting any changes in your operation or changes to the conditions of approval upon which you are required to operate? If yes, please explain:

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Return this renewal application prior to \_\_\_\_\_ . A public hearing will be held in 11/5/12 for all those permittees seeking renewal.

Ryan D. [Signature]  
Applicant's signature

10/19/12  
Date

Please return application and \$100.00 permit renewal fee to:

Zoning Agent  
4 S. Eagleville Road  
Storrs, CT 06268

ck # 3103

**TOWN OF MANSFIELD  
PLANNING AND ZONING COMMISSION**

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

Tuesday, October 18, 2011

Ted's Restaurant  
Ryan McDonald  
P.O. Box 68  
16 King Hill Road  
Storrs, CT 06268

Re: Mansfield's PZC approval for Live Music Special Permit Renewal  
PZC File #1107

Dear Mr. McDonald,

At a meeting held on 10/17/11, the Mansfield Planning and Zoning Commission adopted the following motion:

"to grant to Ryan McDonald renewal of a special permit for the performance of live music at Ted's Restaurant, 16 King Hill Rd. (file 1107), as presented at Public Hearing on 10/17/11, pursuant to Art. V, Sec. B and Art VII of the Mansfield Zoning Regulations. This approval is granted with the following conditions; failure to comply with these conditions may result in revocation of the permit:

1. Live music shall be limited to Sunday through Wednesday, from 9:30 p.m. to 12:30 a.m.;
2. No music shall be audible at the property lines;
3. Seating capacity shall be limited to 50 people, as approved by the Planning & Zoning Commission in the 12/22/88 site plan approval;
4. A full menu shall be offered during hours of operation;
5. This special permit shall become valid only after the applicant obtains the permit form from the Town Planning Office and files it on the Land Records, and it shall expire on November 1, 2012."

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

Very truly yours,

  
Katherine K. Holt, Secretary  
Mansfield Planning & Zoning Commission

**TOWN OF MANSFIELD**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**

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LINDA M. PAINTER, AICP, DIRECTOR

**Memo to:** Planning and Zoning Commission  
**From:** Linda M. Painter, AICP, Director of Planning and Development  
**Date:** November 1, 2012 *LMP*  
**Subject:** **Whispering Glen Apartments**  
**73 Meadowbrook Lane**  
**Special Permit Application (File 1284-2)**

Project Overview

**Applicant:** Lakeway Farms, L.P.

**Property Location:** 73 Meadowbrook Lane

**Zoning:** DMR

**Property Size:** 10.12 acres

**Project Description:** The applicant is requesting Special Permit Approval to develop 54 residential apartments. As part of the application, several dimensional adjustments are also requested pursuant to Article X, Section A.4.d.

Background

The property is zoned DMR and is currently developed with a vacant single family home. Surrounding land uses include single-family homes to the north, west and east (zoned R-20), Eastbrook Heights condominiums (zoned DMR) and Ledgebrook Office condominiums to the east (zoned PB-1), and vacant property zoned Planned Business 1 to the south.

- September 2009     ▪ The Commission approved a zone change from R-20 to DMR (File 1283) and a special permit (File 1284) for development of 32 luxury condominium units on the subject property.
  
- June 2010         ▪ The Commission approved a modification to the conditions of approval to authorize the Zoning Agent to issue a Zoning Permit for site work prior to filing of homeowners association documents on the land records.
  
- October 2011      ▪ The Commission approved a one year extension of the special permit approval to September 12, 2012.
  
- September 2012   ▪ The Commission received the current application.

The current application uses the same general site layout as the previous luxury condominium development, with a single entry and loop drive providing access to eight buildings. Proposed buildings include both one-story ranch and two-story townhouse units. Units range from ±1,200-1,600 square feet; each includes three bedrooms and a one-car garage. For most units, a second parking space is provided in the driveway leading to the garage. The design of the buildings and overall development is intended to accommodate a possible future conversion to condominium ownership. The overall building footprint has been reduced from the previous proposal even though the number of units has increased. This has been accomplished through a reduction in unit size.

As part of the special permit approval, the applicant is requesting approval of the following adjustments to dimensional requirements pursuant to Article X, Section A.4.d, as amended effective October 1, 2012:

- Article VIII, Schedule of Dimensional Requirements:
  - Reduction of required 100 foot front yard setback to 57 feet
  - Reduction of required 50 foot side yard setback to 20.9 feet.
- Article VI, Section B.4.q.2: Requires a minimum 50 foot buffer adjacent to more restrictive zones. This requirement would need to be reduced along the eastern and western property lines, where the patios for one of the buildings are located within 50 feet of property zoned R-20.
- Article X, Section A.6.f: Requires a minimum 50-foot building separation; the applicant is proposing a 30 foot separation distance. The Commission has the ability to reduce the separation distance if it determines that the variation will 'enhance the design of the project without significantly affecting either emergency or solar access.'
- Article X, Section A.6.g: Requires that parking spaces be set back a minimum of 10 feet from principal buildings. This requirement assumes development of a standard surface parking lot, not driveways leading to individual garages. This requirement would need to be reduced to 0 feet to allow the second space for each unit to be provided in driveways leading to garages.

#### Special Permit Approval Criteria

Article V, Section B(5) of the Mansfield Zoning Regulations requires that the proposed project meet the following criteria in order to be approved:

- *The proposed project will not detrimentally affect the public's health, safety and welfare.*
- *All approval criteria cited in Article V, Section A(5), Site Plan Approval Criteria, of the regulations have been met.*
- *The proposed use is compatible with the Town's Plan of Conservation and Development (POCD).*
- *The location and size of the proposed use and nature and intensity of use in relation to the size of the lot will be in harmony with the orderly development of the town and other existing uses.*
- *Proper consideration has been given to the aesthetic quality of the proposal, including the architectural design, landscaping and proper use of the site's natural features. The kind, size, location and height of structures, the nature and extent of site work, and the nature and intensity of the use shall not hinder or discourage use of the neighboring properties or diminish the value thereof. All applicable standards contained in Article X, Section R shall be incorporated into the plans.*

#### Compliance with Zoning Regulations

During an initial review of the proposed development by staff, the Open Space Preservation Advisory Committee (see attached memo for more details), and the Commission's Design Review Panel, the following significant issues with the layout and overall design of the project were identified. These concerns were relayed to the applicant at

a meeting on October 23, 2012. As a result of the discussions during that meeting, I expect that revised plans will be submitted for review prior to the November 19, 2012 meeting.

- *Site Design/Building Layout along Meadowbrook Lane.* Meadowbrook Lane is characterized by detached single-family homes. As a result, there is a strong pattern of modest buildings separated by open space. The front setback for many homes is approximately 60 feet, due to the fact that they are located on smaller lots in an R-20 zone. In comparison, the proposed development includes an 8-unit building that has the rear façade facing Meadowbrook Lane and a 9-unit building that has the side of the building facing the street. These buildings are separated from the street by elaborately landscaped berms. Given the character of the street, the proposed design, layout and massing is not consistent with the prevailing development pattern.

To address this inconsistency in visual pattern and scale (Article X, Section R.2.c, R.2.d, R.3.a, R.3.b), both staff and the members of the Design Review Panel suggest modifications to the plan to maintain the general rhythm of solids and voids along the street frontage by using smaller buildings (1-2 unit buildings) that face the street and using more natural landscaping between the buildings and the street. Rather than create individual drives for each of these buildings, access would be provided from the interior of the site. These changes would minimize the appearance of the project as a multi-family development on this predominantly single-family street.

- *Relationship between Buildings.* Members of the Design Review Panel noted that there is no consistency in the way that buildings address one another. For example, two buildings have the rear façade facing the open space, and two buildings have the front façade facing the open space (and the rear of the other buildings). The same is true for the relationship between on-site and off-site buildings, such as the rear of the buildings on Meadowbrook Lane facing the front of single-family homes on the other side of the street. The site layout should be adjusted to have fronts of buildings face fronts (public to public) and rear of buildings facing rear (private to private). The Design Review Panel also recommended moving buildings away from property lines to meet the minimum setback requirements, particularly along the eastern property line adjacent to Eastbrook Heights. Additionally, the buildings should be better sited with relationship to the driveway. The current layout is cramped, with little space between buildings and the driveway in many locations.
- *Building Elevations.* The applicant has only provided elevations for one sample building. Detailed elevations of each façade (front, rear and sides) are needed for each building in the development. These elevations should include details on proposed materials, colors, and appurtenances such as gutters. At the recommendation of Design Review Panel members, the applicant should carefully consider scale and massing in the development of building elevations, using various techniques to break up the massing of the overall building and roofs, such as variety in direction and height of ridge lines. Details on items such as fences should also be provided.
- *Affordability.* Pursuant to Article X, Section A.6.k, at least 20% of the units must be designed, constructed and marketed for occupancy by low income persons. Affordability of units is determined by compliance with maximum size requirements. While the applicant has indicated that 11 of the 54 units are designated as affordable (20%); any three bedroom unit that has less than 1,400 square feet would be considered an affordable unit pursuant to the regulations. Based on the preliminary floor plans submitted for one building, it appears that the actual number of units that meet the affordability standards would be higher than the minimum 20% required. The applicant does need to submit information on the design and character of the affordable units and the actions that will be taken to promote and retain occupancy of these units by low and moderate income persons.

- *Proximity to Wetland and Slope.* The southernmost buildings on the property are located closer to the slope and wetland than approved through the existing wetlands license. Both the Open Space Preservation Committee and Inland Wetlands Agent recommend that these buildings be moved further away from the slope and wetland, at least as far as approved through the existing wetlands license. If the buildings are not relocated, a modification to the existing wetlands license will be required. Additionally, the applicant should address the following:
  - Relocation of the sewer line to the top of the slope.
  - Stormwater management plan for the patios to minimize potential for further erosion of the slope
  - Expansion of the conservation easement to include the slope in addition to the wetland
  - Relocation of the trails that are currently shown traversing the slope (see Open Space Preservation Committee memo for more details)
  
- *Grading/Removal of Material.* The current plan identifies over 6,000 cubic yards of material being removed from the site. The applicant needs to identify how this number was generated. Where possible, the applicant is encouraged to minimize the need for regrading and removal of materials, particularly in the area of the common open space. The applicant needs to submit additional information pursuant to Article X, Section H, and is advised that unless the removal of material is reduced to less than 5,000 cubic yards, a comprehensive analysis by a hydro-geologist, professional engineer, or other qualified professional will be required to determine impact on groundwater sources as the property is located in an area of stratified drift. The requirements for such analysis are contained in Article X, Section H.3.c
  
- *Pedestrian Trails/Sidewalk.* The current proposal includes a walking path parallel to the front property line on the subject property. In lieu of the private path, the applicant should include a sidewalk within the right-of-way for the width of the property. The exact location, width and material of the sidewalk should be coordinated with the Assistant Town Engineer to ensure that the sidewalk can be easily connected to future sidewalks on adjacent properties. Some type of physical barrier will be needed at the eastern terminus to keep pedestrians from running into the guy wires for the existing utility pole and traversing across the adjacent yard.

Additionally, the Open Space Preservation Committee has several recommendations regarding the proposed trails along the edge of the wetland and connections to adjacent properties, including the need for written consent for trails connecting to abutting properties. See attached memo for more details.

- *Phasing.* Correspondence from Windham Water Works indicates that the development will be done in three phases. The applicant must submit a phasing plan for review if the project is not intended to be completed in one phase.
  
- *Sewer Capacity.* The needed sewer capacity has increased from what was previously approved by the Windham Sewer Department. Confirmation from the Windham Sewer Department approving the increased capacity is required.
  
- *Stormwater.* The applicant is encouraged to use Low Impact Development techniques to the maximum extent feasible as part of the site redesign. Greater use of rain gardens for roof and patio runoff as well as minimizing grade changes are particularly encouraged.
  
- *Sign.* The applicant has submitted a revised sign detail. The proposed sign structure is 6 feet high by 5 feet wide. The sign itself is not dimensioned, but appears to be less than the 12 square foot maximum allowed. Pursuant to Article X, Section C.7, the sign needs to be set back a minimum of 10 feet from the property line and cannot block sight visibility. The applicant should relocate the sign and identify whether it will be parallel to the street (as it appears on the site plan) or perpendicular to the street. Additional details on the lighting type proposed should also be provided (type and wattage of lights).

### Summary and Recommendations

I recommend that the public hearing be continued to November 19, 2012 to allow the applicant time to revise plans in accordance with the above-listed recommendations. The applicant may choose to do a brief presentation on November 5, 2012 to advise the Commission on the status of their redesign efforts.

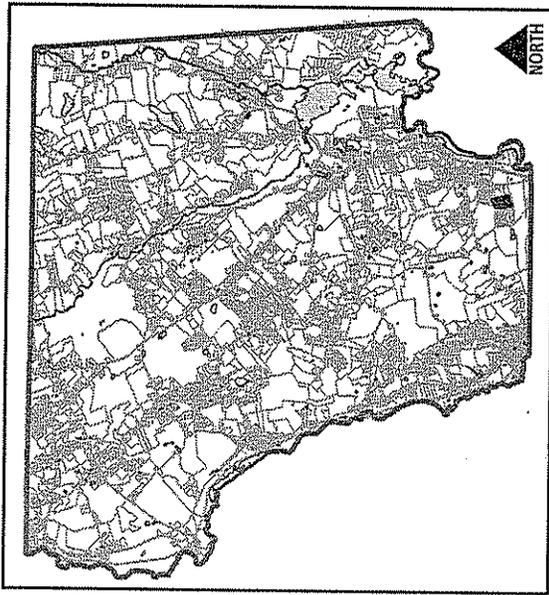
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### NOTES

- The analysis and recommendations contained in this report are based on the following information submitted by the applicant:
  - Application submitted August 28, 2012 and received by the PZC on September 4, 2012, including:
    - Statement of Use dated December 19, 2011
    - Stormwater Management Evaluation prepared by Development Solutions, Inc. dated June 20, 2012
    - Sanitation Report prepared by Development Solutions Inc. dated December 2011
    - Letter from F.A. Hesketh and Associates to Development Solutions Inc. dated April 24, 2012 regarding updated traffic analysis
    - Bond estimate dated December 2011
    - Revised sign detail (no date)
- The following correspondence regarding the proposed development has been received:
  - Letter from Development Solutions Inc. to Windham Sewer Dept dated June 24, 2012
  - Letter from Development Solutions Inc. to Paul Deveny at Windham Water Works dated June 24, 2012
  - Email from Paul Deveny at Windham Water Works to Patrick Lafayette with Development Solutions dated August 30, 2012
  - Letter to David Garand at Windham Sewer Dept. from Patrick Lafayette dated September 26, 2012
  - Letter to Paul Deveny at Windham Water Works from Patrick Lafayette dated September 26, 2012
  - Letter from Linda Painter to abutters noting that no presentation would take place at the public hearing on October 15, 2012
  - Memo from Open Space Preservation Committee dated October 23, 2012
- Neighborhood Notification Forms were required to be sent to property owners within 500 feet of the subject property in accordance with Article V, Section B(3)(c) of the Mansfield Zoning Regulations. A copy of the notice has been provided. Certified mail receipts must be submitted prior to the close of the public hearing.
- Before rendering a decision, the Planning and Zoning Commission must consider other referral reports and public hearing testimony. A decision must be made within 65 days of the close of the Public Hearing unless the applicant grants a written extension.
- The Public Hearing on this item was opened on October 15, 2012 and must be closed by November 19, 2012 unless a written extension is granted by the applicant.

# WHISPERING GLEN APARTMENTS

PZC File 1284-2



-  SUBJECT PROPERTY
-  WATER
-  WETLANDS

1,000 500 0 1,000 Feet



October 23, 2012

To: Inland Wetlands Agency, Planning and Zoning Commission, Linda Painter, Grant Meitzler

From: Open Space Preservation Committee

Re: **Whispering Glen Special Permit Application**

At their October 16, 2012 meeting the Open Space Preservation Committee reviewed the Whispering Glen special permit application. Members of the committee toured most of the property on October 21, 2012. Priorities and recommendations:

**Priorities:**

- Protection of the Conant Brook stream valley and adjoining steep slope.
- Appropriate pedestrian access to the Conant Brook valley.
- Sidewalk along the frontage of the property.

*1) Proposed Conservation Easement Area (3.29 acres)*

The south end of this property offers a scenic view of the Conant Brook valley. The slope down to the brook is a natural area of mature trees with an open understory. Protection of this valley will maintain the view of the "Glen" for residents, maintain water quality in the brook and ensure viable conditions for the valley's plants and wildlife. The proposed easement area is limited to Conant Brook, associated wetlands and a narrow buffer at the bottom of the adjacent slope. There is no proposed protection of the steep slope between the developed area and the wetlands area. Furthermore, several proposals threaten this slope. A sewer line (see Utility Layout Plan) and 3-foot-wide stone-dust trails (see Site Layout Plan) are proposed to cut across and down this slope. They pose significant risks for erosion of the slope during construction and into the future. A number of trees would need to be removed on the slope to accommodate the sewer line. The stone dust surface of the trails would not prevent erosion of these trails. Proposed residential units and patios at the top of the slope also increase the risk of erosion.

**Recommendations:**

- a. The conservation easement area should be expanded to include the steep slope for protection of the view and the natural features of the valley.
- b. The sewer line should be relocated north of the units at top of the slope to avoid disturbance of soil and removal of trees on the slope.
- c. The two rows of units at the top of the slope should be moved away from the top of the slope. Stormwater runoff from the associated patios should be prevented from reaching the slope.
- d. Metal and glass debris near the top of the slope should be removed.
- e. The two trails proposed for the slope should be relocated onto areas of the slope that would already be disturbed by construction: *On the west side*. Move the trail access to the driveway between units 34 and 35 on the west side. The trail would turn south and be located on

top of the proposed sewer line along the west boundary. Appropriate trail erosion controls should be installed on the slope. *On the east side:* Move the trail access to the driveway by unit 22 on the east side. The trail would then pass along the detention basin and proposed spillway by the east boundary. Appropriate trail erosion controls should be installed on the slope.

f. The proposed trail entrance between units 27 and 28 at the top of the slope should be blocked by a low wall extending between these units to discourage pedestrian and bike access to this undisturbed part of the slope, but still allow enjoyment of the view for residents. Perhaps a bench could be placed here.

2) *Proposed trail connections on the east side*

**Recommendation:** Proposed trails to Eastbrook Heights condominiums and Ledgebrook offices should not be approved without written consent from these abutters.

3) *Proposed pedestrian access along Meadowbrook Road*

This road is heavily traveled by both vehicles and pedestrians. Residents of multifamily properties (Eastbrook Heights and Freedom Green) have direct pedestrian access to the road, which leads to Sunny Acres Park about 600 feet west of Whispering Glen.

**Recommendation:** A wide sidewalk next to the road along Whispering Glen's frontage would be beneficial to the entire neighborhood.

4) *Future impact of this application*

Decisions about the issues raised above will set a precedent for future development on the adjacent properties to the west, which have the same topography and view of Conant Brook valley.

**TOWN OF MANSFIELD**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**

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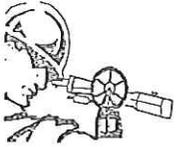
LINDA M. PAINTER, AICP, DIRECTOR

**Memo to:** Planning and Zoning Commission  
**From:** Linda M. Painter, AICP, Director of Planning and Development   
**Date:** November 1, 2012  
**Subject:** The Common Fields  
476 Storrs Road  
Special Permit Application (File 1312)

On November 1, 2012, the applicant submitted the following in response to issues identified in my memo dated September 27, 2012 and concerns expressed during the public hearings on October 1 and October 15, 2012.

- Written extension to allow continuation of the public hearing past November 5, 2012 (30 day extension granted via email on November 1, 2012)
- Noise study titled "Estimated Sound Level Determinations" prepared by Fuss & O'Neill and dated October 25, 2012
- Event rental and operating policy
- Summary of Changes to the application dated November 1, 2012
- Revised Statement of Use dated October 25, 2012
- Revised plans dated October 25, 2012, including revised elevations, section and floor plan for the barn
- Elevations of proposed addition to house (front, rear and north side) dated October 25, 2012
- Attendant parking plan dated October 25, 2012
- Letter of support from Representative Tim Ackert
- Letters of support for a 2011 barn grant application

Due to the timing of the submittal, I have not had a chance to review the new information. Therefore, I recommend that Commission continue the public hearing to November 19, 2012 after receiving a presentation from the applicant on the revised plans and any public comment. This continuance will allow time for staff and any interested members of the public to review the new information prior to the next public hearing.



# 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 Commission  
4 South Eagleville Road  
Mansfield CT 06268-6863

November 1, 2012

Re: Special Permit application for The Common Fields 476 Storrs Road Mansfield CT

Dear Commission:

I am consenting to a 30 day extension for the continuation of the Public Hearing for the Common fields Special Permit application. The 30 day extension is to be added to the Statutory time period for the duration of the hearing. I thank you for consideration of this matter.

Respectfully Submitted,

*Michael C. Healey*

Michael C. Healey, PLS  
Owner and Applicant

## Jessie Neborsky

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**From:** Linda M. Painter  
**Sent:** Thursday, October 18, 2012 8:19 AM  
**To:** Jessie Neborsky  
**Subject:** FW: Comment regarding New Special Permit Application (Healey, PZC File #1312)

Please print for PZC.

---

**From:** Michael Soares [[mailto:me\\_soares@yahoo.com](mailto:me_soares@yahoo.com)]  
**Sent:** Wednesday, October 17, 2012 9:22 PM  
**To:** Linda M. Painter  
**Subject:** Comment regarding New Special Permit Application (Healey, PZC File #1312)

Hi, Linda --

Last night, when discussing the permit for 476 Storrs Road (PZC File #1312) at our Open Space & Preservation Committee meeting, it was mentioned that Mr. Healey has stated recently that the "overflow parking area" in the Commonfields (adjacent to his property) will likely be used every weekend.

At his first meeting with us, which I remember you also attended, the frequency of use of the open space area was discussed at length. Mr. Healey described the potential use as occasional, which was clarified as being several times a year and unlikely to be more than once a month. It's reasonable that he could not be more specific at that time, but the committee was concerned that such ambiguity allows a rate of use that may become more than expected and desired.

As the meeting concluded and the committee made its decision about this application that night, in our comments we recommended that the permit clearly define an acceptable frequency of use. In other words, the permit should limit the use of the open space area for parking to a rate of use - either annually, seasonally (peak, off-peak), or otherwise - which is acceptable to all parties.

Please let me know if you have any questions.

Thank you,  
-Michael

Michael Soares  
(860) 638-9664  
[me\\_soares@yahoo.com](mailto:me_soares@yahoo.com)

Town of Mansfield  
Planning and Zoning Department  
4 South Eagleville Road  
Mansfield CT 06268

November 1 2012

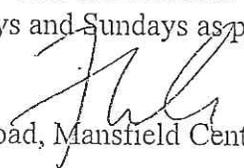
Re: Request for Special Permit for the Common Fields, 476 Storrs Road, Mansfield CT

Many years ago when I was a graduate student at the University of Connecticut, we purchased a small house on Echo Road. After graduation, work opportunities moved us first to Delaware then Massachusetts but we never sold our little Echo Road house. We came back frequently to enjoy its peacefulness and hiking trails. Each visit was a mini-vacation. We dreamed of moving back and were overjoyed when a job opening at UConn presented just such an opportunity. We have a German shepherd and I have walked our neighborhood trails twice a day – rain or shine – for the past seven years. I love hearing the Mansfield Center church bells on the hour and even hear the trains whistle as they pass through Willimantic. My husband and I frequently chat with visitors walking the dead-end road or hiking the trails. We've had numerous compliments on the serenity and friendliness of the neighborhood. It is not uncommon at all to be asked if we or any neighbors are thinking of moving.

With this said, it should come of no great surprise that the idea of a near-by assembly-banquet hall is cause for great concern. Although it will not impact access to trails, it would have a huge impact on the tranquility that we value so highly. Since we are not yet retired, its potential for noise will coincide with the very times we will be home from work and looking to enjoy peace and quiet! Given the acoustics of the Echo Lake are such that I hear the whistles from the distant trains in Willimantic, I have no doubt that the close proximity of a party venue with a capacity of 55+ cars will be noisy. Even if music is confined within, it would be natural and understandable for celebrations to spill outside through open windows, guests socializing in the parking lot, etc. Over the years, folks living along 195 have had the occasional evening party. When they do, we are very much aware of it. Complaining about a joyous celebration two or three times a year would be down right unneighborly. Having such events several times a week...every week... would be unbearable.

I respectfully ask that the zoning committee please recognize the potential harm this type of business will have on Cemetery and Echo Road and the many other quiet Mansfield Center neighborhoods. This is a business whose very survival depends upon filling as many Fridays, Saturdays and Sundays as possible with large parties/events.

Sincerely, Fiona Leek  
Resident of 11 Echo Road, Mansfield Center



Jessie Neborsky

---

**From:** ANNE CROUSE <acrouse@snet.net>  
**Sent:** Friday, October 19, 2012 9:35 AM  
**To:** PlanZoneDept  
**Subject:** Party Barn

To Whom It May Concern:

The proposed transformation of the Eaton Farms barn into a "Party Barn" greatly disturbs me. Not only is it not in keeping with the historical nature of Mansfield Center, but the noise and traffic generated by it will disturb residents, of whom I am one, and cause problems on Rt. 195. In addition, it abuts a wetlands, which should be protected, not parked upon. Of the many uses this structure could be put to, this is the most inappropriate for the surrounding community. I urge you to deny the permit application and preserve the historical nature of Mansfield Center.

Anne Crouse  
502 Storrs Rd. Apt. 1  
Mansfield Center, Ct0250

Oct. 16, 2012

Town of Mansfield P.Z.C.  
4 South Eggleville Rd  
Storrs CT 06268

Dear Commissioners:

I am writing as a Mansfield property owner to let you know that I do not support the use of the old Eaton farm barn as a venue for a reception hall.

It creates a danger to the unique bog and to the old Mansfield Cemetery. It is a misuse of our historic (and expansive) open space.

Thank you for your time and effort in this issue.

Sincerely

A. Hardestune

A. Hardestune

October 31, 2012

Town of Mansfield c/o Linda Painter  
4 South Eagleville Rd.  
Mansfield, CT 06268

Dear Madam:

I am writing to express my concern with the development of the barn facility by Mike Healey at or near 476 Storrs Rd. First, I am very pleased with the work Mike has done with the historic home located at the same property address as said barn. I also feel restoration of the historic barn would present a beautiful change to the landscape that is the common fields and bog area around that property. However, I DO NOT feel the use of the barn as a reception hall meets the standards of our quiet, quaint, historic center of Mansfield.

First, the introduction of higher traffic volume is not supported by the current street or parking infrastructure. Traffic conditions on Rt 195 are already at high volumes. With the planned use of the barn facility as a reception hall, the majority of wedding events take place in the spring through fall months, which is the same time a large increase in traffic volume occurs with the University of Connecticut related traffic. Also, Mr. Healy described parking lot plans in a Town Hall meeting in September. The proposed plan converts a large amount of what is currently grassy area which will be turned into prepared surface and utilizes The Common Fields area as part of the parking support as well. I feel this will be a detriment to the delicate balance of aquatic plant and animal life in the bog. Also, The Common Fields posted sign advises "No Alcohol", and receptions include consumption of alcoholic beverages. Alcohol consumption could potentially start prior to and continue post said reception event, which would be illegal if in The Common Fields.

Alcohol consumption at a reception facility increases the inherent hazard to residents and creates increased workloads for State Troopers. Introducing 100-150 intoxicated party goers to Mansfield Center can mean only one thing- drunk driving. There are currently three directions that traffic can leave the area of 476 Storrs Rd. and two of those directions are via the major throughway of Mansfield. The third is on a twisty, varying elevation road, Bassetts Bridge Rd. The introduction of intoxicated travelers can only result in increased drunk driving incidents in the area, placing local residents in harm's way and creating additional need for State Trooper support in the area.

I am also concerned with the possibility of intoxicated individuals defacing the historic Mansfield Center Cemetery. The Cemetery is within easy access with a designated pathway from the barn location. It would be an easy temptation for someone not of sound mind to wander over and damage the historic and irreplaceable headstones.

Loud music and live bands along with large volumes of people would echo throughout the Mansfield Center community. I live right next to Echo Rd., which is named for the natural sound echo that reverberates through the area. At my address, I can clearly hear when phone calls announcements are made over the loudspeaker at T&B Auto. I can only imagine the annoying condition created when I need to hear a band or music that I do not wish to hear

emanating from said reception hall. This is not the noise that I want to hear echo through my neighborhood.

As I stated, it would be nice to see the quality work of Mr. Healey restoring the beauty of the barn. I could think of no individual better qualified to do the work. It would be good to see the barn restored to a multi-use facility used for wine tasting, art shows, historic Mansfield museum days, local gathering place for non-alcoholic events, or other daytime use. I do ask that any special permits to utilize the barn as a party place late into the night are denied.

Sincerely,

A handwritten signature in cursive script, appearing to read "Eric W. Grove". The signature is written in black ink and is positioned above the printed name.

Eric W. Grove

72 Cemetery Rd

Mansfield Center, CT 06250

From: Bill Petix

To: Mansfield Planning and Zoning Commission

Date: November 5, 2012

Subject: Request for Special Permit for The Common Fields, 476 Storrs Road

The 18<sup>th</sup> century poet William Blake wrote, “The tree which moves some to tears of joy is in the eyes of others only a green thing that stands in the way.”

And so it is with Mansfield Center. Some see the Center as a bucolic, quiet and peaceful respite from the bustle and activity of the outside world.

Some feel the current character of Mansfield Center should be preserved and feel its historic sites should be protected for posterity.

Others see the open space and beautiful scenery as an ideal opportunity to build something, to develop the area and take advantage of this remarkable location to make money.

Paul Brody saw the large open field in Mansfield Center and thought it would be the perfect space to build residential and commercial condominiums.

After thoughtful deliberation, the PZC wisely said “no thank you” to that intrusion.

And now Mr. Healey wants to do likewise. He looks at the scene and sees an opportunity for making a lot of money. Others look at the same scene and see the potential for an alarming intrusion that will forever change the peaceful character of Mansfield Center.

Some of us see nature’s beauty sparkling from the bog and fields of the Center and wish to preserve it, others see nature, nature lovers and zoning regulation as hurdles to overcome in order to secure monetary profit from this piece of land. Not only that, but the developer wants to by-pass existing regulations and be granted a “special permit”, to accomplish his financial goals.

The reasons for rejecting Mr. Healey’s request are similar to the reasons for rejecting the Brody request:

The following is from the letter the PZC sent to Mr. Brody (attached) and should also be sent to Mr. Healey:

1. The proposal is not appropriate for the area.
2. The proposal is not in harmony with the orderly development of the Town.
3. There exists the potential for impact on an environmentally sensitive area known as Eaton Bog, (and I may add the historic cemetery to inclusion of environmentally sensitive areas potentially impacted by this development).
4. The proposal does not reinforce the historical significance of the area, or the present mixed uses in the neighborhood.
5. This particular proposal does not promote the overall health, safety and welfare of the residents of Mansfield and the general public.

In a newspaper interview at the time, Mr. Brody stated that if his request for a special permit was not granted, he stood to lose one million dollars.

The Commission's ruling reflected the concept that the overall well being of the town and its citizens trumps the financial and personal concerns of the developer.

I will close with what I feel is the most definitive statement regarding whether or not the PZC should make the decision to grant a special permit.

In upholding the Town's rejection of the two previous attempts to alter the status quo in Mansfield Center the Rockville District Court in 1993 provided valuable advice to the current Board in its deliberations regarding the current application. The Superior Court judge wrote, "**The whole purpose of a special exception use is to determine on a case by case basis whether or not a proposed use of land is appropriate in a given location even if it does in fact meet all of the so-called mechanical or specific standards of the regulations.**"



## TOWN OF MANSFIELD

Planning and Zoning Commission  
AUDREY P. BECK BUILDING  
Four South Eagleville Road  
Storrs, Connecticut 06268-2599

(203) 429-3330

P128438 606

May 17, 1989

Paul Brody, Esq. for  
Mansfield Development Associates  
Brody, Prue and Parlatto  
720 Main Street  
Willimantic, Connecticut 06226

Re: Special Permit application for commercial/residential develop-  
ment at Cemetery and Bassetts Bridge Roads and Route 195

Gentlemen:

At a regular meeting on May 15, 1989, the Mansfield Planning and Zoning Commission adopted the following motion:

"The PZC denies the application for a special permit from the Mansfield Development Associates, Ltd., for an attached residential and commercial condominium development to be called 'The Farms' and to be located off Bassetts Bridge Road, Cemetery Road and Route 195 in a Neighborhood Business zone, as submitted to the Commission, because this particular application is not in accordance with Article VII, Section M. 1. and other provisions of the Mansfield Zoning Regulations. The PZC has considered all the evidence and testimony presented at Public Hearings held on January 25, 1989, January 31, 1989, February 1, 2, 7, 16, 1989, March 9, and 14, 1989 and finds this proposal is not in compliance with its Regulations as noted below, nor appropriate for the area, in the following ways:

1. The nature and intensity of the use in relation to the size of the land is not in harmony with the orderly development of the Town (Art. V, Sec. B.5.c.; Art. V, Sec. A.5.h.; Art. V, Sec. B.5.d).

2. The Inland Wetland Agency has denied the proposal because of the potential impact on an environmentally sensitive area known as Eaton Bog. The State DEP has noted that a scarce wetland resource may be better protected by less development (Art. V, Sec. A.5.c. and d., and Art. I, Sec. B.4).

3. The proposed development does not reinforce the historical significance of the area or the present mixed uses in the neighborhood. Evidence was presented about the historical significance of the area, which is located between two historic districts and next to a valuable historical cemetery (Art. I, Sec. B.3; Art. V, Sec. B.5.c.; Art. V, Sec. A.5.h).

4. Route 195 must be widened beyond the intersection with Bassetts Bridge Road to accommodate traffic because of the entrance/exit off Rt. 195, as this development is proposed. This general widening will change the character of the area and may create traffic hazards due to possible loss of shoulders for pedestrians and bicyclists (Art. I, Sec. B.5, and Art. V, Sec. A.5.e).

5. Implementation of the Condominium Association by-laws to protect Town concerns as proposed by the applicant may not be realistic or reasonable. Court orders would be necessary to enforce compliance and the Eaton Bog could be irreparably damaged before this could be accomplished. (Art. V, Sec. A.5.d; Art. I, Sec. B.4).

6. This particular proposal does not promote the overall health, safety and welfare of the residents of Mansfield and the general public (Art. I, Sec. B.1)."

If there are any questions regarding this action, kindly contact the Mansfield Planning Office, 429-3330.

Very truly yours,



Patricia Hempel, Secretary  
Mansfield Planning and  
Zoning Commission

<p><b>SENDER:</b> Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.</p>	
<p>1. <input checked="" type="checkbox"/> Show to whom delivered, date, and addressee's address.      2. <input type="checkbox"/> Restricted Delivery (Extra charge)      (Extra charge)</p>	
<p>3. Article Addressed to: Mansfield Dev. Assocs. c/o P. Pinsky 720 Main St. Williamantic, CT 06226</p>	<p>4. Article Number P128 438 606</p> <p>Type of Service:  <input type="checkbox"/> Registered      <input type="checkbox"/> Insured  <input checked="" type="checkbox"/> Certified      <input type="checkbox"/> COD  <input type="checkbox"/> Express Mail      <input type="checkbox"/> Return Receipt for Merchandise</p> <p>Always obtain signature of addressee or agent and DATE DELIVERED.</p>
<p>5. Signature - Address X</p>	<p>8. Addressee's Address (ONLY if requested and fee paid)</p>
<p>6. Signature - Agent X <i>Elaine M. Farris</i></p>	
<p>7. Date of Delivery</p>	

PS Form 3811, Mar. 1988 \* U.S.G.P.O. 1988-212-865 DOMESTIC RETURN RECEIPT

P 128 4	RECEIPT FOR CE	NO INSURANCE COVI NOT FOR INTERNI	(See Rev	Sent to <i>P. Pinsky</i>	Street and No. <i>720 Main</i>	P.O. State and ZIP Cod <i>Williamantic</i>	Postage	Certified Fee	Special Delivery Fee	Restricted Delivery Fee	Return Receipt Showing to whom and Date Deliv	Return receipt showing Date, and Address of D	TOTAL Postage and Fe	Postmark or Date
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# 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 Department  
Linda Painter, AICP  
4 South Eagleville Road  
Mansfield CT 06268-6863

November 1, 2012

**Re: Special Permit for The Common Fields 476 Storrs Road Mansfield CT**

---

Dear Linda:

I have delivered the following information for your files and for distribution to the commission as new or revised information to be presented at the November 5, 2012 public hearing:

**Staff/File Sets**

Three (3) full sized set of the site plans sheets 1-9 revised to October 25, 2012 and Barn Elevations (EL-1 & El-2), Floor plans (FL-1 & FL-2), Barn cross section, House addition elevation views North, East and West.

One (1) copy of a 11x17 sheet depicting attendant parking plan 1=40'

One (1) copy of the Sound Report (21 Pages)\*

One (1) copy of Common Fields Operations Plan (8 Pages)

One (1) copy of transmittal of Barn grant letters of support (6 pages)

One (1) copy of revised statement of use (3 pages)

One (1) copy letter from Representative Ackert

One (1) copy summary of changes

**Distribution to commission:**

12 copies of the above for distribution to the commission

\*sound report excludes spread sheet calculations sheets (4-16)

Respectfully Submitted,

Michael C. Healey, PLS  
Owner and Applicant



October 25, 2012

Mr. Michael C. Healey  
Healey & Associates, LLC  
476 Storrs Road (Route 195)  
P.O. Box 557  
Mansfield Center, CT 06250

RE: Estimated Sound Level Determinations  
Planning & Zoning Special Permit Application  
The Common Fields Banquet Hall

Dear Mr. Healey:

This letter report is to document the results of our calculations to estimate sound levels at property lines for abutting properties. We understand the results of these calculations may be used by you as part of the Planning and Zoning Permit to enhance your current business activities to include catered weddings at the Common Fields Banquet Hall. The following information consolidates our findings and provides illustrations for your use as part of the permit process.

## Regulatory Applicability

As noise propagates outdoors, it generally decreases in magnitude with increasing distance from the noise source. There are also several meteorological and physical conditions that affect the rate of attenuation and these include variations in air temperature, increased elevation, relative humidity, wind speed and direction, and atmospheric factors such as cloud coverage. The physical conditions include topography, natural and artificial barriers, and vegetation.

Because high-frequency sounds have relatively short wave lengths, their sound energy will decrease rapidly with increasing distance due to atmospheric absorption. Conversely, low-frequency sounds with much longer wave-lengths will often carry several kilometers from the source and are usually the cause for noise-related complaints from citizens and other property owners.

Application of the Connecticut Department of Energy and Environmental Protection (CTDEEP) Classification of Land According to Use (Sec. 22a-69.2), the Common Fields Banquet Hall is designated as a Class B noise zone. The following properties were used to estimate sound levels at the property line and are considered Class A noise zones.

- 463 Storrs Road ..... 19.4-dBA
- 471 Storrs Road ..... 20.5-dBA
- 477 Storrs Road ..... 17.9-dBA

146 Hartford Road  
Manchester, CT  
06040

1 860.646.2469

800.286.2469

f 860.645.0717

[www.fando.com](http://www.fando.com)

Connecticut

Massachusetts

Rhode Island

South Carolina



Mr. Michael Healey

October 25, 2012

Page 2

- 483 Storrs Road ..... 17.5-dBA
- 42 Echo Road ..... 16.1-dBA
- 31 Bassetts Bridge Road..... 12.5-dBA

The CTDEEP limits noise levels from a Class B to a Class A zone to 55-dBA during daytime hours; e.g. 7:00 am to 10:00 pm, and nighttime; e.g. 10:00 pm to 7:00 am, 45-dBA.

## Project Approach

Our first step was to collect and review specific property limits. We used the Town of Mansfield On-Line GIS data and information provided by you in CAD format to identify property boundaries, validate distances from the anticipated noise source location; e.g. barn, to receptors, and develop pictorial illustrations summarizing our calculations.

Our second step was to replicate a sound level inside the barn suggestive of a typical wedding. On October 13, 2012, we developed and used a 96-dB noise level inside of the barn, measured at 3-feet, as the basis of this analysis. A 96-dBA noise level requires people to shout for normal communication. As an example, the Occupational Safety & Health Administration (OSHA) requires employees to wear hearing protection when exposed to 96-dBA for two or more hours. At a distance of approximately 10-feet from the exterior wall of the barn, we collected sound levels ranging from 61 to 65-dBA. This indicates that in its current condition, the barn wall reduces the sound level of an interior noise source to the exterior by approximately 30-dBA.

Our third step was to collect sound level measurements outside of the barn at key points where distance measurements to target properties were initiated. Total sound level and levels for 125-Hertz (Hz), 250-Hz, 500-Hz, 1000-Hz, 2000-Hz, and 4000-Hz were recorded at each key point. We used calculations developed by Associates in Acoustics, Inc. to predict the sound level at four separate property lines to the west and one to the east. These calculations incorporate the meteorological and physical conditions that affect the rate of attenuation. Specifically, the meteorological and physical conditions that affect outdoor noise attenuation include distance, air absorption, temperature, humidity, ground surface, foliage, and barriers.

On October 12 and 13, 2012, we collected background sound levels to calculate the  $L_{90}$  at two key points of the property; the first at the eastern property line and the second at the western property line. The  $L_{90}$  for the eastern property line was 34.5-dBA while the  $L_{90}$  for the western portion of the property was 43-dBA.

## Noise Level Calculations

*Attachments A - F* contain the specific spreadsheets illustrating the calculations for each of the targeted Class A noise zones. *Attachment G* contains aerial views of the barn location and



Mr. Michael Healey

October 25, 2012

Page 3

exhibits each distance from the barn to the closest abutting noise zone receiver. Based on the calculations, the anticipated sound level at the Class A receiver's property line for a 96-dBA sound level within the barn is as follows:

- 463 Storrs Road ..... 19.4-dBA
- 471 Storrs Road ..... 20.5-dBA
- 477 Storrs Road ..... 17.9-dBA
- 483 Storrs Road ..... 17.5-dBA
- 42 Echo Road ..... 16.1-dBA
- 31 Bassetts Bridge Road..... 12.5-dBA

These calculations demonstrate that the anticipated noise levels at each of the abutting Class A noise zone lines will be below the CTDEEP night noise zone standard of 45-dBA (22a-69-3-5.(b)). The sound level readings recorded one foot beyond the northern property line averaged 56-dBA which is below Class B noise limit of 62-dBA.

These calculations are very conservative and are reflective of current conditions and not fully representative of what the sound levels will be when the barn is fully renovated. For example, sound levels were recorded outside of the barn in its present state. Currently there are exterior boards missing in several location, large holes and gaps in-between boards, and other large holes that allow for noise to propagate outside of the building. With complete renovation and sandwich panel exterior siding added, the level of sound able to penetrate through a modern exterior wall will be much less that what was measured on October 13, 2012. It is much more realistic to anticipate a lower sound level outside of the barn once it is refurbished and this will further reduce the noise levels at abutting property lines.

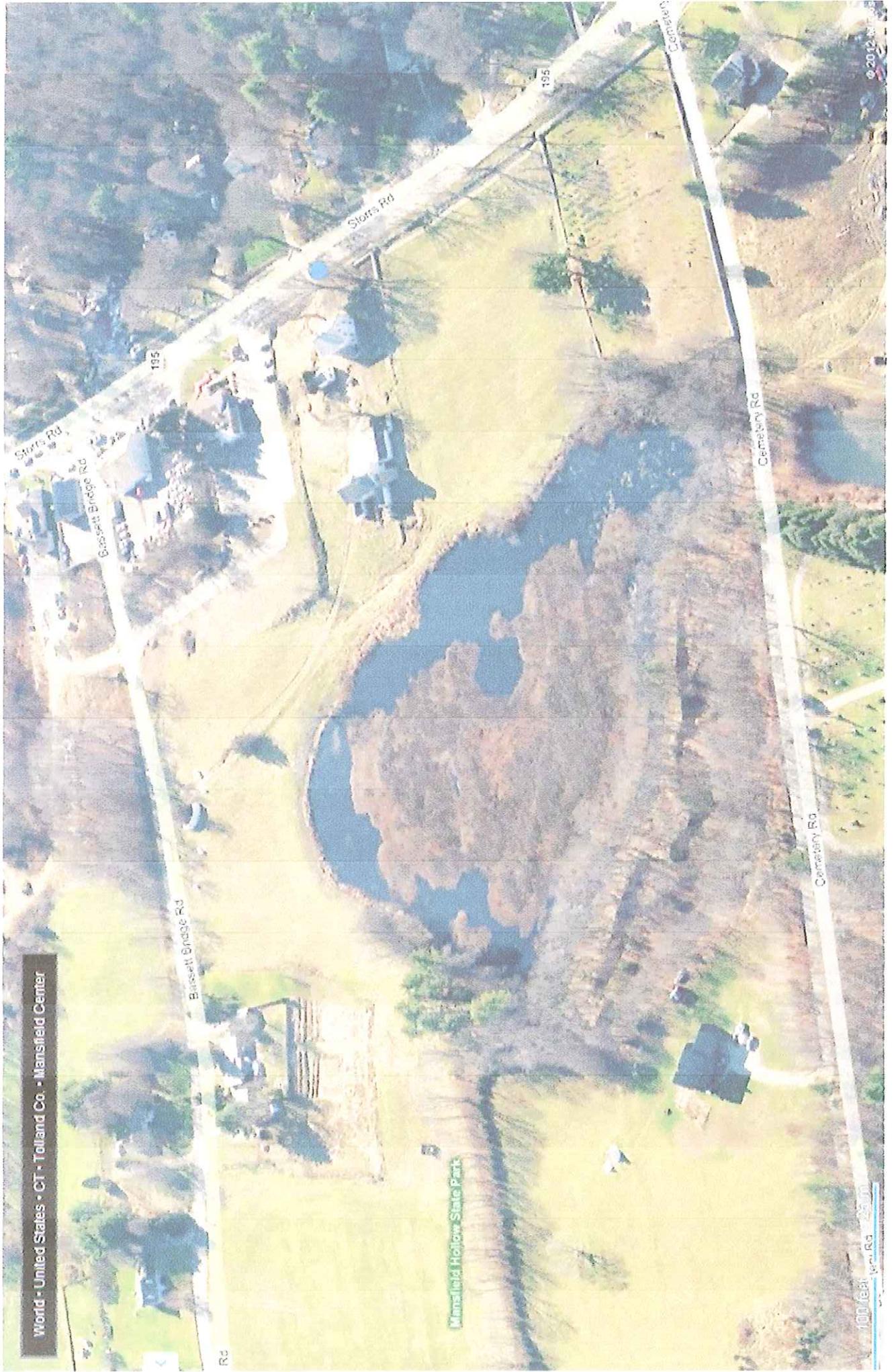
If additional information and analysis is necessary, please feel free to contact me.

Sincerely,

Robert Levandoski, CSP, CIH  
Vice President

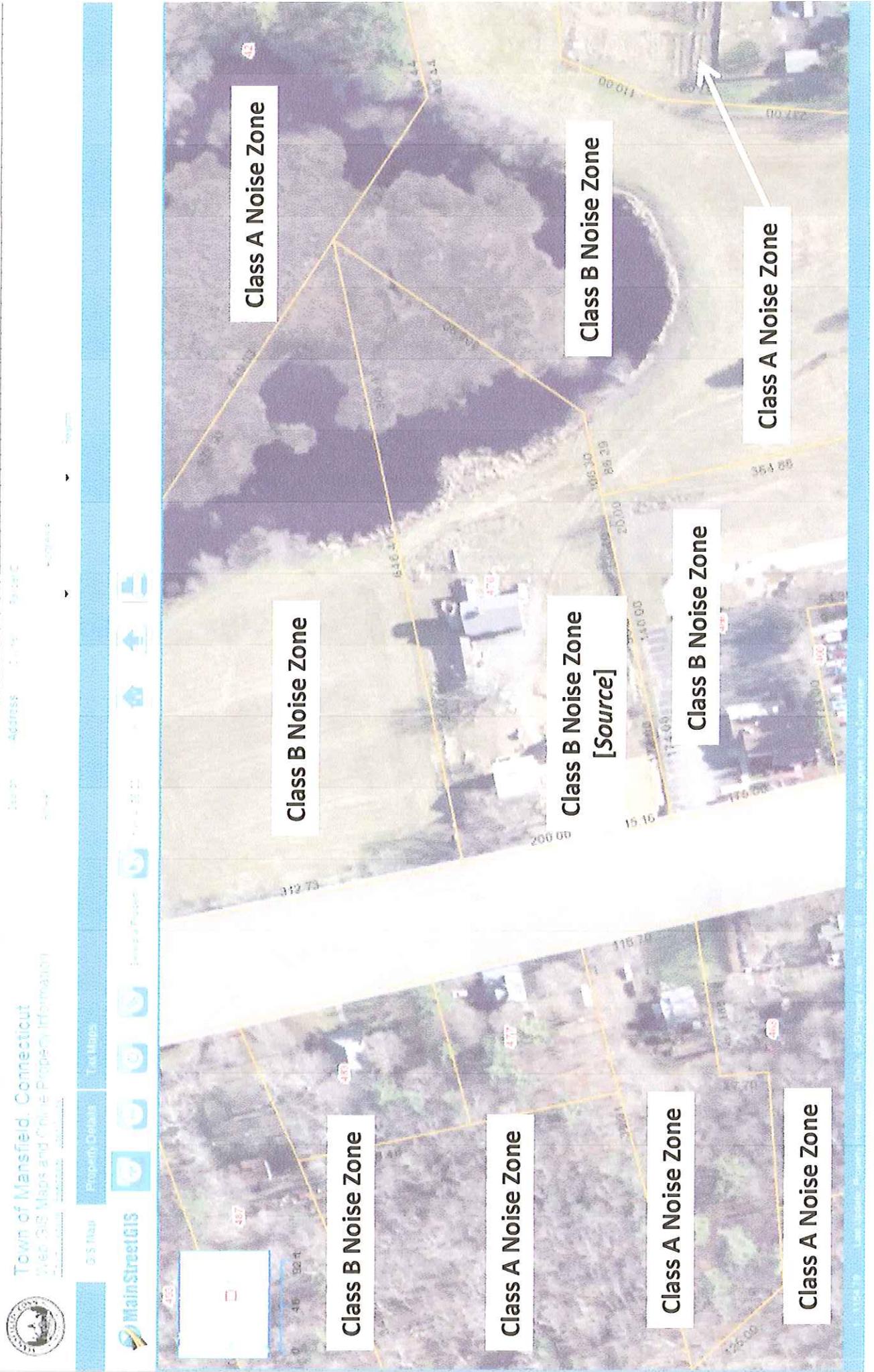
Attachments

# 476 Storrs Road, Mansfield Center, CT



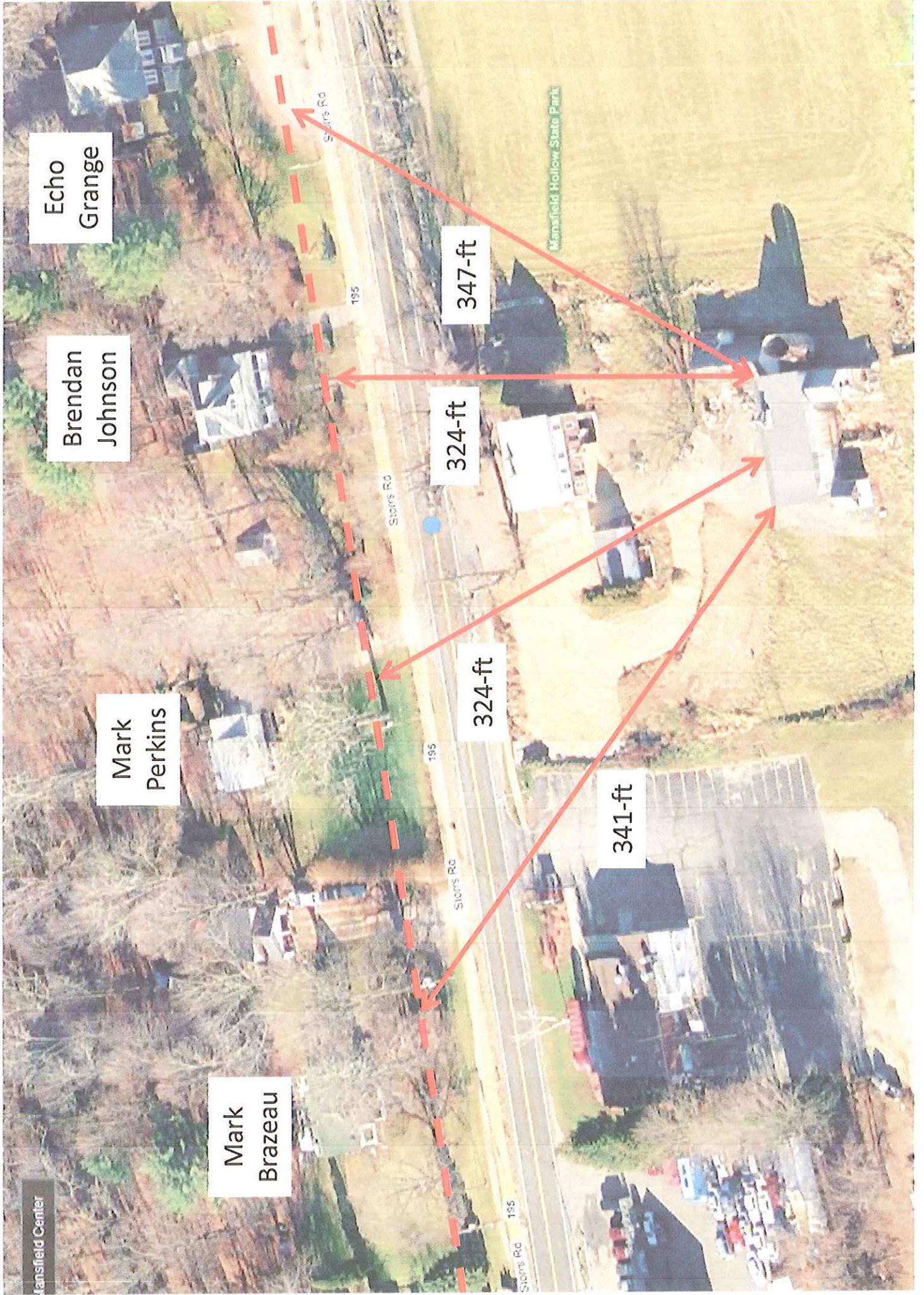


# 476 Storrs Road, Mansfield Center, CT



# 476 Storrs Road, Mansfield Center, CT





# *The Common Fields*

## *Event rental and operating policy*

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The Common Fields Barn is a place that offers unique rustic charm in a setting of farm, nature and preserve for your dinners, banquets, weddings, wedding receptions, special events and other celebrations. It is set off amongst agricultural fields and protected conservation lands carefully designed with distinctive character that features exposed post and beams, an open silo and a mezzanine level for extra seating and enjoyment of this distinct and inspiring space. Unlike other Barn venues, it is fully insulated, heated and air conditioned. The Barn can be decorated to in accordance with your event's theme.

Only one event is scheduled per day to ensure your special event is our only focus. An interview with the Facility Director is required in order to reserve your use of The Common Fields. An initial deposit is required to reserve the date. The specific hours of your event must be confirmed and approved by the Facility Director one month prior to the event. All events at The Common Field require a written agreement between You (the "Permittee") and the Facility Director.

### **Normal Hours of Availability for a 4-5 hour event:**

Friday Evenings:        6:00 p.m. – 11:00 p.m.

Saturday:                11:00 a.m. – 11:00 p.m.

Sunday:                  11:00 a.m. – 10:00 p.m.

Contact the Facility Director for an interview and detailed information on availability [director@thecommonfields.com](mailto:director@thecommonfields.com) (example only)

### **Capacity**

The Common Fields has an indoor seating capacity of 150 people. Events greater than 60 people may at the discretion of the Facility Director require an Event Planner.

The Common Fields maintains a list of pre-approved vendors (Caterers, Event Planners, Bands, DJs, etc) who have worked at The Common Fields and are familiar with the unique, special requirements of the building and grounds. If a vendor of your choice is not on the pre-approved list, they must be interviewed and approved by the Facility Director prior to signing the rental contract. The Common Fields or Facility Director has sole discretion to decide on acceptable vendors to ensure satisfactory

quality, security and safety standards. When using vendors not on the approved list the Facility Director may require an additional security.

### **Caterers**

All Caterers must provide copies of appropriate levels of insurance, caterer's licenses and liquor licenses as required by Connecticut State Law.

All food served must be prepared by the caterer. A warming kitchen and food staging area in The Common Fields is provided. Indoor cooking stations are not permitted.

The Caterer is allowed one parking space on site. It is up to the catering company to make arrangements with The Common Fields Facility Director if additional vehicles are required.

### **Insurance Requirements**

Any and all vendors shall provide a Certificate of Insurance for any and all services contracted for at The Common Fields 10 business days prior to the scheduled event naming The Common Fields, the Facility Director and Owners as an additional insured.

### **Limits of Liability**

Caterer

\$1,000,000 general liability, \$1,000,000 liquor liability and \$1,000,000 automobile.

Permittee

will be required to acquire a Certificate of Insurance showing General Liability in the amount of one million dollars with The Common Fields, Facility Director and the Owner(s) named as an additional insured.

### **Food Service and Alcohol**

Events that serve food and or alcohol to its guests or invitees require a licensed caterer. The Caterer must have an Off-Premise Caterer Liquor permit approved by the State of Connecticut Department of Consumer Protection Liquor Control Division. The Caterer will also need to provide a letter of notification to the State at least one business day prior to the event of its date, time, hours and location.

Signed contracts by the Caterer and the Permittee are required.

## The Common Fields Liquor Policy

In order to protect the safety and enjoyment of the guests, the safety and enjoyment of others and their property, the Caterer, Facility Director or Owner(s) reserves the right to deny service of alcoholic beverages to anyone. The Caterer may also, at its discretion, cease alcohol service entirely if it is deemed appropriate. The Caterer will not serve "shots" as part of any event. Bartenders will issue a last call no less than 30 minutes prior to the scheduled end time of the event. Evening events on Fridays and Saturdays last call shall be no later than 10:30 p.m. and on Sundays no later than 9:30 p.m. The Permittee(s) of all privately contracted events will be held responsible for their guest's behavior. Any left over alcohol at the conclusion of the event must remain with the caterer. It is unlawful for any off-premise caterer to sell the leftover alcohol to its client. ***Client's of the Catering service shall obtain insurance for liquor liability and shall indemnify, defend, and save harmless the Catering company, its officers, and employees from any claims or damages.*** Minor Children under the age of 21 shall not be served alcohol by the Bartender, Parent or Legal guardian, the Permittee or any of its guests. All guests are required to show proof of age to the satisfaction of the server, event planner and or facility director.

## Entertainment

Bands and DJs are required to contact The Common Fields Facility Director at least two weeks prior to the event to review set up requirements and limitations. There is limited power available and no cables may cross any door way or walking path. The Band or DJ is responsible for any applicable licenses or the live or recorded music. In consideration of the surrounding residential properties and its occupants, The Common Fields reserves the right to limit music, volume and song content. Please consider the nature of The Common Fields in choosing your musicians.

## **Indoor Music Policy**

The music volumes shall be kept at a reasonable level so that guest can converse with each other without having to go outside to communicate. Music levels shall be kept to a maximum limit 95 decibels as measured at the edge of the dance floor. All windows and doors must remain closed during live or DJ Music. Live Music shall be limited to a maximum size of a 6 piece band. DJ Music shall utilize the In-House Sound System provided. The use of sub woofers shall not be allowed.

All DJ or Band Music shall reduce sound levels to a maximum of 88 decibels as measured at the edge of the dance floor on Friday and Saturday at 10:00 p.m. and on Sunday at 9:00 p.m.

All music shall cease at least ½ hour prior to the scheduled end of an event:

Friday and Saturday Evening no later than 10:30 p.m.

Other weekday or Sunday Evening no later than 9:30 p.m.

## **Outdoor Music**

Outdoor music may be allowed under certain circumstances such as soft processional music played at (daytime) volume levels less than 80 decibels. Any outdoor music shall submit to the facility director a noise control plan with adequate controls such as shielding, sound levels and location. There shall be no outdoor music past 9:00 p.m.

## **Parking**

The Common Fields has the capacity for un-assisted parking of up to 55 cars. Additional overflow parking may be available on a case by case basis. Events over 120 guests will require a Parking Management Plan. The Permittee will need to coordinate with the Facility Director to insure that adequate parking is available for the event.

The Parking Management Plan may consider valet, assisted parking with options for providing shuttle service to and from the reception site.

## **Use of Overflow Parking**

Onsite parking shall be utilized first. A Parking Management Plan for off-site parking shall be used on occasions when the parking capacity of The Common Fields is exceeded. Parking attendants will direct traffic flow from The Common Fields to the off-site parking venue. Safety precautions including caution signs shall be utilized when Bassetts Bridge Road is used as an exit from and entrance to The Common Fields.

## **Duration of Events**

The Permittee has use of the premises up to a 5 hour period of time. The Permittee and guests must remain within the permitted areas of The Common Fields as defined by Contract. No event shall extend beyond 11:00pm on Friday and Saturday nights or beyond 10:00 p.m. on all other nights.

## **Overtime Use of the Facility**

Any extension of the event is at the sole discretion of the Facility Director and must be contracted for prior to the event. No event shall extend beyond the hours of availability. The fees for the site will be xxx per hour per extra time allocated for the event and or for overtime cleanup caused by reasons of the occupancy.

## **Evening Events**

Outdoor activities:

Outdoor events or activities must be completed by 9:00 p.m. (May 1 to October 1) and by 8:00 p.m. (October 2 to April 31).

Back deck designated as Quiet area:

In order to be respectful to the neighbors, and guest of the Common Fields the back deck is designated as a quiet area. At the discretion of the Facility Director, its staff, the Event Planner its staff or the owner, use of the back deck or may be restricted and or locked.

## **Event Set up and Decorations**

Event Planners decorators and or Caterers shall be permitted to arrive at The Common Fields three hours prior to the event, to allow for time to prepare for the event. The Event Planner shall coordinate with the Facility Director and or Owner for additional time/personnel needed for additional preparation time or equipment.

## **Clean up**

It is the responsibility of the Permittee, Its Caterer and Its Event Planner to return The Common Fields to its prior condition at the end of the event. Kitchen cleanup should be completed by the end of the event. All decorations, linen and garbage must be removed within one hour of the scheduled end time. All floors must be swept clean.

Failure to remove trash will result in supplemental rental charges. All rental equipment and decorations must be removed within an hour of the end of the scheduled event. By prior arrangement rental equipment maybe picked up at a later day.

## **Event Send Off**

We do not allow the use of rice or confetti or birdseed. Attachment of noise items, i.e. cans, etc to any vehicle are not permitted.

## **Event Staff**

The Common Fields shall be staffed with attendants to help insure that your event is a success.

## **Facility Director**

The Facility Director shall be consulted to address any and all Permittee, Event Planner, and Caterer, needs in connection with the use of The Common Fields in accordance with the Contract.

## **Parking/Grounds Attendants**

In accordance with the Contract, the Facility Director shall provide Parking/Grounds Attendants during the event. The duty of the Parking Attendants shall be to facilitate the Parking Management Plan. Parking Attendants will check the guest list and will insure that the parking ingress and egress flows in an orderly manner. The Attendant will insure that late arrivals are also included on the guest list. They will observe and report to the Event Planner and or Facility Director if anyone is observed out of the permitted areas of The Common Fields. Parking Attendants shall be responsible to identify vehicles in poor condition and place oil absorbent clothe beneath cars that exhibit oil leaks; The Attendants shall be responsible to insure the outside grounds are kept clean. Attendants shall also carry and be familiar with sound decibel meters to periodically inspect the event for appropriate sound decibel levels. Attendants shall also direct guest to the appropriate smoking areas.

## **Damages**

If any damage to The Common Fields and or damage/loss of any rental articles occurs because of your event, you are responsible to cover the cost of any damage, theft or loss. An insurance certificate is required 10 business days prior to your event. Damages may also include overtime necessary for cleaning the premises.

## **Indemnification Agreement**

The Common Fields requires that in consideration of your use of the building and/or grounds, you agree to indemnify and hold harmless The Common Fields, and its Owners against all claims, damages, losses, liabilities and expenses, including attorney fees arising out of, or resulting from your use of The Common Fields. A Certificate of Insurance is required naming names The Common Fields, Facility Director and Owners as an additional insured.

## **Initial Deposit**

A non-refundable initial deposit of \$1,000 is required to secure the date for the event.

## **Full Payment**

Full payment with security deposit must be received two weeks prior to the event with all terms and conditions for the event being fully identified and disclosed by both parties.

## **Security Deposit:**

A refundable security deposit must be received in the amount of \$1,000.00 at least two weeks prior to the event. Additional security deposits may be requested under certain circumstances as previously mentioned (use of vendors not on The Common Fields approved vendor list). The security deposit will be refunded in a reasonable time period after any deductions are made to damages resulted in the use of the premises and or deductions made to overtime as required for use of the premises or excessive cleanup required as a result of use of the property by the renter as deemed necessary by Facilities Director and Owner.

### **Breach of Terms:**

In the event of a breach of the terms and policies by the Permitttee, Its guests or Its vendors, the Owner, Facility Manager or Event planner has the right to request removal of the unwanted guest(s) from the property. After being requested for removal if the unwanted guest(s) refuses removal The Local State Police will be contacted to insure removal. In the event that an unlawful act is executed by any party on, in or near The Common Fields, its grounds or on the adjacent properties then the police will be contacted without warning or notice. In case of breach of terms or policies, The Common Fields by the direction of the Owner, Facilities Director, and or at the discretion of the Event Planner has the right to stop the event and have all guest removed from the premises.

### **Smoking**

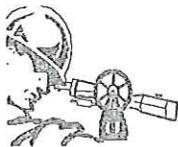
In accordance with the Connecticut Clean Air Act, The Common Fields is a smoke-free environment. This includes the building, decks, stairways and brick paths. Smoking is only permitted outside in designated areas. Please help us to communicate and enforce this policy with your guests.

### **Fireworks or pyrotechnics**

Fireworks and Pyrotechnics are not permitted.

### **Event Denial and Cancellation Policy**

The Common Fields retains the right to deny a rental request that is considered to be inappropriate for the property, environment or neighborhood. The Common Fields also retains the right to cancel any event should these policies and procedures not be strictly adhered to. In addition, The Common Fields reserves the right to cancel any event should there be false claims by the Permittee or for security reasons. The nature and purpose of The Common Fields is to serve the general public's wellbeing, therefore, The Common Fields has sole discretion to allow or disallow an organization from holding an event.



# HEALEY & ASSOCIATES, LLC

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

October 31, 2012

Planning and Zoning Commission  
Town of Mansfield  
Audrey P. Peck Municipal Building  
4 South Eagleville Road  
Mansfield, CT 06268

**Re: Common Fields 476 Storrs Road**

Dear Commission:

Enclosed please find five (5) letters of support for a previously submitted Barn Grant Application in connection with the referenced property.

- 1) Town of Mansfield, Office of Planning and Development Gregory J. Padick Director of Planning
- 2) Town of Mansfield, Agricultural Commission
- 3) Town of Mansfield, Historical Society
- 4) State of Connecticut, Senator Donald E. Williams, Jr.
- 5) State of Connecticut, Gregory Haddad, State Rep 54<sup>th</sup> District

These letters support the purpose of the grant which focused on the stabilization, conditions assessment and a Feasibility Study that included an adaptive reuse of the existing barn. These letters offer an unbiased opinion on the importance of saving the barn.

The current special permit application before the planning and zoning commission focuses on the adaptive reuse. As the Owner/Applicant, it is my opinion, that the barn cannot be preserved without the economic stimulus of the proposed reuse.

Respectfully submitted,

Michael C. Healey, PLS, Owner/Applicant

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

---

GREGORY J. PADICK, DIRECTOR OF PLANNING

February 24, 2011

Mr. Todd Levine  
Connecticut Trust for Historic Preservation Barns Grant  
940 Whitney Avenue  
Hamden, CT 06517-4002

Re: Healey Barn Grant Application  
476 Storrs Road, Mansfield CT

Dear Mr. Levine,

I am please to register my support of Michael Healey's Barn Grant Application regarding an existing barn located at 476 Storrs Road in the Mansfield Center area of Mansfield. Mr. Healey has been working with Mansfield's staff members and the Town's Planning and Zoning Commission to restore the 18<sup>th</sup> Century Experience Storrs House and we look forward to his planned restoration of the historic barn on this property. The subject property has been identified as an important historic feature in Mansfield's 2006 Plan of Conservation and Development and the restoration of the barn will further enhance the historic and scenic character of this area. The barn is prominently visible from both north and south as one travels on Storrs Road (Route 195). It also is visible from Bassetts Bridge Road to the south and the Old Mansfield Center Cemetery and Cemetery Road to the north.

The barn is the *third* to be built on the same site in the late 19<sup>th</sup> Century, the earlier two having burned in 1846 and 1872. Its floor plan is traditional for the period with a drive-in floor for wagons to unload hay by an overhead fork-lift, and there are bays on each side of this wagon floor for hay and some stables. There is also a stable basement. The unique feature of the barn is the design of its cupola which is four-sided, each side having three vertical louvered panels, each panel being circular at the top, presenting a "trefoil" effect. The bare spire at its top suggests that it may have held a weathervane.

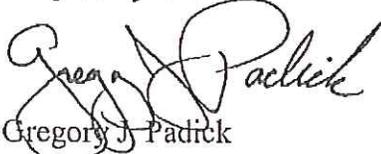
The barn is part of the complex of buildings at the center of the 1755 historic Col. Experience Storrs farm on lots twelve and thirteen of the original plan for Ponde Place, Mansfield Center's original name. Colonel Storrs was the grandson of Samuel Storrs, one of Mansfield's first settlers. Experience Storrs, a Yale graduate and member of the Connecticut General Assembly was given the rank of Captain by that body in 1766, and over the next ten years he rose to the rank of Colonel. When the Lexington Alarm sounded, he marched his men of the Second Company of the Fifth Regiment north to the defense of Boston. Later, his company also fought in the Battle of Bunker Hill.

This subject barn and the Storrs house define the south end of a large field. The historic Old Mansfield Center Cemetery (established in 1692 and placed on the National Register in 1992) defines the north end of the field, while on the eastern side is one of the ponds of Ponde Place. The field is an important historic feature because this is where Col. Storrs trained his company. So here, right in the center of Mansfield, stands an important vignette of its history – the Storrs house and barn complex, the pond, and the ancient cemetery. For these reasons the Town of Mansfield purchased this field as a significant piece of open space in the center of three important historic features. Now the field, the cemetery, and the pond are well protected, and the Healey family is attempting to preserve the south side of this historic vignette. Recently, the Town of Mansfield received a grant to develop a trail system with information plaques that highlight the area's historic significance. The trail will cross the Healey property immediately east of the subject barn.

In summary, the barn at 476 Storrs Road exemplifies 19<sup>th</sup> Century barn construction and its restoration will significantly enhance the scenic and historic character of the area. It is readily visible from public roadways and abutting Town owned property and it is situated in a very prominent historic village area adjacent to one of the oldest cemeteries in eastern Connecticut. The requested grant will promote further investment on this historic property and will greatly benefit Mansfield and the greater Windham Region.

Please contact me at 429-3329 or [padickgj@mansfieldct.org](mailto:padickgj@mansfieldct.org) if I can be of further assistance.

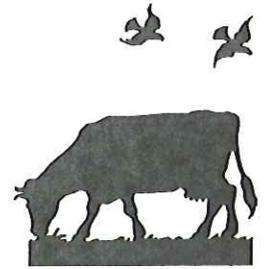
Very Truly Yours,



Gregory J. Padick  
Mansfield Director of Planning

CC: Mansfield Town Council  
Mansfield Planning and Zoning Commission  
Mansfield Historic Society

**Mansfield Agriculture Committee**  
**10 South Eagleville Road**  
**Storrs-Mansfield, CT 06268**  
**860-429-3015**  
**860-429-9773 (FAX)**



February 17, 2011

Mr. Todd Levine  
Connecticut Trust for Historic Preservation Barns Grant  
940 Whitney Avenue  
Hamden, CT 06517-4002

Dear Mr. Levine:

The Mansfield Agriculture Committee writes to support Mike Healey's grant to the CT Trust for Historic Preservation 2011 Barn Grant for his property located at 476 Storrs Road Mansfield CT, formerly owned by Col. Experience Storrs. Mr. Healey has owned the property since 2005. The Barn is a late 19th century structure that is within a significant public view shed surrounded by Town owned property. The barn is an iconic symbol to Mansfield's agricultural heritage.

According to town officials, the significance of Mr. Healey's barn was mentioned in a Mansfield Historical Society 2002 publication. Here, it is noted that the barn is significant, mainly for the importance of its early owners, Mansfield's revered war hero, Col. Experience Storrs. It is also notable that the barn is located next to a nationally recognized historic site or district: the Old Mansfield Centre Cemetery, listed on the Federal Register of Historic Places. Col. Storrs is buried in this cemetery, right next to where he lived.

Please contact the Mansfield Agriculture Committee's staff liaison should you have questions or need further information at 860-429-3015x204 or [KaufmanJS@MansfieldCT.org](mailto:KaufmanJS@MansfieldCT.org). Thank you for your consideration of Mr. Healey's application.

Sincerely,

**The Mansfield Agriculture Committee**

Wesley Bell, Gardens at Bassetts Bridge Farm  
Al Cyr (Chair), Breezy Acres Percherons- Chair  
Chrissie Dittrich, Connecticut Country Store (Alt.)  
Larry Lombard, Pleasant Valley Harvest (Alt.)  
Kathleen Paterson, Storrs Farmers Market  
Charles Galgowski, Round the Bend Farm/USDA NRCS

Meredith Poehlitz, M.S., R.D., Master Gardener (Alt.)  
Carolyn Stearns, Mountain Dairy  
Edward Wazer, Shundahai Farm  
Vicky Wetherell (Open Space Preservation  
Committee Liaison and Secretary)-Alt.  
Staff Liaison: Jennifer Kaufman, Parks Coordinator



**MANSFIELD HISTORICAL SOCIETY**

**P.O. Box 145  
Storrs Mansfield, CT 06268**

**(860) 429-6575**

**Email: mansfield.historical@snet.net**

February 28, 2011

Mr. Todd Levine  
Connecticut Trust for Historic Preservation Barns Grant  
940 Whitney Avenue  
Hamden, CT 06517-4002

Dear Mr. Levine:

On behalf of the Executive Council of the Mansfield Historical Society, it is a pleasure to write a letter in support of Mike Healey's proposal to the Connecticut Trust for Historic Preservation 2011 Barn Grant program.

Situated at 476 Storrs Road, on the main thoroughfare cutting through Mansfield, the 19<sup>th</sup> century barn is widely viewable to hundreds, if not thousands, of passersby on a daily basis. The property is a special one, a former deed holder is none other than Col. Experience Storrs, among Mansfield's most prominent Revolutionary War figures. And its location, too, adds to its importance: adjacent to the Mansfield Centre Cemetery, which is recognized in the Federal Register of Historic Places.

Today, however, those driving or walking by see a deteriorating structure; the silo is completely collapsed and the barn structure needs bolstering to preserve it from further decay.

We are grateful to have someone like Mike Healey to make the barn restoration a priority project. Support for a feasibility study and preliminary repairs would help move the barn restoration forward and restore an important landmark for all to see, indicative and reflective of Mansfield's 300+ year agricultural history.

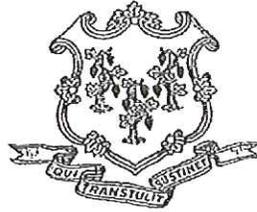
Should you have any questions regarding Mr. Healey's proposal, please do not hesitate to contact Ann Galonska, Museum Director, at the Mansfield Historical Society or me (cell phone: 860-942-9316; [john.meyers@yahoo.com](mailto:john.meyers@yahoo.com)).

Thank you for your consideration of Mr. Healey's application.

Sincerely,

John Meyers  
President

Room 3300  
Legislative Office Building  
Hartford, Connecticut 06106-1591



860-240-8600  
Williams@senatedems.ct.gov  
www.senatedems.ct.gov

State of Connecticut  
SENATOR DONALD E. WILLIAMS, JR.  
*Twenty-ninth District*  
President Pro Tempore

February 15, 2011

Mr. Todd Levine  
Director, Historic Barns of Connecticut  
Connecticut Trust for Historic Preservation,  
2011 Barns Grant  
940 Whitney Avenue  
Hamden, CT 06517-4002

Dear Mr. Levine,

I am writing to express my support of the application for a Barn Grant submitted by Michael C. Healey of Mansfield. This grant would enable Mr. Healey to conduct a feasibility study in order to help determine adaptive reuse possibilities for the structure. It would also help him pay the costs to increase the barn's stability.

Mr. Healey's barn, built in the 19<sup>th</sup> century, is surrounded by Town-owned property and is very visible to the public. It serves the residents of the community as a memory of the town's agricultural heritage, standing adjacent to the oldest cemetery in Tolland County. The barn is located near a farmhouse that was built by Col. Experience Storrs, and the land was saved from being developed in the 1980s by the concerned residents of Mansfield. While the barn itself is structurally in fair shape, it is in its last stages of utility and has seen the collapse of its silo and the deterioration of its siding, which now allows snow and rain to enter. If awarded the grant, Mr. Healey would be able to begin saving this beautiful and widely-recognized barn.

I wholeheartedly endorse this extremely worthy project and I appreciate your attention to this request. Please feel free to contact my office if you have any questions or if I could be of service.

Sincerely,

  
Donald E. Williams, Jr.



State of Connecticut

House of Representatives

Representative Gregory Haddad  
54<sup>th</sup> Assembly District  
Mansfield and Chaplin

Legislative Office Building  
Hartford, Connecticut 06106  
(860) 240-8585 or (800) 842-8267  
Gregory.Haddad@cga.ct.gov

February 24, 2011

Todd Levine  
Director, Historic Barns of Connecticut  
Connecticut Trust for Historic Preservation  
2011 Barns Grant  
940 Whitney Avenue  
Hamden, CT 06517

As the State Representative for Connecticut's 54th district, I would like to offer my support for the Barn Grant sought by Michael Healey for his barn in Mansfield.

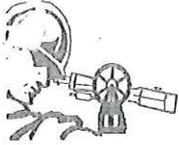
Maintaining the historical integrity of the town of Mansfield is a cause that is very important to me. One of the significant historic structures of the area is the barn owned by Mr. Healey. The barn is an iconic symbol in the town that has been documented by the Mansfield Historical Society and serves as a reminder of the town's agricultural heritage.

I pass the barn nearly everyday. The barn is located on a scenic plot of land on the heavily traveled Storrs Road. It sits on a significant hill and is within a public view shed. This structure is very important to save as a reminder to the residents of their heritage, as well as for visitors to enjoy, as it is a very popular place to photograph.

It is with my utmost support that I recommend the Connecticut Trust for Historic Preservation choose this barn as the recipient of a 2011 Barn Grant. Please feel free to contact me if you have any questions or if I can provide any additional information to you about this project.

Sincerely,

  
Gregory Haddad  
State Representative, 54<sup>th</sup> District



# 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

October 25, 2012

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

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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 is 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 October 1, 2012 effective date of zoning regulations and is making this application subject to the October 1, 2012 revised zoning regulations that would be 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 anticipated seating capacity is approximately 150 people. 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 classes 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.

Due to the concerns voiced at the October 1, 2012 and the October 15, 2012 hearing we have shortened both the proposed hours of music and hours of operation.

#### Proposed Primary Hours of Operation

Friday Evening	6 pm to 11 pm
Saturday	11 am to 11 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 live or amplified will end by 10:30 pm on Fridays and Saturdays and by 9:30 on Sunday Evenings. Any outside music will be associated with lower decibel daytime outdoor weddings that may include soft ceremonial music. Restrictions on indoor/outdoor music will be provided in the applicant's operations policy.

As with any dinner, reception or special event, alcoholic beverages would be served by a licensed and insured off premises caterer with the appropriate State of Connecticut Liquor permits. The applicant is seeking approvals under Article 10 section I. Sale of Alcoholic Liquor – as limited to consumption only for special events.

It is estimated that the peak parking demands will be between 50-55 spaces. The site will provide for unassisted parking of approximately 55 spaces conforming to widths at 9.5 feet wide. Attendant assisted parking on site can provide approximately 65 spaces. The applicant seeks the approval to have limited temporary offsite parking at 452 Storrs Road and to limited restricted parking on adjacent Town owned lands located just east of The Mansfield Restaurant. Approvals for additional offsite parking is required under the Special Permit process. The request for parking on Town owned lands is limited to 10-15 days per year.

The proposed barn improvements will maintain existing setbacks at 29' from the northerly property line. No dimensional modifications are required for the barn.

The applicant is proposing to reuse an existing Barn annex as an outside storage shed on site to be set at 10' from the northerly property line. The Barn annex contains 228 square feet and is approximately 13' in height. Article 8 Section B.1.d has provisions for maximum storage sheds of 200 square feet and 10' in height. Modifications to dimensional requirements are requested for square footage and height.

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

The proposed house addition is approximately 308 square feet in size. The front corner is proposed to be set 58' from the highway line while the side yard would be reduced to approximately 41' to accommodate a 14x22' addition. Modification to front yard and side yard setbacks would likely be required.

Although the front yard setback could be met, factors to be considered are as follows:

The current house is set back 52' from the highway line.  
The highway clearance setback falls westerly of the highway line.  
The addition attempts to incorporate existing window locations as future doorways between the building (both floors). By shifting the building back two feet further east to provide conformance with the 60' building setbacks, proposed doorways could not be accomplished within the window openings requiring substantial framing modifications.

Other factors for consideration of setback modifications:

The setbacks existing in 1985 when the existing property was created by subdivision had frontyard setbacks of 25' and side yard setbacks of 20'. Existing sideyard setback to barn is 29'.

Reduction of the sideyard setbacks for the house can provide additional visual screening to parking areas and additional sound screening to and from the site.

Residential use of the second floor of the farmhouse is contemplated. Expansion of the house will help to provide usable space of the second floor including a home office for the property owners.

Respectfully Submitted,



Michael C. Healey, PLS  
Owner and Applicant



## State of Connecticut

### HOUSE OF REPRESENTATIVES STATE CAPITOL

REPRESENTATIVE TIM ACKERT  
EIGHTH ASSEMBLY DISTRICT

LEGISLATIVE OFFICE BUILDING  
ROOM 4200  
HARTFORD, CT 06106-1591

TOLL FREE: (800) 842-1423  
CAPITOL: (860) 240-8700  
HOME: (860) 742-5287  
EMAIL: Tim.Ackert@housegop.ct.gov

MEMBER  
EDUCATION COMMITTEE  
FINANCE, REVENUE AND BONDING COMMITTEE  
PUBLIC HEALTH COMMITTEE

October 31, 2012

Ms. Jo Ann Goodwin, Chair  
Planning and Zoning Commission  
Town of Mansfield  
Audrey P. Peck Municipal Building  
4 South Eagleville Road  
Mansfield, CT 06268

Dear Chairwoman Goodwin and members of the Planning and Zoning Commission,

I am writing in reference to Michael Healey of Healey and Associates LLC of 476 Storrs Road who I have come to know on a professional level for over a year. During this time I have visited his office located at the Common Fields Property and it has become apparent to me that Mr. Healey is an individual who cares deeply about the historic Mansfield Center and our State.

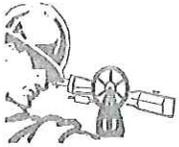
Michael understands the historic importance of his property and its rich history going back to the founding of the town. He has invested substantial time and energy in restoring two of the three structures located on his property since purchasing in early 2005. He has done his due diligence in coming up with a plan that will not only bring economic development and jobs to the community, but by his careful design will justify the continuation of his time and energy to the completion of what is ultimately a necessity, restoration of the barn that has become a signature for the Common Fields in Mansfield Center.

I appreciate your time and consideration.

Sincerely,

  
Tim Ackert

cc: Linda Painter, Director of Planning and Development



# 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 Department  
Linda Painter, AICP  
4 South Eagleville Road  
Mansfield CT 06268-6863

November 1, 2012

## **Re: Special Permit for The Common Fields 476 Storrs Road Mansfield CT**

Dear Linda:

For your review I provided a Summary of the changes to the Special permit application:

After careful consideration of the public comments, discussions with Town Staff, Architect, Landscape Architect and Sound Engineer the following modifications were made:

### **Statement of Use:**

The statement of use has been revised to incorporate a specified resale of alcoholic beverages. Additional information has been added regarding offsite parking. Hours of operation has been modified. Certified mailings were resent to include the revised statement of use. Notification included abutters within 500' of the Town parcel earmarked for offsite parking and included parcels within 500' of 452 Storrs Road for potential overflow parking.

### **Barn:**

Building size was reduced to a seating capacity of 150 people.  
Footprint was altered to meet existing setback conditions at 29' from property line.  
For zoning considerations the footprint is now less than a 10% building expansion.  
Second story apartment was eliminated, now proposed to be used as meeting/conference room and or part time office.

### **Deck:**

Consideration of potential noise emitting from back deck:

The size of back deck has been reduced  
Doorways swings have been modified to minimize external sound  
A Pergola has been added to create opportunities for additional sound attenuation and sound absorption, consideration of adding outdoor seating to reduce deck capacity and elimination of people gathering  
Use of deck has been identified in operations plan as a quiet area.

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Sam and Michelle Shifrin  
78 Bricktop Rd.  
Windham, CT 06280  
October 26, 2012

Mansfield Planning and Zoning Commission & Inland Wetland Agency  
Chairman, Jo Ann Goodwin  
Audrey P. Beck Municipal Building  
4 South Eagleville Road  
Mansfield, CT 06268

Subject: P&ZC and IWA Approval Status

Dear Chairman Goodwin,

Please accept this letter as a request for the Mansfield P&ZC and the IWA to affirm the status of previous approvals for the Mansfield Hollow Hydro project. Modification approvals were granted by both agencies on May 5, 2010 (see attached letters). We have worked diligently on this project for many years, and although the progress has been slowed by a very weak economy and declining electricity values making it difficult to secure the full project funding, we have kept the project continuously moving forward.

Construction officially commenced on October 15, 2010 and has continued without interruption since that time. Monthly progress reports have been submitted to the Federal Energy Regulatory Commission (FERC) from that date and FERC has annually visited to review progress. The project has been accepted by Section 1603 of the American Recovery and Reinvestment Act of 2009 which required official "start of construction" prior to the end of 2011.

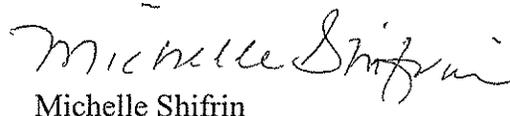
The work currently being done has not required us to actually "pull" building permits since most of that work has taken place inside the Kirby Mill and includes; construction of the project turbines, construction of the head gate mechanisms, test pits and boring, and power house cost reduction design modifications. We have received a land easement from the Army Corp of Engineers allowing access on Army Corp property for construction activities, and have also completed the Historic Properties Management Plan (HPMP) in coordination with the State Historic Preservation Office (SHPO). Our archeologist has completed the above ground historic assessment of potential historically important areas per the HPMP.

Time is of the essence since we do anticipate site work and civil works construction to begin late this fall or very early in the spring of 2013, so will need to acquire the building permits very soon, thus the reason for our request of affirmation of our current permits.

If you need any additional information or would like to discuss this request, we would be very pleased to meet with you (or others) at your convenience. Thank you very much for your past support and for your consideration in this matter. We can be reached at 860-423-7800 (day) or 860-423-3731 (eve) and look forward to hearing from you.

Sincerely,

  
Sam Shifrin

  
Michelle Shifrin

Cc: Mr. Curt Hirsch, Zoning Agent  
Mr. Grant Miesler, Wetlands Agent

**TOWN OF MANSFIELD  
PLANNING AND ZONING COMMISSION**

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

Wednesday, May 05, 2010

Sam and Michelle Shifrin  
78 Bricktop Road  
Windham, CT 06280

Dear Mr. and Mrs. Shifrin,

At a meeting held on 5/3/10, the Mansfield Planning and Zoning Commission adopted the following motion:

"That the PZC Chairman and Zoning Agent be authorized to approve the modification request of S and M Shifrin for revisions to the planned Mansfield Hollow Hydro Facility at 114 Mansfield Hollow Road, as depicted on a 4/26/10 site plan as prepared by Datum Engineering and Surveying, LLC and 4/20/10 Power House rendering, and as described in other application submissions, subject to the following conditions:

1. All conditions cited in the Planning and Zoning Commission's April 6, 2006 approval shall remain in effect.
2. All necessary permit modifications from other agencies having jurisdiction over this project shall be obtained prior to construction.
3. No Zoning Permit shall be issued until it is confirmed that rear line setback requirements have been complied with. Final plans shall incorporate any appropriate changes in the depicted rear line setback."

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

Very truly yours,



Katherine K. Holt, Secretary  
Mansfield Planning & Zoning Commission

RECEIPT OF APPLICATION FOR A SUBDIVISION:

\_\_\_\_\_, move and \_\_\_\_\_ seconds to receive the

SUBDIVISION application (file # 1214-3 )

submitted by Eagleville Development Group, LLC

for a 17-lot subdivision

on property located on the south side of Mansfield City Road, west of Beacon Hill Drive

as shown on plans dated 07/15/12,

and as described in other application submissions, and to refer said application to the staff, Conservation Commission, and Open Space Preservation Committee for review and comments.

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file # 1214-3  
filing date 10-18-12

**MANSFIELD PLANNING & ZONING COMMISSION  
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL**

Name of subdivision Beacon Hill Estates-Section II

Name of subdivider (applicant) Eagleville Development Group, LLC Phone # 860-649-4800

(please PRINT)  
Address P.O. Box 855, Manchester, CT 06045  
(street) (town) (state) (zip)

Signature [Handwritten Signature] (owner       )  
(optionee) X) Date 10/17/12

**OWNER (IF OTHER THAN SUBDIVIDER)**

Name Gladys Marshall c/o Diane Kestenholz Phone # 609-698-7942  
(please PRINT)

Address 31 Aspen Circle, Barnegat, NJ 08005  
(street) (town) (state) (zip)

Signature see attached purchase & sale agreement Date \_\_\_\_\_

**FEES**

See Town Council-approved Fee Schedule & Eastern Highlands Health District Review Fee Schedule  
(Subdivisions will not be reviewed by Eastern Highlands Health District unless an Application for Plan Review has been submitted)

**SUBDIVISION DATA**

Location: Southerly side of Mansfield City Road

Zoning district RAR 90 Total # of acres 62  
Total # of lots 17

**EXTENSION OF TIME**

Pursuant to Section 8-26d, subsection (b) of the Connecticut General Statutes, the undersigned applicant hereby consents to an extension of time within which the Planning and Zoning Commission is required by law to approve, modify and approve or disapprove a subdivision plan known as

and located at/on \_\_\_\_\_

It is agreed that such extension of time shall not exceed 65 days and it is understood that this extension of time is in addition to the first 65-day period after the receipt of the application by the Planning & Zoning Commission.

Signature \_\_\_\_\_ Date \_\_\_\_\_

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# BEACON HILL – SECTION II

MANSFIELD CITY ROAD  
MANSFIELD CONNECTICUT

## OVERVIEW

The project proposed entails the development of a moderately small residential subdivision off of Mansfield City Road, on the west side of Mansfield, Connecticut. The proposed development will consist of 17 new building lots on approximately 62 acres on a new cul-de-sac to be constructed off the present Beacon Hill Estates. Lots on this plan are numbered 24 through 40 as an extension of the previously constructed Beacon Hills Subdivision.

The development access will be a 1500' long cul-de-sac serving 14 lots, with a long common drive serving an additional 3 rear lots.

## SITE LOCATION

The site of the proposed development is a block of land of about 62 acres located on the south side of Mansfield City Road. It is bounded by residential developments, including the previously constructed Beacon Hill Estates on the east, low-density rural housing on the west, and primarily unimproved and conservation lands to the south and southwest.

The area is zoned Rural Agricultural Residence (RAR-90) and the site itself is a re-grown woodlands re-establishing from past use as agricultural pasture and croplands.

## GEOGRAPHY

The subject site is located near the top of a long slope; the overall terrain rises steadily from the Willimantic River basin on the west to the top of the hill which is located to the southeast of the subject parcel in the area of the previously developed Beacon Hill Estates subdivision. Grades run parallel the proposed cul-de-sac road at a fairly consistent 4%-6% grade.

The hillside is fairly-well forested (second growth) with light underbrush, and soils in the area are predominantly Paxton and Montauk fine sandy loams, and Charlton-Chatfield complex well-drained soils.

## EXISTING CONDITIONS / PROPOSED CONDITIONS

Most of the property to be affected by the proposed development is an area of previously farmed land, with many stonewalls and established cart paths. The proposed plan is configured to make use of the existing paths and to utilize the existing stonewalls as property boundaries wherever possible.

The proposed cul-de-sac which will run directly down hill from the existing Beacon Hills Estates will be drained to a detention basin which will be located between the proposed development and Mansfield City Road, and which will empty into a new catch basin proposed for Mansfield City Road. A new culvert is also proposed for Mansfield City Road to connect the proposed catch basin with an existing catch basin at the north west end of the proposed development. The construction of the proposed detention basin and associated new structures in Mansfield City Road will help alleviate some of the existing drainage concerns along the town road.

## HYDROLOGY

The point of interest in our consideration of pre- versus post-development conditions is the existing catch basin in Mansfield City Road at the northwest end of the proposed development.

The design proposed utilizes a small detention basin and outlet structure to ensure that peak stormwater run-off from the site will not exceed the peak stormwater run-off rates that currently exist.

We used the Hydraflow Hydrographs Extension for AutoCAD program to model existing and proposed storm sewers and to analyze capacity for the 2-year, 10-year, 25-year, and 50-year storm events.

Assuming the present 18-inch culvert leaving the existing catch basin at the northwest end of the project was operating at capacity, we utilized the Hydraflow Hydrographs Extension program to design an on-site stormwater detention system. Hydrographs of peak discharges were prepared utilizing the Rational Method, and the TR-55 stormwater program. Hydrographs for "developed conditions" and "pre-developed conditions" were compared for development of target release values which were then used to design the size and outlet configuration for the detention structure.

The on-site system will be constructed of a shallow detention area which will discharge from an outlet structure to a new catch basin in Mansfield City Road.

A comparison of calculated pre-development and post-development stormwater flows to the 18-inch culvert are as follows:

STORM EVENT	EXISTING COND.	DEVELOPED COND.	REPORT SUMMARY PAGE
2-YR	4.3 cfs	3.5 cfs	2
10-YR	6.5 cfs	5.0 cfs	13
25-YR	7.8 cfs	6.0 cfs	24
50-YR	8.8 cfs	6.6 cfs	35

Stormwater calculations for design of drainage structures in the new road and in Mansfield City Road were based on Rational Method calculations and assumed a very conservative 5-minute time of concentration. Drainage areas were delineated on digital (Autocad) mapping. Drainage area delineations, gutter flow analysis, and storm sewer design calculations are included in Appendix A.

A schematic model of existing and proposed watersheds, and hydrographs comparing pre-development and post-developed conditions were utilized in design of the detention basin. This information is included in the Watershed Model Analysis included here in Appendix B.

Appendix C contains information on soils types and delineation as determined by USDA Natural Resources Conservation Service.

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**TOWN OF MANSFIELD**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**

---

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission  
From: Linda M. Painter, AICP, Director of Planning and Development  
Date: October 24, 2012  
Subject: 2013 Draft Meeting Schedule

Please review the attached 2013 draft meeting schedule for the Planning and Zoning Commission and Inland Wetland Agency. Also note that several meeting dates are on Tuesday due to a Monday Holiday.

The following motion has been prepared if members deem it appropriate. **That the Planning & Zoning Commission approve the 2013 meeting schedules for the Planning and Zoning Commission and Inland Wetlands Agency.**

**INLAND WETLANDS AGENCY  
AND  
PLANNING ZONING COMMISSION**

**MEETING SCHEDULE 2013**

(IWA-1st Monday of each month, PZC-1st and 3rd Monday of each month, unless otherwise noted)

<b>JAN</b>	7 22 (TUES due to Martin Luther King Jr Day)	<b>JULY</b>	1 15
<b>FEB</b>	4 19 (TUES due to Presidents Day)	<b>AUG</b>	5 19
<b>MAR</b>	4 18	<b>SEPT</b>	3 (TUES due to Labor Day) 16
<b>APR</b>	1 15	<b>OCT</b>	7 21
<b>MAY</b>	6 20	<b>NOV</b>	4 18
<b>JUNE</b>	3 17	<b>DEC</b>	2 16

ALL MEETINGS UNLESS OTHERWISE NOTED MEET AT 7:00 PM IN THE  
COUNCIL CHAMBERS  
AUDREY P. BECK BUILDING  
4 SOUTH EAGLEVILLE ROAD  
STORRS, CT 06268

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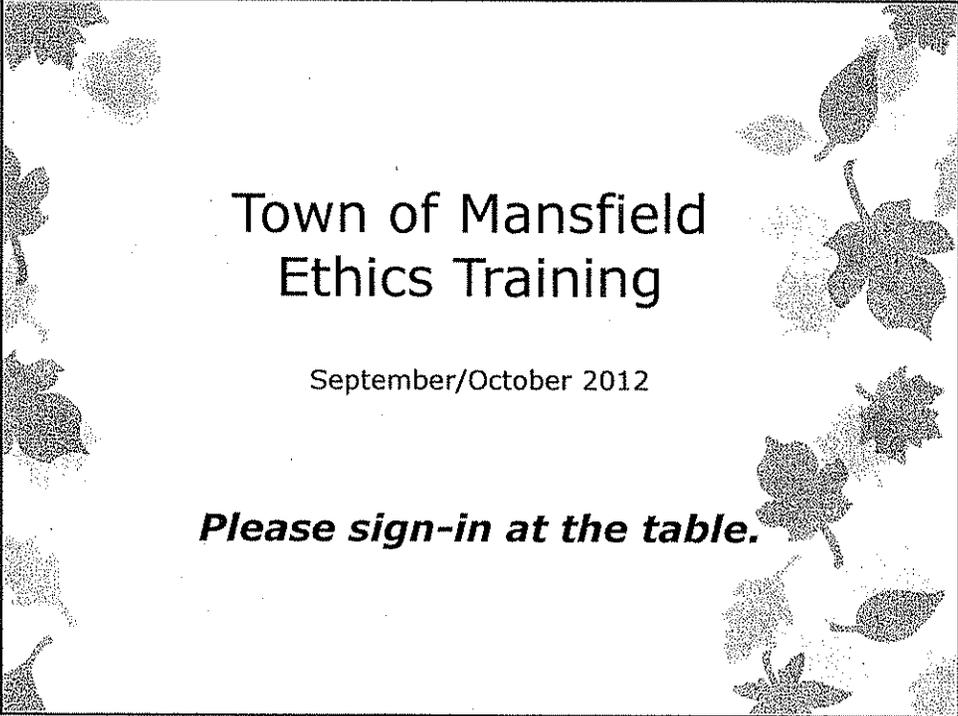
The Mansfield Zoning Board of Appeals will hold a public hearing on November 14, 2012 at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Road, to hear comments on the following application:

7:00 P.M. – Edward Drinkuth for a variance of Art VIII, Sec A to construct a 20' x 28' garage located 50' from the front property line where 60' is required, at 95 Hillcrest Dr.

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 October 25, 2012.

***Sarah Accorsi***  
***Chairman***

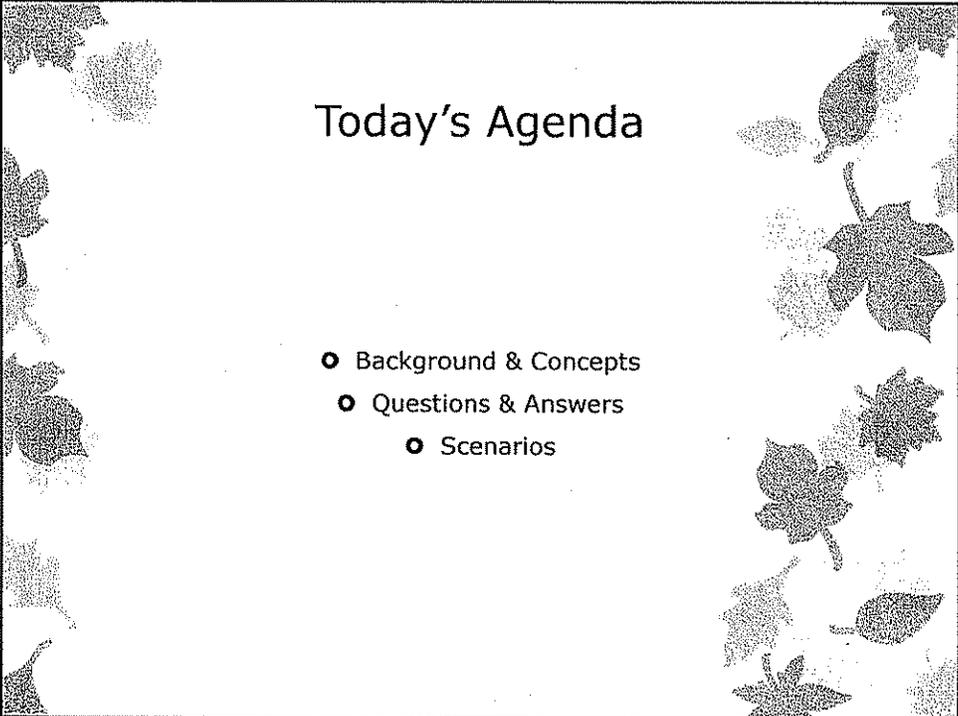
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# Town of Mansfield Ethics Training

September/October 2012

***Please sign-in at the table.***



## Today's Agenda

- Background & Concepts
- Questions & Answers
  - Scenarios

## Background

- Ethics Code originally adopted by the Town Council in June 1995.
- Ethics Code revised by the Town Council in May 2012 following an extensive 3 ½ year public review process including 65 public meetings:
  - 32 Ethics Board meetings
  - 11 Council meetings
  - 22 Personnel Committee meetings
- State Ethics Commission does not hear cases regarding municipal employees or officials.
- The Connecticut Municipal Ethics Task Force reported that 124 of 169 towns have an ethics code and 70 towns have an Ethics Commission/Board (2009 data).

## Ethics Board

- Appointed by the Town Council.
- Provides advisory opinions, hears complaints, offers advice to Council on matters related to Ethics.
- 5 regular members with staggered 3-year terms & 2 alternate members with staggered 2-year terms.
  - Nora Stevens, Chair
  - Saul Nesselroth, Vice Chair
  - John DeWolf
  - Jim Raynor
  - Win Smith
  - Lena Barry, Alternate & Secretary
  - 1 Alternate Vacancy

## Code Applicability

- Town of Mansfield employees.
- Mansfield Board of Education employees.
- Various elected and appointed public officials.
  - Includes certain advisory committee members with legislative, administrative or judicial functions. Examples:
    - Conservation Commission
    - Historic District Commission
    - Housing Code of Appeals
    - Advisory Committee on the Needs of Persons with Disabilities when acting as the ADA Grievance Committee

## Nuts & Bolts of the Code

- PURPOSE.
  - Promote good government and assure accountability.
  - Promote public trust.
  - Establish standards of conduct for officials and employees.
  - Provide guidance to officials and employees.
  - Encourage decision making, both policy and administrative, that is merit-based.
  - Promote honest and fair deliberations and decision making.

## Nuts & Bolts of the Code (25-7)

- **CONFLICT OF INTEREST.** Employees and officials may participate in a matter of general policy when the interest is shared with a substantial segment of Mansfield's population.

Prohibitions exist on officials and employees participating in matters and transactions that will provide a financial gain to themselves or businesses, individuals or family members they are affiliated with.

When participation in a matter is within the scope of duties of an official or employee, they should disclose such conflict to the Ethics Board, agency and supervisor in writing.

## Nuts & Bolts of the Code (25-7)

- **GIFTS.** Prohibits accepting gifts from any person interested in any pending matter within such official or employee's official duties.
- Gifts can include:
  - Food, beverages, meals
  - Entertainment
  - Money
  - Gift cards
  - Travel
- Gift exclusions:
  - Plaques, certificates, ceremonial awards
  - Promotional materials not exceeding \$20 in value
  - Honorary degrees
  - Meal/registration fees/travel costs to an event in which the employee is participating in an official capacity
  - Full list of exclusions provided in Section 25-4 of the Code

## Nuts & Bolts of the Code (25-7)

- **OUTSIDE BUSINESS.** Prohibits business activity, including outside employment, that is incompatible with proper discharge of duties or impairs judgment related to official duties.
- **REPRESENTING PRIVATE INTERESTS.** Restricts appearances on behalf of private interests before any board, agency or commission of the Town.
- **SELF-REPRESENTATION.** Asserts an employee or official's right to represent their personal interests before board, agency or commission of the Town.

## Nuts & Bolts of the Code (25-7)

- **CONFIDENTIAL INFORMATION.** Prohibits disclosure of confidential information. Prohibits use of confidential information for financial gain of self or others.
- **USE OF TOWN PROPERTY.** Prohibits use of Town property (e.g. equipment, vehicles) for personal use unless it is permissible pursuant to Town policy (e.g. cell phone use, vehicle use, technology use) or generally available to the public (e.g. internet, computers).
- **CONTRACTS WITH THE TOWN.** Prohibits nepotism in the procurement process. Ensures that the Town's Purchasing Ordinance and Procedures are followed.

## Nuts & Bolts of the Code (25-7)

- **FINANCIAL BENEFIT.** Prohibits employees and officials from misusing their position with the Town to gain a financial benefit for themselves or a business, individual or family member for whom they are associated with.
- **FEES OR HONORARIA.** Prohibits employees and officials acting in an official capacity from accepting fees or honorariums for an article, appearance, speech, or participation in an event.
- **BRIBERY.** Prohibits accepting anything of value (e.g. gifts, money, loans) when such acceptance is a reward or promise for future employment, vote, or official action.

## Nuts & Bolts of the Code (25-7)

- **DISCLOSURE.** Requires employees and officials for which the Code is applicable to disclose their name, address, and the Town of Mansfield affiliation when speaking before an agency or body regardless of whether said affiliation is related to the matter being addressed.
- **POLITICAL ACTIVITY.** Limitations on political activity such as:
  - Prohibitions on officials and supervisors requesting subordinates to participate in or donate to a campaign or other political activity.
  - Prohibits official town time, equipment, vehicles, etc. from being used for a campaign or other political activity (fundraisers, elections, referendums) not connected with their official duties.
  - Restrictions on political endorsements while on Town time or duty.

## Questions & Answers

- Question: I serve on an advisory committee and I'm not sure if the Ethics Code is applicable to me. How can I find out?
- Answers:
  - Check Section 25-4 of the Ethics Code on the official website or the Town Clerk's Office.
  - Contact the staff person to your Committee, Board or Commission.
  - Contact the Assistant Town Manager or Town Clerk.
  - Contact the Ethics Board.
  - If the Code is applicable to you, the Town Clerk's Office will notify you after your appointment or election (new members) or at times of formal revisions to the Code.

## Questions & Answers

- Question: How can I obtain a copy of the Ethics Ordinance?
- Answers:
  - Available on the Town's official website.
  - Available at the Town Clerk's & Town Manager's Offices.
  - Available on the Town of Mansfield employee intranet site.
  - Provided in new hire packets.
  - Provided to newly appointed or elected officials.
  - Provided to existing employees or officials upon request.

## Questions & Answers

- Question: I am an official or employee of Mansfield and a complaint has been filed against me. What are my rights? How will I be notified?
- Answers:
  - You will be provided a copy of the Code, the Complaint Procedures, and a copy of the complaint.
  - The Ethics Board Chairperson or Vice Chair will contact you in writing.
  - The Board will meet with you at your convenience. During all meetings you have the right to representation (union or legal counsel). If no probable cause is determined, the complaint will be closed and all records will be confidential.
  - If probable cause is determined, a hearing will be held. The Board will render an opinion which may be subject to disclosure.

## Scenario – Advisory Opinion

- Scenario: A Town employee in the Parks and Recreation department is considering taking a weekend job with an area private gym. The private gym is considered a competitor of the Community Center. The employee is unsure if accepting the position would be a conflict of interest and violate the Ethics Code.
- Recommended Solutions:
  - Be proactive, seek advice.
  - Consult with the Ethics Board. Request an advisory opinion from the Board to determine if accepting the position would violate the Ethics Code.
  - Consult with the Town Manager's Office. Seek advice to determine if the outside job conflicts with the "Outside Employment" sections of their relevant collective bargaining agreement or personnel rules.

## Scenario – Recusal

- Scenario: A Town Council member is an attorney employed by a manufacturing firm. The company would like to open a business in Mansfield and is seeking a tax abatement from the Town. The Town Council will be discussing the matter at its upcoming Council meeting.
- Recommended Solutions:
  - Before discussion on the agenda item begins, the Council member should disclose his affiliation with his employer in open session.
  - The Council member should recuse himself and not participate in discussions on the matter nor vote on the matter.
  - The Council member should consider leaving the table or room during discussions and deliberations on the matter.

## Scenario – Gifts

- Scenario: A Mansfield police officer assisted a stranded motorist over the weekend with a flat tire. In appreciation of his efforts, the motorist sends the officer a gift card for \$100 to a local department store.
- Recommended Solutions:
  - Report the gift card to his supervisor. Return the gift card to the sender. Explain that although grateful for the acknowledgement, employees can't accept gifts in excess of \$25. Copy Human Resources on the communication.
  - Report the gift card to his supervisor and donate it to a Town department that can use it for official Town business. Document the "re-gifting" with Human Resources and notify the sender as indicated above.
  - Report the gift card to his supervisor and donate it to a non-profit serving residents of Mansfield. Document the "re-gifting" with Human Resources and notify the sender as indicated above.

## Scenario – Conflict of Interest

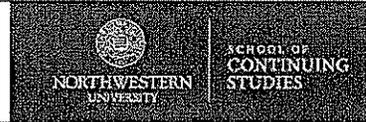
- Scenario: A volunteer firefighter, John Doe, works for "Company ABC" that makes fire apparatus (trucks). The Town has issued a request for proposals for a new fire truck. John Doe's employer, "Company ABC" wants to submit a proposal for the truck.
- Recommended Solutions:
  - The volunteer firefighter should disclose in writing his affiliation with his employer, "Company ABC," to the Town via the Fire Chief and Ethics Board.
  - The volunteer firefighter should not participate in the bid preparation or selection process on behalf of the Town.
  - The volunteer firefighter should recuse himself from working on the bid submittal for "Company ABC." If the award is granted to his employer, "Company ABC," he should not work on the truck project.
    - For transparency and appearances, the volunteer firefighter could ask his employer to submit a letter to the Fire Chief and Ethics Board stating that he will not participate in the bid or project for Mansfield.

## Questions?

- Contact the Ethics Board at [EthicsBoard@mansfieldct.org](mailto:EthicsBoard@mansfieldct.org)
- Contact the Assistant Town Manager at [HR@mansfieldct.org](mailto:HR@mansfieldct.org)
- Go to [www.mansfieldct.gov](http://www.mansfieldct.gov) and select the Ethics Board's web page.

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Contents

Making Room for Mom and Dad

Ins and Outs of Planning in India

Rethinking LA's Arterials

Hunting for Dollars

Demographic Data for a Changing Nation

Navigating New Orleans

Lessons from Celebration

News

Legal News

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## By the Numbers

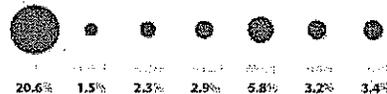
A monthly column on stats in the news.

Printer version (pdf)

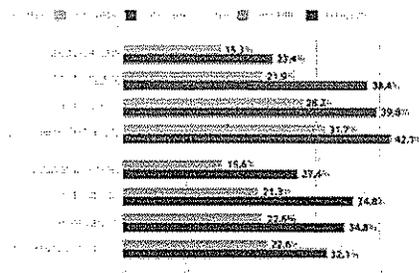
### The High Cost of Fat

Planners know that healthy communities start with healthy people. But obesity is more than just a physical burden—it's a financial one, too.

The U.S. spends far more on obesity related expenses than do other industrialized countries...

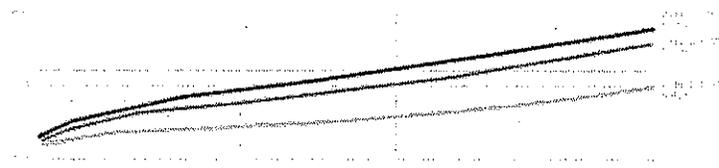


... in part because obesity has become increasingly prevalent among all groups.



Reductions in collective body mass indexes (BMI; measures of proportionate height and weight) can slow the expected volume of medical expenditures.

Predicted BMI-related direct health costs



Source: Harvard School of Public Health, "The Obesity Prevention Score as a Predictor of Obesity-Related Costs (ORC): National Center for Health Statistics, December 2010. Part for American Heart Association, January 2012. Center for Disease Control and Prevention template by Sarah Riechers. Contributed by the American Planning Association Research Department.

While some communities have made public health a centerpiece, many others haven't yet done all they can to help America slim down—and save money.

100% of schools are open.

50% Youth with easy access to parks, community centers, and sidewalks

20.1% Census blocks within a half-mile of a park

46.1% Middle and high schools that support walking or biking to and from school

54% Community-scale urban design or land-use policy

46% Street-scale urban design or land-use policy



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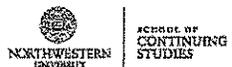
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Contents

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Demographic Data for a Changing Nation

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Lessons from Celebration

News

Legal News

By the Numbers

Research You Can Use

Letters

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Planning — October 2012

Making Room for Mom and Dad

Multigenerational families are seeking new housing types.

By Jeffrey Spivak

Linda Cho knew that her aging in-laws would move in with her family someday. She just didn't imagine the perfect opportunity would materialize this year.

It happened when Cho, her husband, and his parents went to browse model homes in the Los Angeles suburb of Irvine. Cho just wanted to see the latest home decorating trends. But the development, the New Home Company's Lambert Ranch, also featured design ideas of a different sort: multigenerational homes. Buyers could choose layouts such as a separate living unit inside a single-family residence, or a lot with a detached guest house behind the main home.

Within a week, the Chos and the in-laws decided to move in together. They put down a deposit to build a 3,000-square-foot main house with a 1,000-square-foot guest house containing its own bedroom, bathroom, living room, and kitchenette.

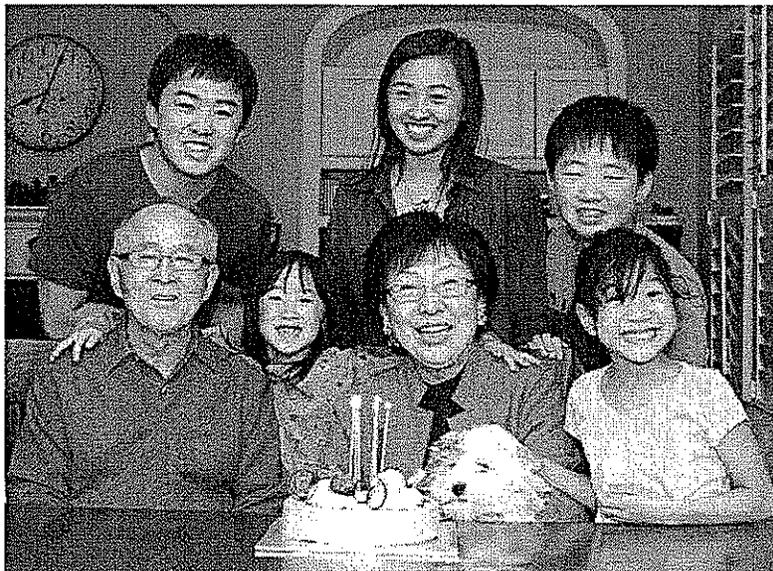
"We had in our mind already that we would eventually live together, so we could take care of them," says Cho, a Chinese-American married to a first-generation Korean. "Then we saw these homes, and it was like 'why wait?' This type of housing fit with what we wanted to do, so it wasn't a hard decision to make."

Such decisions are becoming much more common across the U.S. More family members of different ages and generations are living under one roof, forming multigenerational households. The number of such households jumped by 14 percent just from 2007 to 2010, and the number of Americans in such arrangements has almost doubled since 1980, according to the U.S. Census Bureau and the Pew Research Center, which have tracked the phenomenon.

The reasons for this upswing range from the Great Recession, which forced more family members to move in together, to surging immigration, as ethnic families are more apt to combine relatives and generations in the same residence. No matter the reasons, the bottom line is that one of every six Americans now lives in a multigenerational household, and families like these are driving interest in a slew of new housing models and features.

Architects, residential developers, and home builders are introducing an assortment of atypical designs, from second master bedrooms to second kitchens, from separate living quarters inside homes to separate quarters in the backyard. The National Association of Home Builders this year named multigenerational living one of the hottest design trends in new homes.

"What we're seeing is a fairly large niche market that's growing," says Steve Melman, NAHB's director of economic services.



Growing niche

As this niche grows, it's presenting some challenges for planners. Communities across the country are grappling with how to handle some multigen features such as second kitchens and exterior

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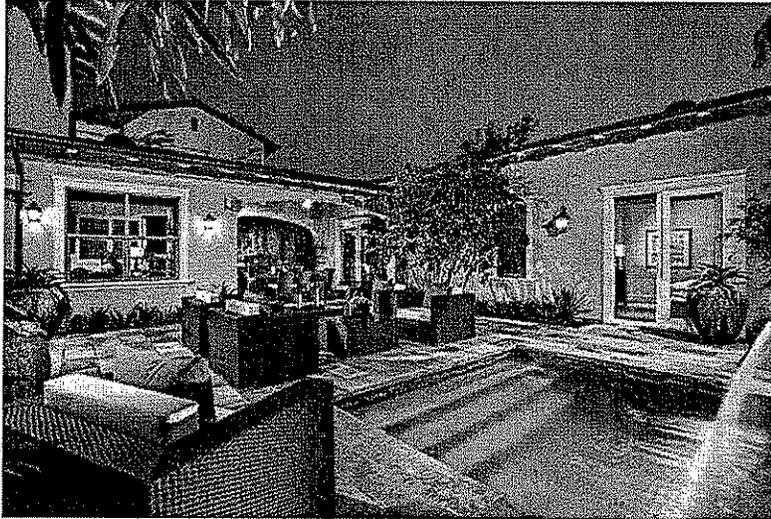
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entrances, plus whether to allow accessory dwelling units — typically small detached backyard bedroom units.

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"There's an unfamiliarity with [accessory dwelling units] among city staffs," says Denver-based architect Mike Kephart, who designs these specialized units and has experience selling them in a handful of states.

Within the housing industry, there remains some debate about whether multigen's growing popularity is a short-term blip driven by the economic downturn, or if it's a long-term trend that will continue accelerating as more baby boomers retire and as ethnic minorities drive the nation's population growth.



"We definitely see this as a segment of the market that's going to be there for a while," says Rodney Harrell, a senior strategic policy advisor at AARP and a vice chair of APA's Planning and the Black Community Division.

John Martin, a housing consultant and market strategist in California, adds: "It's not like housing's ticket to the future. But it's also not something that's merely a result of the economic downturn. There will be increasing demand for this type of housing. It'll be sustaining because, demographically, the numbers are all pointing to the opportunity."

#### New again

Living with other adult family members was once pretty common in America. Throughout the first half of the 20th century, about a quarter of the population typically lived in a multigenerational household. In fact, that's how architect Howard Perlman grew up on Chicago's North Side. His family lived on the first floor of a two-flat, with his grandparents in the upstairs apartment. "Everyone we knew lived that way," he says.

Now Perlman, president of Environmental Design Group LLC in Las Vegas, markets a line of home designs called "Fusion" for multigenerational families. The designs include a separate suite with bedroom and kitchenette walled off from the rest of a home, like adjoining hotel suites. "This isn't Levittown 1952. This is 2012. People are living differently today," Perlman says.

The Census Bureau estimates that from 2007 to 2010 multifamily households increased from 13.6 million to 15.5 million, or 14 percent, while total households increased just one percent. The Census defines multifamily households as those that include more than one family unit, such as middle-aged adults with older parents.

The Pew Research Center defines multigenerational more broadly, as households with at least two generations of adults, such as adult children (aged 25 and older) living in their parents' home. By Pew's definition, 4.9 million Americans moved into a multigenerational household just between 2007 and 2009, representing an 11 percent growth.

Pew estimates that more than 50 million Americans now live in such households, and the percentage of the population in such arrangements has slowly climbed from 12 percent in 1980 to 17 percent in 2009. By comparison, 10 percent of Americans live alone.

Generations United, a Washington D.C.-based public policy group, surveyed multigenerational households last year, and two-thirds of respondents reported the economy was a factor in their family choosing that arrangement. Pew described the phenomenon this way: "Without public debate or fanfare, large number of Americans enacted their own anti-poverty program in the depths of the Great Recession: They moved in with relatives."

Even when the economy fully rebounds, some housing and demographic experts believe the multigen trend is here to stay, for a couple of reasons.

First, the baby boomers — the generation that dictated housing patterns for the past half century — are now entering their golden years. An estimated 10,000 boomers are hitting retirement age every day, and the number of Americans at least 65 years old is forecasted to balloon from 40 million in 2010 to 72 million in 2030. Not all of them will be able to afford specialized senior care, with assisted living facilities costing an average of \$42,000 a year and nursing homes typically costing more, according to Deborah Howe, FAICP, chair of Temple University's Department of Community and Regional Planning.

Meanwhile, the nation's population growth continued to be driven by minorities and immigrants, and they are more likely to live in multigen arrangements. According to Pew, about 28 percent of Asians and 25 percent of Hispanics live in multigen households, compared with just 14 percent of whites.

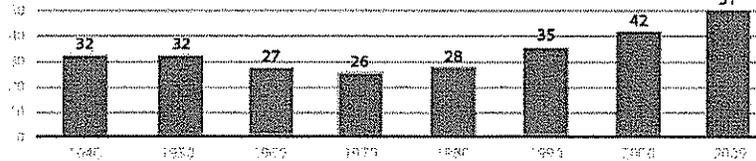
Consider the Chos, the family that bought a multigen home in Lambert Ranch. Linda Cho always expected her in-laws, who are now in their 70s, would one day move in with her, even though she

and her husband have five children. For the Chos, a nursing home was never a consideration. "It's how we were raised; you take care of family," Cho says.

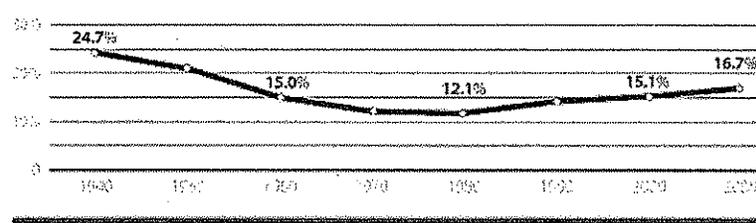
The combination of these factors has been enough to pique the interest of some architects and home-building companies. "It seems like this demographic trend is a compelling enough story to provide it with a product type," says Tom Redwitz, president of the California-based New Home Company, which is doing just that.

### The Trend: 1940-2009

U.S. Population Living in Multigenerational Households, in millions

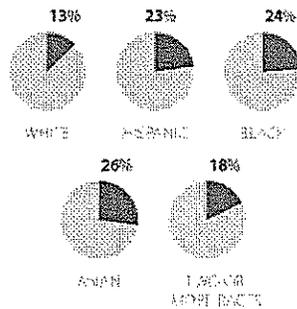


Share of U.S. Population Living in Multigenerational Households, in millions

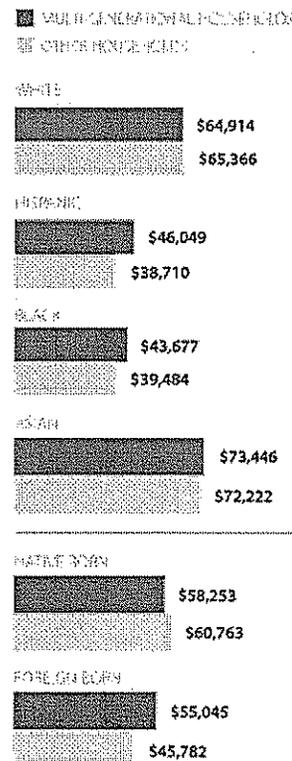


### 2009

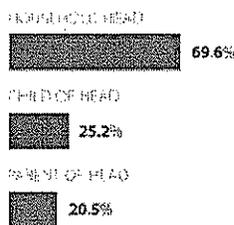
Share of U.S. Population Living in Multigenerational Households, by Race and Ethnicity



Median Income for a Three-person Household



Generations' Shares of Household Income in Multigenerational Households



Source: Fighting Poverty in a Tough Economy, Americans Move in with Their Relatives, Pew Research Center, 2011

### Housing innovations

Different ways to attract and accommodate multigenerational households are popping up all across the country:

- In Arizona, Florida, and a few other states, national homebuilder Lennar has introduced what it calls NextGen home designs, which market a separate 600- to 800-square-foot section of a single-family home as a "home with a home." This has a second outdoor entrance and includes a small sitting room, kitchenette with refrigerator, plus one bathroom and one or two bedrooms. "It's like adjoining hotel rooms where you're just doors away," Lennar regional president Jeff Roos once explained.

- In California, Colorado, and Texas, architect Mike Kephart has developed what he calls "Sidekick Homes," detached accessory dwelling units ranging in size from 360 square feet to 1,160 square feet. His clients are primarily interested in housing for older parents, and the Sidekicks — at \$50,000 to \$150,000 — cost less than a single-family home in desirable locales. "This is a way to create more affordable housing to take care of the wave of aging that is upon us," Kephart says.
- In Pennsylvania, architect Bill Warwick has designed a multigenerational master planned community in a distant suburb of Philadelphia. Scheduled to break ground this fall, the Spring Oak community offers different homes for different age groups, plus different amenities for different age groups. There are playgrounds and an activity center for the young, plus a community garden, a bocce court, and even a clubhouse card room for older adults.

"We have to be flexible enough to deal with multiple demographics. It's a cultural change we're going through," says Warwick, a principal with BartonPartners Architects Planners.

But perhaps no residential developer has created such an array of multigen options as the New Home Company outside Los Angeles. At Irvine's upscale Lambert Ranch, the company offers four different design options for multigen households.

One option has what the company calls a "private quarters," or a one-bedroom suite with a "service bar" kitchenette that's locked off from the rest of the house and has its own outside entrance. Another option includes a detached "guest house" of about 800 square feet, connected to the main home by a covered outdoor patio. The most expensive option is a two-home compound, with two fully functional homes sharing a yard.

"It's a spectrum of solutions for today's changing family structures," says Joan Marcus-Colvin, the New Home Company's senior vice president of sales, marketing, and design. "There's not one solution for this market."

The New Home Company chose Irvine for its multigen development partly because the Asian population there almost doubled in the 2000s, and the company's focus groups of prospective buyers indicated Asian relatives wanted to live near or with each other. Lambert Ranch's first phase released 42 homes for sale this past spring, and they sold out, with more than half the buyers coming from ethnic families, according to company executives. Also, one-quarter of all buyers chose a multigen design, usually the private quarters or the guest house.

"In this housing market, anything that gives us a 25 percent boost in sales, we're happy about," Marcus-Colvin says.

#### Planning challenges

Some multigenerational housing designs are so novel that they can create planning and zoning challenges. In many communities, a dwelling with a second full kitchen — including an oven or range — is outlawed in single-family zones. In other places, multigen features have sparked debates about density issues, secondary outdoor entrances, and even extra parking requirements.

Consider what North Carolina homebuilder Chris Kearns went through. A client asked him to construct a \$1 million home in the small Charlotte suburb of Matthews. It was designed in an L-shape, with a wing set aside for the client's older parents, complete with separate kitchen and entrance. The suburb's residential zoning ordinance didn't even address second kitchens in homes.

Kearns met with city planners and appeared before the zoning board, pleading for a zoning amendment. He finally prevailed, with the suburb permitting single-family homes with two kitchens within one household. "It was acceptable to us to allow some flexibility like this," says Kathi Ingrish, AICP, the town's planning director. Yet for Kearns, the process delayed his project for most of a year. "I think cities are behind the boat on this," Kearns says of multigenerational designs.

Some communities, though, are trying to be accommodating as new developments incorporate multigen housing features. With new-home construction coming back to life in metropolitan Phoenix, the suburb of Gilbert started seeing home designs with a secondary full kitchen, which is prohibited if it contains an oven and range.

But Gilbert tries to be builder-friendly, and the planning staff didn't want to stifle any housing momentum because of a minor zoning variance. So planners took the position that the city would allow second kitchens so long as the home wasn't sectioned off like a duplex — that is, walls or doors could not block access to the section with the second kitchen.

"We have tried to be very flexible in working through this issue," says Kyle Mieras, AICP, Gilbert's planning and development services manager. "We understand the importance of multigeneration housing, and we're attempting to balance that need with the need to protect the intent of a single-family neighborhood."

#### Granny flats

Another way some cities are accommodating multigen arrangements is by allowing accessory dwelling units, sometimes known as "granny flats." These are small — less than 800 square feet — and range from garage additions to detached backyard boxes equipped with a kitchen, bedroom, and bathroom.

California for at least a decade has allowed secondary housing units on single-family lots, resulting in more acceptance of them in some local communities, such as in Irvine. "It's something the city has been trying to encourage," says Eric Tolles, Irvine's director of community development.

Outside of California, most cities across the country prohibit accessory dwelling units. But that is changing. A recent U.S. Department of Housing and Urban Development report on accessory dwelling units notes that "an increasing number of communities across the nation are adopting flexible zoning codes within low-density areas in order to increase their affordable housing supply."

Seattle in 2006 created a pilot program allowing accessory units in one part of the city, then legalized them citywide in 2009. A city report found about 50 permits are issued a year, with cottages as small as 224 square feet. Portland followed suit in 2010, revamping its policy toward accessory units by waiving development fees, which were as high as \$15,000.

Yet accessory dwelling units are not always welcomed in cities. In Salt Lake City, Mayor Ralph Becker, FAICP, two years ago introduced a Sustainability City Code Initiative, which included a zoning amendment to allow accessory dwelling units capped at 650 square feet. Such dwellings already exist in violation of city code in just about every neighborhood, but some neighborhoods don't want them at all. During a year of public hearings, one resident told the city council that ADUs would "soon turn our neighborhood into an undesirable, overcrowded slum."

An underlying issue in the debate is "the fear of additional density," says Wilf Sommerkorn, director of Salt Lake City's planning division. "Opponents would say this is a densification of the neighborhood. But (accessory units) are not really a densification, they're a supplement to a household," he says. The mayor's zoning amendment remains under consideration, and Sommerkorn

predicts it will eventually pass in limited form, with accessory units allowed solely in transit-oriented development areas.

While accessory units can serve several purposes, such as rental housing or an artist's studio, they are also being marketed as a housing option for older parents, which is why AARP supports their acceptance.

"If you have a multigen family, this can make the existing house work better," says AARP's Rodney Harrell. "As a general principle, the more options we can provide, the better, so we won't be stuck in 20 years when 20 percent of the population is over 65 years old."

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**Resources**

**Images:** Top — Chung and Yong Cho, with their grandchildren (from right) Alex, Sara, Liana, Matthew, and Elise with Peeve the dog. Photo courtesy of the Cho family. Bottom — It didn't take long to find a new home that suited this family's multigen needs. The basic plan includes a guest house that is visually connected to the house by a patio.

The New Home Company's Lambert Ranch:  
<http://thenewhomecompany.com/neighborhood/lambert-ranch-irvine>

Lennar's NextGen "Home Within a Home": <http://lennarnextgen.com>

The Pew Research Center's latest report on multigenerational households:  
<http://pewresearch.org/pubs/2110/multigenerational-households-young-adults-recession-finance-economy-poverty>

AARP's report on multigenerational households: [www.aarp.org/home-garden/housing/info-04-2011/fs221-housing.html](http://www.aarp.org/home-garden/housing/info-04-2011/fs221-housing.html)



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