MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, January 7, 2013 ▪ 7:05 PM

Or upon completion of Inland Wetlands Agency Meeting

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

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**
   a. December 17, 2012 Special Meeting
   b. December 17, 2012 Regular Meeting

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

5. **Public Hearings**

   a. **7:15 p.m.**
   Subdivision Application, Beacon Hill Estates, Section II, Mansfield City Road, west of Beacon Hill Road; Eagleville Development Group, LLC, applicant: PZC File #1214-3
   Memos from Director of Planning and Development, Assistant Town Engineer, Fire Marshal, EHHD,

   b. **7:45 p.m.**
   Special Permit Application, Efficiency Unit, 22 Russett Lane, Jorgensen owner/applicant; PZC File #1314
   Memos from Director of Planning and Development, EHHD

   c. **7:50 p.m.**
   Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2

6. **Old Business**

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

   b. **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. **Special Permit Application, Efficiency Unit, 22 Russett Lane, Jorgensen owner/applicant; PZC File #1314**

   d. **Mansfield Tomorrow | Our Plan ▸ Our Future**

   e. **Other**

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)

7. **New Business**

   a. **8-24 Referral: Agricultural Lease Extensions (bridge leases)**
   Memo from Director of Planning and Development

   b. **Subdivision Design Process/Request for Determination, 85-87 Old Turnpike Road; Homeworks Properties LLC, applicant.**
   Memo from Director of Planning and Development

   c. **New Subdivision Application, 29 North Windham Road; J. Sauve, applicant: PZC File #1311**

   d. **Request for Certificate of Compliance, Michael's, 95 Storrs Road, PZC File #1307**
   Memo from Zoning Agent

   e. **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. 12-6-12 Letter from WINCOG Re: UConn EIE
   b. 1-9-13 ZBA Legal Notice
   c. Fall 2012 CT Landscape Architect article "Tree Removal Imperils State's Signature Beauty"
   d. Other

10. **Adjournment**

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)

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, December 17, 2012
Council Chamber, Audrey P. Beck Municipal Building

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

Vice Chair Ryan called the meeting to order at 7:08 p.m., appointing Ward to act in Goodwin's absence.

Minutes:

12-3-12 Meeting Minutes- Plante MOVED, Hall seconded, to approve the 12/3/12 meeting minutes as written. MOTION PASSED UNANIMOUSLY. Chandy noted for the record that she familiarized herself with the record of the meeting.

12-12-12 Field Trip Minutes- Holt MOVED, Ryan seconded, to approve the 12/12/12 Field Trip minutes as written. MOTION PASSED with Holt and Ryan in favor and all others disqualified.

Zoning Agent's Report:

It was noted for the Zoning Agent that Yukon Jack's on Route 44 has a sign out front advertising Live Music and that Moe's has an internally-lit illuminated sign.

Old Business:

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

Hall noted that he has familiarized himself with the record of this application.

Holt MOVED, Ward seconded, to approve with conditions the Special Permit application (PZC File #1313) of Christopher Kueffner and Lynn Stoddard for the development of a seasonal aerial ropes course on Storrs Road (Route 195) west of Baxter Road. This approval is based on the project as described in the application and subsequent information submitted by the applicants, including a statement of use and 9-page plan set dated September 25, 2012; and as presented at Public Hearings on November 19th and December 3rd 2012. This approval is granted because the application as approved is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1) **Extent of Approval.** This approval is specifically tied to the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. Any questions regarding authorized uses, required site improvements and conditions cited in this approval shall be reviewed with the Zoning Agent and Director of Planning and Development, and, as deemed necessary, the PZC.
2) **Phase 1A: Development of parking area.** Prior to the issuance of a Zoning Permit for the development of the initial ±50 space parking area, the applicant shall submit a revised site plan for approval by the Director of Planning and Development that addresses the following issues:
   i) Relocation of the eastern and western ends of the parking lot to be at least 25 feet from the wetland boundary and 50 feet from the side property lines except as modified below by the corresponding buffer reduction.

ii) Provision of truck and pedestrian access to the portable toilets from the first phase of the parking lot.
iii) Redesign of the parking area as needed to ensure compliance with fire lane access requirements.
iv) Addition of notes and sign details related to how the applicant will enforce the prohibition on parking within fire access lanes.
v) Addition of a pedestrian connection linking the handicap accessible parking spaces to the main pathway leading to the ticket area.
vi) Addition of a note requiring installation of the second phase of the parking lot when needed to meet parking demand as determined by the Zoning Agent. If the second phase of the parking area is not built within 5 years, the applicants should seek an extension to the Inland Wetlands License.

3) **Phase 1B: Development of aerial ropes course.** Prior to issuance of a Zoning Permit for the aerial ropes course, the applicant shall submit detailed plans showing the locations of platforms, aerial elements and walking paths.
4) **Phase 2: Expansion of the Parking Area.** Prior to issuance of a Zoning Permit for the expansion to the parking area, the Commission shall review any history of complaints regarding the use from nearby residents related to issues of noise and traffic on local roads. If no complaints have been received by the Zoning Agent, Commission review shall not be required.
5) **Buffer Reduction.** The 50-foot landscape buffer required along the east side of the parking area pursuant to Article VI, Section B.4.q.2 of the Zoning Regulations is hereby reduced to 35 feet based on the mature forest that serves as a sufficient buffer to the adjacent property.
6) **Signage.** Prior to issuance of a zoning permit for proposed signs, the applicant shall submit written approval from the Connecticut Department of Transportation for the sign location within the Route 195 Right-of-Way and detailed sign plans including location, dimensions, materials and lighting for approval by the Director of Planning and Development.
7) **Emergency Response.** The Fire Marshall recommends that the applicant provide a copy of their safety/operations plan to the Fire Department prior to opening to assist in coordination of emergency service response.
8) **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

MOTION PASSED UNANIMOUSLY.

b. **Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2**
Tabled-Pending Continued Public Hearing on 1/7/13.

c. **Subdivision Application, Beacon Hill Estates, Section II, Mansfield City Road, west of Beacon Hill Road; Eagleville Development Group, LLC, applicant: PZC File #1214-3**
Tabled-Pending Public Hearing on 1/7/13.

d. **Special Permit Application, Efficiency Unit, 22 Russett Lane, Jorgensen owner/applicant; PZC File #1314**
Tabled-Pending Public Hearing on 1/7/13.

e. **Mansfield Tomorrow | Our Plan ▸ Our Future**
Painter thanked all who came to the Special Meeting to meet with the Consultant and to discuss their ideas and give input on the process.

Rawn MOVED, Chandy seconded, to authorize the PZC Chairman and Director to work together to identify members of the community and stakeholders to serve on the advisory boards and working groups.
MOTION PASSED UNANIMOUSLY.

New Business:
None.

Communications and Bills:
Holt noted that WINCOG has issued a revised letter regarding the Water EIE, and Painter noted that she will email the updated letter to the Commission.

Adjournment: The meeting was adjourned at 8:10 p.m. by the Vice Chair.

Respectfully submitted,

Katherine Holt, Secretary

DRAFT MINUTES
SPECIAL MEETING OF THE
MANSFIELD PLANNING AND ZONING COMMISSION
Special Meeting
Monday, December 17, 2012
Council Chamber, Audrey P. Beck Municipal Building

Members present:	B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn (6:30pm), B. Ryan
Members absent:	J. Goodwin
Alternates present:	V. Ward, S. Westa (5:40pm)
Alternates absent:	A. Marcellino
Staff Present:	Linda Painter, Director of Planning and Development Jennifer Kaufman, Natural Resources and Sustainability Coordinator
Others Present:	Larissa Brown and Amy Kohn, of Goody Clancy Mayor Betsey Paterson; Council Members: Toni Moran, David Freudman, and Bill Ryan

Vice Chair Ryan called the meeting to order at 5:30 p.m., appointing Ward to act in Goodwin's absence.

Mansfield Tomorrow | Our Plan ▸ Our Future
Larissa Brown, of Goody Clancy, introduced the project and discussed the proposed schedule for getting documents out for review. She anticipates a Draft Plan of Conservation and Development (POCD) to be ready in the fall of 2013 and Draft Zoning Regulations to be ready in the spring of 2014. Discussion was held regarding ways to encourage public input, including the development of advisory boards to foster community participation and engage stakeholders. Emphasis was put on protecting the rural character of the town at the same time as encouraging change and growth in certain areas, and how to find a balance between the two. Larissa stated that tentative dates to kick off the project to the community would be January 30, 2013 with a public meeting on March 9, 2013. Members suggested including The Four Corners Sewer and Water Advisory Committee, Eastern Connecticut State University, and The University of Connecticut in the discussions.

Adjournment:
The meeting was adjourned at 7:00 p.m. by Vice Chair Ryan.

Respectfully submitted,

Katherine Holt, Secretary

Town of Mansfield

CURT B. HIRSCH
ZONING AGENT
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AUDREY P. BECK BUILDING
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MANSFIELD, CT 06268-2599
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Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: January 3, 2013

MONTHLY ACTIVITY for December, 2012

ZONING PERMITS

Name	Address	Purpose
McNabb	794 Warrenville Rd.	Home Occupation – solar systems
Drinkuth	95 Hillcrest Dr.	20 x 28 garage
Barton/Bladen	88 Mansfield Hollow Rd.	12 x 20 shed
Ferriss	28 Bundy La.	12 x 16 shed
Fox	1 Storrs Heights Rd.	24 x 13 carport

CERTIFICATES OF COMPLIANCE

The Flower Pot	9 Dog La. (SC)	Retail florist
Ellis	1928 Storrs Rd.	1 fm dw
Block	22 Hanks Hill Rd.	replacement mobile home
Grab N'Go	1232 Storrs Rd.	convenience store
Aquasent	1244 Storrs Rd.	office tenant
Froyo World	1 Dog La. (SC)	Food service
Fox	1 Storrs Heights Rd.	carport

PAGE
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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: January 3, 2013

Subject: **Beacon Estates Section 2**
Subdivision Application (17 lots)
(PZC File 1214-3)

Project Description
The subject property is comprised of a 60.5 acre parcel located on the south side of Mansfield City Road, west of Beacon Hill Drive. The property has approximately 770 feet of frontage along Mansfield City Road, as well as a 50 foot potential right-of-way extending from Beacon Hill Estates Section 1, which connects to the subject property along the southeast boundary. Eagleville Development Group is requesting approval of a 17-lot subdivision, including construction of a new ±1,490 foot cul-de-sac that would connect to Beacon Hill Drive and serve as access for all 17 lots. Three of the proposed lots are located on the west side of the existing wetland and would share a common driveway extending from the new cul-de-sac street.

Background
In April 2012, the Eagleville Development Group submitted for review under the Subdivision Design Process established in Section 5 of the Subdivision Regulations. The concept plan for the 17-lot subdivision included construction of a new cul-de-sac street connecting to Beacon Hill Road that would provide direct access to 17 new lots, 3 of which were located at the end of a common driveway. The preliminary concept was reviewed both by staff and various committees, including the Conservation Commission, Open Space Preservation Committee and Design Review Panel. The Planning and Zoning Commission/Inland Wetlands Agency also conducted two field trips and discussed the comments of staff and the other committees at their May 7 and August 6, 2012 meetings.

Based on the input received from the Commission as well as the other committees, I provided the following recommendations to the applicant via an August 21, 2012 email to guide their preparation of final subdivision plans:

As you proceed to the next stage of the design process, I would recommend the following based on comments received from the Commission, the Open Space Preservation Committee, the Conservation Commission and the Fire Marshal. For your information, I have attached copies of the Conservation Commission minutes, recommendations from the Open Space Preservation Committee and the Fire Marshal, as well as two letters received from residents of Beacon Hill Section 1. As a reminder, these comments are not binding on

either the applicant, the Commission, or any other authority, agency or official to review and act on the subdivision.

- ***Yield Plan.*** *Based on the information presented at the meeting on August 6th, including the revised yield plan submitted by Ed Pelletier, the proposed yield of 17 lots is acceptable provided Eastern Highlands Health District confirms well and septic suitability once a formal application is filed. If EHHD does not confirm that 17 lots are feasible, the number of final lots shall be reduced according to their recommendations.*
- ***Alternative Design With Access to Mansfield City Road.*** *While many of the Commission members appeared to reach the conclusion that Beacon Hill Road constitutes a through road in its entirety, there were some members who were interested in seeing a site layout alternative with a new road connection to Mansfield City Road. This alternative design should preserve the stone walls to the maximum extent possible. This would allow the Commission to evaluate the design and potential impacts of a road connection, including sight lines, traffic impacts, etc., while allowing them the opportunity to balance the various concerns. Given the fact that no formal vote was taken and we have received correspondence from neighboring property owners expressing concern over traffic impacts to Beacon Hill Road, I expect that this issue will be raised again as part of the public hearing process. This alternative design can be submitted prior to development of final plans pursuant to Section 5.2.c of the Subdivision Regulations.*
- ***Concept Layout (West of Wetland).*** *The three lots west of the wetland should be redesigned/reduced in size and shifted to the north to provide continuous open space connection between the DEEP property and the wetland. This recommendation is based on the impact moving the three lots to the east side of the wetland would have on the stone wall complex. As noted in the Conservation Commission minutes, there are potential opportunities for acquisition of the open space on the west side separate from this subdivision.*
- ***Conservation Easements/Open Space Dedications/Trail Corridors.*** *The applicant should incorporate the recommendations as to use of conservation easements, open space dedications and trail corridors as prepared by the Open Space Preservation Committee.*
- ***Low Impact Development.*** *The new street, common driveway, culverts and other infrastructure such as the proposed detention basin should be designed using Low Impact Development/Green Infrastructure techniques. LID standards for development of individual lots should also be considered. The applicant is encouraged to work with town staff on the design of the infrastructure before submitting for final subdivision approval. I have spoken with the Director of Public Works and he is open to potential modifications of the Town's standard street specifications to achieve LID objectives provided the alternate design can be maintained and functions appropriately.*
- ***Fire Protection.*** *A copy of the Fire Marshal's report is attached. I apologize for not including this with the packet that went to the PZC. His comments address driveway standards and emergency access, as well as a recommendation that you consider providing a cistern or other water source for fire protection purposes.*

Review of Proposed Subdivision Plan

The following comments are based on a review of the 13-page plan set dated July 15, 2012 for compliance with the Mansfield Zoning and Subdivision Regulations as well as consistency with the recommendations issued in August 2012 as summarized above, as well as updated comments from the Open Space Preservation Committee and Conservation Commission.

Lot Layout

The proposed subdivision has been designed using the conservation/cluster subdivision design approach. The plan includes 14 lots on the east side of the wetland and 3 lots on the west side of the wetland, accessed by a proposed common driveway. The common driveway is located in the same location as the existing farm lane crossing. All of the lots exceed the 40,000 square foot minimum requirement for lots in conservation subdivisions. The proposed layout preserves a majority of the stone wall complex east of the wetland and the scenic views along Mansfield City Road, two priorities that were identified in previous recommendations.

Lot Size and Configuration

As noted, the applicant has used the cluster development/conservation subdivision design approach. Pursuant to the yield plan submitted through the pre-application subdivision design process, the number of lots proposed is equivalent to that which could have been developed through a conventional design. Each of the lots contains a minimum of 40,000 square feet as required by Section 7.4.a.

Note 4 on Sheet 4 indicates that each lot contains 30,000 square feet of suitable land for building in accordance with Article VIII, Section B.6 of the Zoning Regulations. This section actually requires a minimum of 40,000 square feet of suitable area for each lot. The applicant needs to confirm that each lot has 40,000 square feet exclusive of visible ledge, slopes exceeding 15%, drainage easements, conservation easements or other easements that will limit or restrict on-site uses, or any watercourses, waterbodies or inland wetland soils. Said 40,000 square foot area must be defined with all portions having a minimum width or depth of 75 feet.

Building Setback Lines/Lot Frontages

Section 7.5 of the Subdivision Regulations requires all lots to meet the building setback and frontage requirements of the Zoning Regulations, unless waived or reduced pursuant to Section 7.6. The Commission also has the authority to increase building setbacks and frontages to protect significant natural and manmade features and/or scenic views and vistas. Due to the use of the cluster approach, many of the lots will require reductions in lot frontage and setbacks. The final plans will need to specifically and prominently note the reductions on each of the affected lots and require that the reductions be noted on the deeds of the affected and abutting lots. In particular, the setback along lots that abut property not owned by the applicant (Lots 24, 25, 27, 30, 31, 35, 36, 37 and 40) cannot be reduced. The plans need to clearly demonstrate that the setbacks along these property lines meet the requirements of Article VIII of the Zoning Regulations. To help identify all of the reductions/waivers that are needed, the applicant should develop a table of proposed setbacks and lot frontages.

In addition to the general setback requirements noted above, there are several locations in which BAE and DAE boundaries should be adjusted to better protect stone walls. As these locations are numerous, it is recommended that the applicant meet with staff to review the maps.

Common Driveway

The proposed common driveway on Lot 36 extends ±1290 feet from its intersection with Wyllys Farm Road and provides access to three lots (Lots 35, 36, and 37). Pursuant to Section 7.10, the Commission may authorize use of a common driveway if it meets the design objectives of Section 5.1 and one or more of the following criteria:

- Wetlands, steep slopes or other physical constraints would require extensive grading, filling or tree removal for individual driveways.
- The common driveway will enhance vehicular and/or pedestrian safety.
- The common driveway will protect and preserve natural and manmade features, scenic views and vistas, interior forests and/or existing or potential conservation areas identified in the Plan of Conservation and Development (see map 21); or
- The driveway will promote cluster development and other design objectives of these regulations.

As demonstrated through the initial subdivision design process, the alternative to the proposed common driveway would be a road connection through the wetland. The proposed common driveway will significantly reduce impacts on the wetland as compared to a road.

The following revisions to the common driveway are needed based on staff review of the plans for compliance with Sections 7.10 and 7.11 of the regulations:

- Four pull-offs are proposed along the driveway. Based on pure math, that results in an average separation between the pull-offs of ±323 feet. However, as the details on the pull-offs are located on separate sheets, it was difficult to determine the actual distance between them to confirm compliance with the requirement that they be located at average intervals of 300 feet (Section 7.11). Additional information should be provided by the applicant on the proposed separation between the pull-offs.
- At the intersection with Wyllys Farm Road, the driveway needs to be widened to 20 feet for a distance of 40 feet in accordance with Section 7.10.f.
- A turn-around area at the end of the driveway is required in accordance with Section 7.11.c.
- Notes will need to be added to the plans to address ownership and maintenance of the common driveway as well as the other requirements of Section 7.10.

Trees and Stone Walls

The following items need to be addressed through submission of revised plans:

- *Stone Walls.* While most of the stone walls will be preserved based on the proposed subdivision plans, there are some sections that will be impacts. Details are needed as to how those stones will be reused on site pursuant to Section 7.7. Notes should also be added regarding the long term protection of stone walls. As noted herein, several BAE, DAE, Conservation easement and open space dedication boundaries should also be adjusted to provide better protection for the stone walls.
- *Trees.* Pursuant to Section 7.8 of the Subdivision Regulations, the plans need to specifically identify significant trees to be preserved and add notes regarding preservation and protection measures during construction.

Access

All of the proposed lots will be accessed from a new cul-de-sac road (Wyllys Farm Road) that will connect to Beacon Hill Drive through the 50 foot right-of-way reserved as part of the approval of Section 1 of Beacon Hill Estates. No street access to Mansfield City Road is proposed. The following comments are based on a review of the proposed street with regard to the subdivision regulations, the recommendations from the subdivision design process and comments received from the Fire Marshal.

Dead End Street Provisions

During the review of the concept plan during the pre-application design process, staff noted a potential issue regarding the connection of Wyllys Farm Road to Beacon Hill Drive. Section 8.5 of the Subdivision Regulations requires that dead end streets be no longer than 2,400 feet in length and serve no more than 25 lots. The proposed Wyllys Farm Road is approximately 1,490 feet in length and will serve 17 lots. Section 3.16 defines dead-end street as: "A right-of-way closed at one end with an intersection with a through street at the other end, and also includes the term cul-de-sac street. A street with a temporary turn-around is a dead-end street." When considered independently of Beacon Hill Drive, Wyllys Farm Road meets the maximum length and lot provisions.

However, as noted in the definition, a dead-end is defined as intersecting with a through street at one end. When Beacon Hill Drive was approved by the Commission in 2005, the following analysis was provided by Greg Padick, Director of Planning with regard to conformance with the dead-end street requirements:

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

The above language implies that the 'loop' portion of the road was considered a 'dead-end' while the entrance and exit onto Mansfield City Road was considered to be a through road, even though there is only one street name for the entire length. It should be noted that there is two-directional travel around the entire loop. If this interpretation is correct, the proposed Wyllys Farm Road would not be connecting to a through street as required by the definition. Rather, it would connect to another dead-end street.

If the Commission concurs with the interpretation that the loop portion of Beacon Hill Drive is a dead-end street, the portion of Beacon Hill Drive between the round-about at the southern end of the entry/exit boulevard and Wyllys Farm Road should be included in the dead-end street calculations for purposes of maximum length and lots served. Based on the approved plan for Section 1, this distance is approximately 600 feet. Additionally, based on the lot layouts in the approved plans, there are 8 lots in

Section 1 that would have driveway access on either Wyllys Farm Road or this section of Beacon Hill Drive: Lots 11, 12, 13, 14, 15, 16, 23 and 22. The remainder of the lots could use this section of Beacon Hill Drive for access, but would also have access coming from the other direction on Beacon Hill Drive. Under this interpretation, the total length of the dead-end street (including both Wyllys Farm Road and the section of Beacon Hill Drive described above) would be approximately 2,090 feet and serve 25 homes, which would be consistent with the dead-end street provisions of Section 8.5.

As a separate issue, the Fire Marshall has noted in his memo dated January 3, 2013 that consideration should be given to providing a second access point into the subdivision. Such a connection would improve emergency vehicle access and reduce the change of residents becoming isolated in the event of road blockages from downed trees similar to what occurred in recent storm events.

Low Impact Development

As noted above, previous recommendations issued during the initial design process included use of Low Impact Development techniques. No change has been made to the design of the street or cul-de-sac to reflect these recommendations. Staff continues to recommend that the applicant use LID best practices in the design of the street, and the Department of Public Works remains open to modifying street specifications to accommodate more environmentally friendly designs. Examples can be found in the 2011 Appendix to the Connecticut Stormwater Quality Manual and include narrowing the pavement width to 20 feet, the use of a teardrop design for the cul-de-sac with a rain garden in the middle and swales on the sides of the road instead of the traditional curbing. Prior to redesigning the road, the applicant is encouraged to meet with the Director of Public Works to determine which approaches would constitute acceptable modifications to the town's standard specifications for the purposes of long-term maintenance.

Street Trees

Section 8.10 contains several requirements for street trees, including placement, spacing, type, and planting details. The applicant has proposed Red Maples along the section between Beacon Hill Drive and the common driveway, and Black Gums for the remainder of the street. Staff would like to review this selection with the Design Review Panel for further input.

Other Requirements

The memo from the Assistant Town Engineer identifies other requirements that must be met including sight distance, signage, and bonding estimates.

<u>Drainage</u>

As noted above under the discussion of the proposed Wyllys Farm Road, staff is recommending changes to incorporate Low Impact Development Techniques (LID). LID Stormwater techniques should be used not only for road drainage, but for individual lots as well in accordance with the best practices identified in the 2011 Appendix to the Connecticut Stormwater Quality Manual. Proposed design practices and notes should be included for both street design and development of individual lots.

The Assistant Town Engineer has identified several concerns with the proposed drainage system that need to be addressed in addition to the recommendations for the use of more LID practices.

Utilities

Underground Utilities

Utilities are proposed to be underground pursuant to Section 11.1, and the appropriate notes have been added to Sheet 4. No information was submitted as to whether any coordination with applicable utility companies has occurred.

Water and Wastewater

Each of the proposed lots will be served by individual well and septic systems. The Eastern Highlands Health District has reviewed the proposal and identified concerns with the following lots: 24, 27, 32, 37, and 40. The applicant needs to address these concerns to the satisfaction of the EHHD. In speaking with the surveyor and the EDDH sanitarian, additional testing for Lot 37 will be conducted next week; layout changes will be made to address the concerns on the other lots.

The Fire Marshal has also suggested that a water source be developed for fire protection purposes.

Open Space

The proposed subdivision includes 22.03 acres of open space that would be either be dedicated to the town or protected via a conservation easement, for a total of 35.5% of the property. The open space areas include a 5.79 acre parcel comprised mainly of wetlands located south of the proposed common driveway; an 11.10 acre parcel comprised mainly of wetlands located north of the proposed common driveway; a 3.9 acre conservation easement along the south and west boundaries of Lots 36 and 37; a 1.02 acre conservation easement along the eastern boundary of Lot 35; and a 0.22 acre parcel located between Lots 27 and 28 for a trail connection.

Character of Proposed Open Space.

Pursuant to Section 13.1.1 of the Subdivision Regulations, the Commission can require up to 40%[1] of the property to be preserved as open space, either through dedication or use of conservation easements. Additionally, the Commission can require that the preserved open space be of the same general character as the overall property (Section 13.3). In other words, the percentage of wetlands and steep slopes dedicated as open space should be similar to the overall percentage of wetlands and steep slopes on the property. In this case, the percentage of the proposed open space comprised of wetlands (55%) greatly exceeds the overall percentage of wetlands on the entire property (20.5%). This issue was identified as a significant concern by the Conservation Commission in their review of the project at their November 2012 meeting:

"The Commission is disappointed that so much of the open space dedication is wetland (with extensive barberry), which the developer could not have developed in the first place. It urges that conservation easements be drafted so as to permit a trail for public use from the dedicated open space on the east to State land on the west."

This difference can be reduced by increasing the size of conservation easements on Lots 35, 36 and 37. These three lots are all over 5 acres in size; and consist predominantly of upland areas.

[1] The open space calculations on Sheet 2 reference a 15% recommended dedication; this should be changed to 40% to correctly reflect Section 13.1.1. Also, the amount of land with slopes over 20%, not 15% should be identified, both as a portion of the entire site and as a percentage of the proposed open space dedication.

Trails

The Open Space Preservation Committee addressed trail connections in their memos dated November 27, 2012 and December 18, 2012. These memos are included for the Commissions review, and are summarized as follows:

- Trails should be located on Town-owned land wherever possible.

- A new trail should be created that connects to the existing trail in Section 1 behind Lot 11; extends along the west side of Lots 38-40 (within the proposed 5.79 acre open space area); turns east at the corner of lot 38, and follows the path of the common driveway to Wyllys Farm Road; crosses Wyllys Farm Road and extends to Mansfield City Road between Lots 27 and 28; and turns to the north at the rear corner of Lot 28, extending along Mansfield City Road until it reaches the northern property line. Detailed recommendations related to the location and construction of the trail can be found in the OSPC's 12/18/2012 memo.

  In particular, the applicant is encouraged to redesign the common driveway easement and access to adjoining lots to allow for a separate woodchip trail between the south side of the driveway and the existing stone wall. The driveway in this area appears to be 14 feet wide. Pursuant to Section 7.10, the minimum width of a common driveway is 12 feet, with load-bearing shoulder widths of 2 feet on each side. Based on this requirement, the paved width of the driveway could be narrowed in this area to allow for additional room for the trail between the driveway and the stone wall.

- The trail shown along the western boundary of the property on Sheets 5 and 7 should be removed.[2]

Form of Dedication

Pursuant to the recommendations of the Open Space Preservation Committee as described in their November 27, 2012 memo, the following changes should be made to the form of the open space dedications:

- The 11.10 acre area located north of the proposed common driveway should be changed from a dedication to a conservation easement. This will necessitate changes to the lot lines for adjacent properties.
- A deeded right-of-way along the common driveway is needed for pedestrian access along the portion where the trail is located. The boundary of Lot 34 should be located along the stone wall if possible to clearly separate the two properties.
- The eastern boundary of the 25-foot wide open space between Wyllys Farm Road and Mansfield City road should be along the stone wall to clearly demarcate the separation between town and private property.
- The proposed 20-foot trail easement along Mansfield City Road should be changed to an open space dedication.

[2] In speaking with a member of the Open Space Preservation Committee for clarification, staff learned that the previous recommendation for a trail connection through the 3.9 acre Conservation Easement abutting Lots 36 and 37 had been withdrawn after further consideration of the topography, which includes a steep slope leading down to the DEEP property to the west.

- Where possible, boundaries of conservation easements or open space dedications that abut stone walls should include the walls within the easement or dedicated area.

Summary/Recommendations

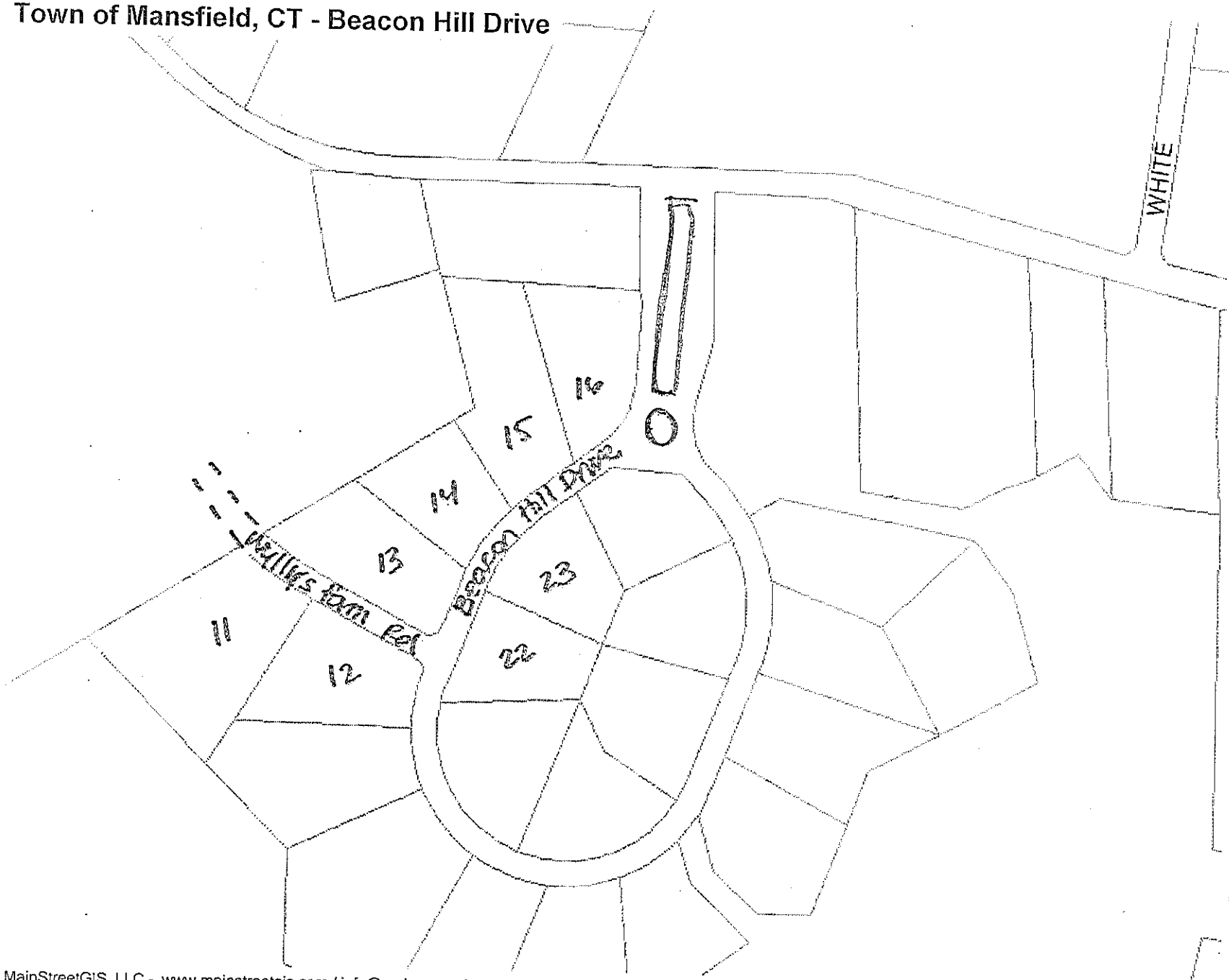
Based on the number and nature of the revisions identified in this report, staff recommends that the public hearing remain open to allow the applicant to revise the plans and resubmit for review by staff and the Open Space Preservation Committee.

NOTES

- The analysis and recommendations contained in this report are based on the following information submitted by the applicants:
  - Application submitted October 18, 2012 and received by the PZC on December 3, 2012*, including:
    - Thirteen Page Plan Set dated July 15, 2012 prepared by Datum Engineering and Surveying
    - Wetland Report prepared by John Ianni dated October 2012
- The following correspondence regarding the proposed development has been received:
  - Memo from Geoffrey Havens, Eastern Highlands Health District, dated December 26, 2012
  - Memo from Grant Meitzler, Assistant Town Engineer, dated January 2, 2013
  - Memo from Francis Raiola, Fire Marshal, dated January 2, 2013
  - Letter from Lawrence Mayer, 46 Beacon Hill Drive, dated August 1, 2012
  - Letter from Douglas Hamilton and Pamela Paine, 43 Beacon Hill Drive, dated August 2, 2012
- Neighborhood Notification Forms were required to be sent to property owners abutting the subject property (including property owners across the street) in accordance with Section 4.11 of the Mansfield Subdivision Regulations. A copy of the notice has been provided. Certified mail receipts dated December 6, 2012 have been submitted.
- The Public Hearing on this item will be opened on January 7, 2013 and must be closed by February 11, 2013 unless a written extension is granted by the applicant.
- 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 applicants grant a written extension.

*The original application was received by the Commission on November 5, 2012. However, it was withdrawn and immediately resubmitted for receipt on December 3, 2012 due to a notice issue.

Town of Mansfield, CT - Beacon Hill Drive



Zoning
ConservationEasem
Railroad
Trails
Parcels
Streams
water
wetlands

N

1 in = 277.37 ft

Printed:
1/3/2013

MainStreetGIS

MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

Memorandum: January 2, 2013
To: Planning & Zoning Commission
From: Grant Meitzler, Assistant Town Engineer
Re: Beacon Hill 2 - 17 lot subdivision

plan reference: dated 7-15-2012
Drainage and Hydraulic Design, dated 10-17-2012

The DEEP office that reviews plans with over 5 acres of ground disturbance should be contacted for their requirements.

Traffic

The plan proposes use of the 50' access way placed when Beacon Hill 1 was approved, for future connection of this land to the town road system.

Beacon Hill 1 ...	288 vpd ...	23 lots
Beacon Hill 2 ...	212 vpd ...	17 lots
	500 vpd	40 vpd

This is an estimate for the total traffic expressed in vehicles per day that will be using the Mansfield City Rd/Beacon Hill intersection. The 212 vpd figure is the estimate for the new intersection with Beacon Hill no. 1. This 500 vpd figure is comparable to the Sawmill Brook and Beech Mountain road system count. Sight distance is good in both directions from and to this intersection (250 feet being the requirement).

Drainage

I have three concerns with the Drainage system:

1. catch basins 12 and 13 do not show in the calculations. This is of concern for determining the need for a new drainage easement at the catch basin 13 location, and for showing that the flow to that owner's land after development is less than it is before development.

2. shared drive to lots 35, 36, and 37
   I did not find drainage calculations for the brook crossings indicated on the plans that will be piped. The pipe sizing and headwater depth required is needed

to assess the potential for flooding and erosion across the common drive for Lots 35, 36 and 37. Each brook should have a design that will maintain existing wetlands conditions and minimize disturbances along the distances between the brooks where over-topping of and sedimentation from that overtopping will impact wetlands both on this property and the adjacent downhill owner.

3. The plan for the retention pond shows temporary construction access. Permanent drive access for required maintenance is needed.

The indication is that the flows after development will be less than before due to the effect of the retention pond. Noting that the road has been placed along a high point in the site elevations indicates lower flows than might otherwise occur.
This with the retention structure near the end of the system between Lot 29 and Mansfield City Road justify the low figures. Notwithstanding these comments I am concerned about the impacts outlined in 1. & 2 above, where drainage analysis is needed regarding the actual outflow to the neighbor's property on the opposite side of Mansfield City, Road, and the effect of required head water elevation to pass flow through pipes needed under the shared driveway.

Proposed Road

Although the proposed road is consistent with our Department Specifications, earlier comments to the applicant had recommended low impact measures that will require revisions to our Public Works Specifications and further revision to the street design.

The new road (Wyllys Farm Road) is shown at 6.8 percent maximum slope (This is within the 8 percent slope our Department Specifications ask for). The road detail on sheet 9 of 13 shows our required pavement cross section.

There is a note 14. on sheet 4 of 13 indicating all drives are less than 15 percent. The same note indicates 200 feet sight distance has been provided for each lot. Our requirement is for 250 feet of sight distance, which is to be shown graphically on the plans.

Street signing is to include a 25 mph speed limit sign on Wyllys Farm Rd shortly after the intersection with Beacon Hill Rd. Also needed at the intersection of Wyllys & Beacon Hill are advance intersection warning signs for both directions, and an overhead streetlight shielded and aimed to illuminate the Beacon Hill Road surface in front of the new street.

A bond estimate is needed for the new road construction cost.

Driveways

The plan proposes a new road approximately 1490 feet long with a 90 foot diameter cul-de-sac. The new road is shown as 50 feet wide throughout. There are 13 lots with frontage, 3 lots sharing a long drive, and one lot with a driveway leading between lots 24 & 26. Lot 25's drive is 10' wide within a 25 foot access way.

The common drive for lots 35, 36 and 37 does not provide a full width easement right to reach lot 35; instead the shared easement ends at a point which would conflict with driveway construction and utility easements. That common drive width is otherwise ample being 80' at its widest through the wetland crossing and reduced in width at its beginning and end. This driveway should be extended into Lot 35. The drive should also have a section long enough for two cars to pass at its start (20' wide for two car lengths).

Utility companies may require additional easements.

Sediment & Erosion

The Connecticut DEEP requires submission of plans for review when the total area of construction is over 5 acres.

The plan for street drainage directs water away from the very large wetlands and to a retention pond near the edge of Mansfield City Road. Overflow from the retention pond is to a new catch basin in the edge of Mansfield City Rd and 300 feet of new 15 inch pipe leading to an existing cross pipe discharging on the other side of the road.

24 inch sumps are indicated for the drainage system catch basins. A detail is shown for a Type CL basin with only

a 3 inch sump. This is sufficient for a yard drain but is not sufficient sump depth for the street drainage system.

Stockpile areas are indicated on each lot with instructions for their control.

Silt fencing has been shown along downhill side of construction areas. Catch basin hay bale protection is indicated for all basins.

Deeds and Easements

Draft deed and easement documents, together with certificate of title, and mortgage releases as needed, should be submitted for review.

Town of Mansfield
Mansfield Fire Department

To: Planning and Zoning Commission

From: Fran Raiola, Acting Deputy Chief/Fire Marshal

CC: Linda Painter, Director of Planning

Date: January 2, 2013

Re: Beacon Hill Estates – Section II PZC file #1214-3

After reviewing the plans for the above referenced subdivision for compliance with the requirements of the Town of Mansfield Subdivision Regulations for Fire Lanes, Driveway Length Standards and Emergency Vehicle Access, I have the following comments.

1. All driveways exceeding 300 feet in length are required to have Pull-Offs and Turnarounds. Pull-Offs are required every three (300) feet and are required to have a minimum width of 10 feet and minimum length of 40 feet. Turnarounds must be located no closer than 75 feet and no further than 200 feet of the house and have a minimum length of 30 feet. (7.11)
2. The plans indicate a common driveway serving three residences (lots 35,36,37). Common driveways are required to have a minimum travel width of 12 feet and 2 foot load bearing shoulders. In addition the minimum width is required to be increase to 20 feet at all intersections for a length of 40 feet. (section 7.10d & 7.10f)
3. Although not currently required, I would recommend the developer consider establishing a water source for fire protection.
4. Although not required, consideration should be given to providing a second access into the development. This would not only improve emergency vehicle access, but it would also lower the chance of residents becoming isolated in the event of road blockages from downed trees similar to what occurred in recent storms.

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Eastern Highlands Health District
4 South Eagleville Road • Mansfield CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3321 • www.ehhd.org

Subdivision Plan Review Memo

To: Thomas Boyle – Eagleville Development Group, LLC
From: Geoffrey Havens, RS
Copies: Linda Painter, Mansfield Town Planner
Ed Pelletier – Datum Engineering and Surveying, LLC
Date: December 26, 2012

Re: Plans for Beacon Hill Section II, Seventeen New Lots on Wyllys Farm Road and Mansfield City Road, Mansfield, CT

Most Recent Plan Date: July 15, 2012

The above referenced subdivision plan has been reviewed for compliance with the State of Connecticut Public Health Code and Technical Standards and we have the following comments:

Lot 24 The restrictive depth cited for calculating MLSS for the proposed primary leaching area is not that of the receiving soils, in which restriction is shallower (TP 7A). This will affect MLSS.

Lot 25 Appears capable of compliance with the Public Health Code, pending final review of a design plan by this office.

Lot 26 Appears capable of compliance with the Public Health Code, pending final review of a design plan by this office.

Lot 27 The restrictive depth cited for calculating MLSS for the proposed primary leaching area is not that of the receiving soils, which were not observed. Additional testing is required.
The full extent of the proposed primary leaching area is not shown.

Lot 28 Appears capable of compliance with the Public Health Code, pending final review of a design plan by this office.

Lot 29 Appears capable of compliance with the Public Health Code, pending final review of a design plan by this office.

Lot 30 Appears capable of compliance with the Public Health Code, pending final review of a design plan by this office.

Lot 31 Appears capable of compliance with the Public Health Code, pending final review of a design plan by this office.

Lot 32 The restrictive depth cited for calculating MLSS for the proposed primary leaching area is not that of the receiving soils, which were not observed. Additional testing is required.
No well location has been shown for this lot.
An erosion fence is depicted atop the proposed primary leaching area.

Lot 33 Appears capable of compliance with the Public Health Code, pending final review of a design plan by this office.

Lot 34 Appears capable of compliance with the Public Health Code, pending final review of a design plan by this office.

Lot 35 Appears capable of compliance with the Public Health Code, pending final review of a design plan by this office.

Lot 36 Appears capable of compliance with the Public Health Code, pending final review of a design plan by this office.

Lot 37 The restrictive depth cited for calculating MLSS for the proposed primary leaching area is not that of the receiving soils, which were not observed. Additional testing is required.

Lot 38 Appears capable of compliance with the Public Health Code, pending final review of a design plan by this office.

Lot 39 Appears capable of compliance with the Public Health Code, pending final review of a design plan by this office.

Lot 40 The location of the primary leaching area is located too far from observed soils. Additional testing is required.

December 18, 2012
To: PZC, Linda Painter
From: Open Space Preservation Committee
Re: OSPC Comments on Beacon Hill Estates Section II for a Public Hearing, January 7, 2013

At their December 18, 2012 meeting the Open Space Preservation Committee reviewed the Beacon Hill Estates Section II subdivision proposal. OSPC's goals are Town ownership of areas along the proposed trail route wherever possible, and conservation easements on areas that would not have public access, including buffer areas for wetlands, an abutting agricultural operation and Ct. DEEP land. The committee appreciates the developer's willingness to conduct field trips and to meet with OSPC in the preliminary stages of this proposal. Our discussions with him have made the final application a better plan and have avoided the need for OSPC to recommend extensive changes in the open space dedication areas during the public hearing process.

Open Space Dedication Areas for Town Ownership - Trail Corridor

The existing Beacon Hill Estates Section I has a walking path around its south and east perimeter. The proposed trail in Section II would extend that trail and offer 1) a loop walk around the two sections and 2) an off-road connection for residents of both sections to a future trail entrance to Dunhamtown Forest (see map). These trails would provide Beacon Hill residents with several walking options of different lengths. The committee recommends that the following trail corridor be located on Town-owned land wherever possible.

Proposed Trail Route

The Section II trail route would start from an existing trail in Town open space in Section I. The new trail would go behind Lots 38-40 to the common driveway, then along this driveway to Wyllis Farm Road. It would cross this road and follow the old farm road between Lots 27 and 28 to Mansfield City Road. The trail then would turn left to go parallel to Mansfield City Road behind Lots 28-30. The trail would exit onto Mansfield City Road at the northeast corner of the subdivision.

Location of Proposed Trail on Proposed Town Open Space Areas

The new trail would extend from the existing Section I trail on Town open space into Section II on the proposed 5.79-acre Town open space area south of the common driveway (Sheet 5). It would then turn onto the proposed common driveway (or an adjacent trailway if there is room) and lead to Wyllys Farm Road (Sheet 5). After crossing this road, it would enter the proposed 25-foot wide Town open space along the old farm road (Sheet 4).

At Mansfield City Road, the trail would turn left to parallel Mansfield City Road in the proposed 20-foot wide Town open space (Sheet 4) to the northwest corner of the property, where the future Dunhamtown Forest entrance is across the road. The committee also foresees the potential for the 20-foot side open space area along Mansfield City Road to become part of a future sidewalk/bike route along this busy road. This 20-foot wide area was originally proposed

as a trail easement on three house lots. The committee recommends Town ownership of this area to avoid future issues of maintaining the trail on private land.

Trail Construction Recommendations

Note that the Appendix to these comments has some detailed recommendations about the construction of these trails.

Open Space Dedication Areas with Conservation Easements

The committee recommends three conservation easement areas to provide buffers and/or protection of natural resources.

Wetlands buffer

The proposed 11.10-acre open space area north of the common driveway (Sheet 2 and others) would provide a wooded buffer between house lots and the maple swamp.
The boundaries of this easement area should be along stone walls on Lot 35 and along the edge of Lots 31-34. This area could be allocated to any of the above lots with the intent of preserving this as a natural area.

Agricultural buffer

The proposed 3.9-acre conservation easement along the south side of Lot 37 (Sheet 2) would provide a wooded buffer between the house and an abutting Christmas tree farm.

Ct. DEEP property buffer

The proposed 1.02-acre conservation easement along the south and west sides of Lot 36 (Sheet 2) would extend the agricultural buffer on the south side and preserve a wooded, steep slope adjoining a Ct. DEEP property on the west side.

APPENDIX

Trail Construction Recommendations

Excerpts from OSPC Notes on Beacon Hill Estates Section II **Preliminary Plan, Oct. 17, 2012**

1) Recommend a deeded right of way to the Town for pedestrian access along the common driveway area between Lots 34 and 38. Recommend a wood chip trail next to the driveway if there is enough space between the stone walls.

2) The 25-foot wide strip along the old farm road between Mansfield City Road and Wyllys Farm Road. (Sheets 3 and 4)
Recommend that the east boundary be along the stone wall rather east of it. This would provide a clear boundary marker between the Town open space along the old farm road and Lot 27. To make this shift possible, the driveway for Lot 28 could be moved to the west, and the corner of

the stone wall there could be rounded to accommodate this move. Also, the proposed 25-foot width of the Town open space could be narrowed next to the Lot 26 driveway.
Recommend a fence or planting along the boundary between the Town open space and Lot 28 to define the boundary clearly.
Recommend filling a wet area at the south end of the old farm road while installing a wood chip trail from Wyllys Farm Road to Mansfield City Road during development.

3) The 5.79-acre open space area south of the common driveway (Sheet 5)
Recommend that the wood chip trail turn east around the corner of the stone wall before meeting the common driveway. This will make it clear that pedestrians should turn east toward Wyllys Farm Road on the driveway.

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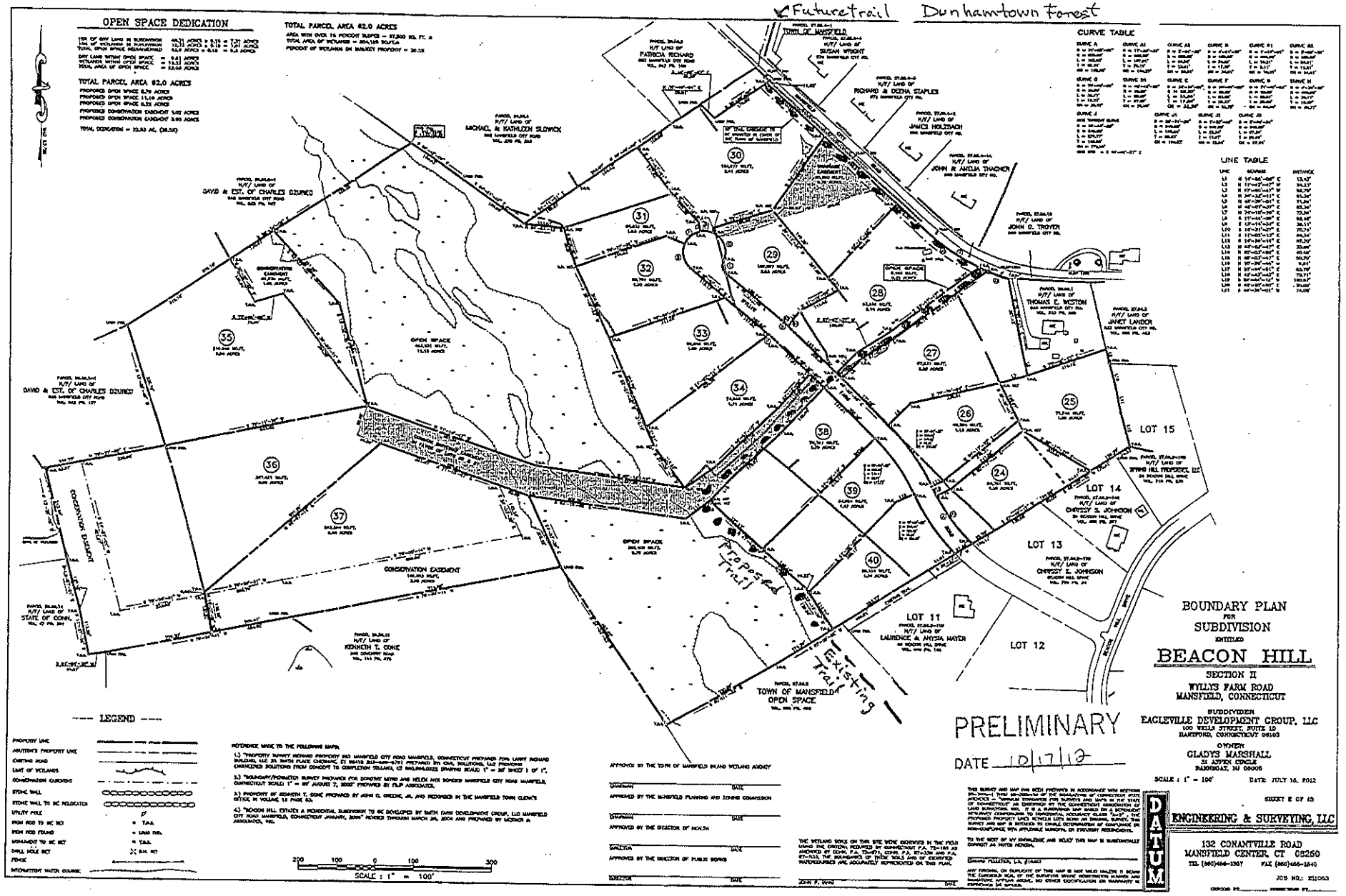
Future trail Dunhamtown Forest



BOUNDARY PLAN
FOR
SUBDIVISION
ENTITLED

BEACON HILL

SECTION II
WYLLYS FARM ROAD
MANSFIELD, CONNECTICUT

SUBDIVIDER
EAGLEVILLE DEVELOPMENT GROUP, LLC
100 WELLS STREET, SUITE 10
HARTFORD, CONNECTICUT 06103

OWNER
GLADYS MARSHALL
31 ASPEN CIRCLE
BAINBRIDGE, NJ 08006

SCALE : 1" = 100' DATE: JULY 16, 2012

PRELIMINARY

DATE 10/17/12

SHEET 2 OF 10

DATUM ENGINEERING & SURVEYING, LLC
132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)466-1367 FAX (860)466-1840

JOB NO.: E11063

2

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Nov. 27, 2012
To: Tom Boyle, Linda Painter, Jennifer Kaufman
From: Open Space Preservation Committee
Re: OSPC Notes on Beacon Hill Estates Section II **Preliminary Plan, Oct. 17, 2012**

At their November 28, 2012, meeting the Open Space Preservation Committee reviewed the Beacon Estates Section II Preliminary Plan with developer Tom Boyle. The committee recommended some changes to the maps. We hope that these changes will avoid the need for map corrections during the PZC public hearing process. The basic goals are Town ownership of areas along the proposed trail route wherever possible, and conservation easements on areas that would not have public access.

These notes are only about suggested changes to the preliminary map. Comments for the public hearing on January 7 will be available after the committee's December 18 meeting.

Areas for Town Ownership
Recommended changes:

1) The 20-foot wide strip along the Mansfield City Road (Sheet 4)
This is now proposed as a trail easement across the back of three house lots. Town ownership of this strip is recommended to avoid maintaining the trail on private land. Recommend a wood chip trail be installed during development.

2) The @25-foot wide strip along the old farm road between Mansfield City Road and Wyllys Farm Road. (Sheets 3 and 4)
Recommend that the east boundary be along the stone wall rather east of it. This would provide a clear boundary marker between the Town open space along the old farm road and Lot 27. To make this shift possible, the driveway for Lot 28 could be moved to the west, and the corner of the stone wall there could be rounded to accommodate this move. Also, the proposed 25-foot width of the Town open space could be narrowed next to the Lot 26 driveway.
Recommend a fence or planting along the boundary between the Town open space and Lot 28 to define the boundary clearly.
Recommend filling a wet area at the south end of the old farm road while installing a wood chip trail from Wyllys Farm Road to Mansfield City Road during development.

3) The 5.79-acre open space area south of the common driveway (Sheet 5)
Recommend that the wood chip trail turn east around the corner of the stone wall before meeting the common driveway. This will make it clear that pedestrians should turn east toward Wyllys Farm Road on the driveway.

Areas for Conservation Easements
Recommended changes:

1) The 11.10-acre open space area north of the common driveway (Sheet 2 and others)
Recommend that this area have a conservation easement rather than Town ownership because public access is not planned there. The boundaries of the easement area should be along stone walls on Lot 35 and the edge of Lots 31-34. This area could be allocated to any of the above lots with the intent of preserving this as a natural area.
2) The 3.9-acre conservation easement along the south side of Lot 37 (Sheets 5 and 7)
On these sheets, there is a trail graphic leading into this area from the common driveway. No trail is proposed for this area, so this graphic should be removed.

The Common Driveway (Sheet 5)
Recommended changes:

1) Recommend a deeded right of way to the Town for pedestrian access along the common driveway area between Lots 34 and 38. (Sample language in a Max-Felix Drive deed to follow). Recommend a wood chip trail next to the driveway if there is enough space between the stone walls.
2) Also suggest that the boundary between the common driveway and Lot 34 be located along the stone wall if possible so that the boundary is clear to the landowners. It is not apparent how the owner of the common driveway would maintain the area outside the stone wall next to Lot 34.

The Proposed Trail Route
The Section II trail route would start from an existing trail in Town open space in Section I. The new trail would go behind Lots 38-40 to the common driveway, then along this driveway to Wyllis Farm Road. It would cross this road and follow the old farm road between Lots 27 and 28 to Mansfield City Road. The trail then would turn left to go parallel to Mansfield City Road behind Lots 28-30. The trail would exit onto Mansfield City Road at the northeast corner of the subdivision.

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 14 November 2012
Conference B, Audrey P. Beck Building
(draft) MINUTES

Members present: Joan Buck (Alt.), Neil Facchinetti, Quentin Kessel, Scott Lehmann, John Silander. *Members absent*: Aline Booth (Alt.), Robert Dahn, Peter Drzewiecki, Frank Trainor. *Others present:* Grant Meitzler (Wetlands Agent), Linda Painter (Town Planner), Pat Suprenant.

1. The meeting was **called to order** at 7:30p by Chair Quentin Kessel. Alternate Joan Buck was designated a voting member for this meeting.

2. "Proposed open-space purchases" was added (under "New Business") to the **agenda**, which was reordered to accommodate the Town Planner.

3. The draft **minutes** of **the 17 October 2012 meeting** were approved as written.

4. Painter distributed a memo from Town Manager Matt Hart requesting comments (by 04 December) on the draft **UConn Water Supply Environmental Impact Evaluation (EIE),** released on 06 November. Attached were copies of the Executive Summary, Chapter 1 (Introduction), and Chapter 12 (Selection of Preferred Alternative). {The full draft is available via links at http://www.ct.gov/ceq/view.asp?a=987&Q=24943&ceqNav=%7C#EIE.}

New water needed in 2060 by UConn and theTown is estimated at 1.23 million gallons per day (on average, including a 15% margin of safety). This reflects an increase (over previous estimates) of 0.38 mgd for the proposed UConn Technology Park. Of the potential sources studied, the only ones capable of supplying this amount of water were Windham Water Works (WWW, from Willimantic Reservoir), Connecticut Water Company (CWC, from Shenipsit Reservoir and CWC ground sources), and Metropolitan District Commission (MDC, from Barkhamsted and Nepaug Reservoirs). Capital costs (piping, pump stations, upgrading water treatment plants, etc.) are estimated at $20.3M for the CWC option and $47.6M for either WWW or MDC. Piping would be under or along existing roadways. Potential environmental costs are increased development along the route of the new water line and reduced streamflows from the source reservoirs.

In discussion, Kessel wondered if imported water could supply all of UConn and Mansfield's water needs. Were the Fenton and Willimantic wells no longer needed, it might be good for the Fenton and Willimantic Rivers but could also permit development in what are currently aquifer protection areas. Ms. Suprenant noted that the CWC and MDC options may be more difficult to reconcile with state and town plans of conservation and development than the WWW option, which would be built within Mansfield.

Commission members agreed to read the documents provided and to decide by Monday, 19 November, whether to convene a special meeting at 4:00p on Tuesday, 27 November, to formulate comments on the EIE.

5. Painter reported that members of the advisory committee on siting UConn's **Hazardous Waste Transfer Station** will be asked to score alternative sites (using various criteria developed by the committee) before the next meeting. The committee will then attempt to assemble the rankings of individual members into a committee ranking.

6. Swan Lake Diversion. The DEEP is asking (letter dated 22 October) UConn for more

information regarding its proposal to reduce storm-water flows in the Eagleville Brook watershed through low impact development (rain gardens, pervious pavement, etc.). If run-off into Eagleville Brook could be reduced in this way, UConn could avoid doing so by diverting run-off into the Fenton River watershed via Swan Lake, as proposed in the UConn master drainage plan. Such a diversion would dump polluted water into a public water supply watershed.

7. Open Space. A public hearing will be held on Monday, 26 November, on the proposed purchase of two parcels of land for open space, one near Wolf Rock, the other near Dunhamtown Forest. Both parcels are interior properties with no frontage and abut existing natural areas owned by the Town or Joshua's Trust. The Commission agreed unanimously (**motion:** Kessel, Lehmann) to recommend purchase of these properties.

8. Referrals.

a. W1505 & PZC#1214-3 (Beacon Hill Estates II, Mansfield City Rd.) Relative to the earlier proposal discussed by the Commission on 18 July, a conservation easement has been added to lot 37 along its southern boundary line so that open space to the east is connected to state land to the west; however, the size of the conservation easement on the western portion of lot 36 has been reduced accordingly. After some discussion, the Commission agreed unanimously (**motion:** Kessel, Buck) on the following comment:

> The Commission is disappointed that so much of the open space dedication is wetland (with extensive barberry), which the developer could not have developed in the first place. It urges that conservation easements be drafted so as to permit a trail for public use from the dedicated open space on the east to State land on the west.

b. W1507 (Shifrin, Kirby Mill Hydro Project) This application for a wetlands permit is essentially identical to one made (and granted) in 2006, as modified in 2010. That permit has expired, so a re-application is required. Concerning the original application (W1339), the Commission commented on 15 February 2006 that "the CC supports, in principle, the reestablishment of this hydroelectric power plant. Assuming the other permits, e.g., from the Army Corps of Engineers, the DEP (including the fisheries division), etc., are in place, the CC perceives no significant negative impact on the wetlands involved." The Commission agreed unanimously to the following **motion** (Lehmann, Kessel) regarding W1507:

> Inasmuch as the project described in this application is essentially identical to the one covered by the original 2006 permit, as modified in 2010, the Commission foresees no significant impact on wetlands.

{Lehmann participated in the IWA Field Trip to this site earlier in the day; his report is attached.}

9. 2013 meeting schedule. The Commission approved a meeting schedule for 2013 specifying monthly meetings at 7:30p on the third Wednesday of the month. {The draft schedule from the Planning Office incorrectly indicates that the August meeting will be on 14 August instead of 21 August 2013.}

10. Adjourned at 9:13p. Next meeting: 7:30p, Wednesday, 19 December 2012.

Scott Lehmann, Secretary, 16 November 2012.

August 1, 2012

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

Re: Planned Development Adjacent to Beacon Hill Estates

Dear Commission Members,

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

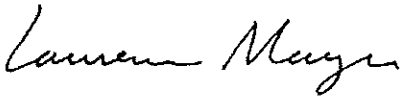
Over the past 4 years or so our neighborhood has enjoyed a very strong sense of community. Ten of the twelve families here have elementary school children or younger. We have been extremely fortunate to build a neighborhood where our children can walk to each other's homes and enjoy games on our adjoining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

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

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

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

Respectfully,



Laurence Mayer

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

August 2, 2012

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

Dear Planning and Zoning Commission,

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

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

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

Sincerely,

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

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: **November 29, 2012**

Subject: Special Permit Application
Efficiency Unit – 22 Russett Lane
File 1314

The following comments are based on a review of submitted information (undated Statement of Purpose, Site Plan and floor plan prepared by the applicant, and other application submissions), and a review of pertinent zoning regulations, particularly Article X, Section L and Article V, Section B.

Project Description
The applicant is requesting special permit approval for an efficiency unit in association with an existing single-family home on property located at 22 Russett Lane. According to the application, the portion of the unit being used as an efficiency unit was constructed in 1984. No site work or exterior building alterations are proposed.

As the applicant is not proposing to make any site improvements or exterior changes to the existing house, most of the site plan information required pursuant to Article V, Section 5.A.3.d has not been provided. The applicant is requesting that this site plan information be waived.

Compliance with Zoning Regulations
The following list summarizes the requirements that must be met before the Commission can approve a special permit pursuant to Article X, Section L.2.a. Compliance with these critieria is indicated by a ☒ and a narrative description. If a requirement has not been met, it is preceded by a ☐.

☒ **Unit Size.** *The unit must contain at least 400 square feet and cannot exceed 35% of the floor area of the single family home in which it is located.*

The proposed efficiency unit is approximately 660 square feet, which equates to 30% of the floor area of the home.

☒ **Facilities.** *The unit must include independent living quarters, a distinct kitchen area, and a bathroom with sanitary and bathing facilities.*

The proposed efficiency unit has a bedroom, kitchen area, and full bathroom.

☒ **Occupancy.** *Either the single-family home or the efficiency unit must be owner-occupied. An affidavit certifying owner occupancy and a statement that the provisions of Article X, Section L have been met must be submitted as part of the application.*

The applicant has submitted a statement of consistency with the provisions of Article X, Section L and a notarized affidavit signed by one of the three co-owners that the owners intend to maintain residence at the property. According to the statement provided, at least one owner will reside in the efficiency unit.

☒ **Access.** *Interior access between the single-family residence and the efficiency unit is required.*

According to the floor plan submitted, the unit has both interior and exterior access.

☒ **Off-Street Parking.** *A minimum of 3 spaces with unobstructed access must be provided.*

The property currently has three off-street parking spaces, all with unobstructed access. There is also room for additional parking if needed.

☒ **Maximum Occupancy.** *Occupancy of the efficiency unit is limited to 2 people.*

Pursuant to the statement, the unit will be occupied by no more than to people.

☒ **Use and Dimensional Requirements.** *The single-family home must comply with use and dimensional requirements (height, area, yards) for the district in which it is located. No efficiency units are permitted on a lot with less than 40,000 square feet.*

The lot on which the home is located contains 40,919 square feet according to the Town Assessor records. The structure conforms to the special dimensional requirements for non-conforming lots (Article X, Section B. 4.b and B.4.c), which allow front and rear setbacks to be 1/3 of the lot frontage and side setbacks to be 1/6 of the lot frontage. The lot has 150 feet of frontage, and according to the plot plan submitted, a 50 foot front yard setback and 25 foot side yard setbacks. The rear setback exceeds 50 feet.

☒ **Character.** *The home in which the unit is located must retain its character as a single-family residence.*

From the street, the house appears to be a single-family home.

☒ **Sanitary System.** *The applicant must demonstrate adequate sewage disposal prior to Commission approval of the special permit.*

The application was referred to the Eastern Highlands Health District for review of the existing sanitary system. Pursuant to the memo received from Geoffrey Havens, the existing septic system

☒ **Flood Hazards.** *Efficiency units are not permitted within Flood Hazard Areas as defined in Article X, Section Eof the Zoning Regulations.*

Based on available maps, the house is located approximately 200 feet from the nearest flood hazard area.

☒ **Street Frontage.** *All efficiency units must be located on a lot with street frontage as defined in the Zoning Regulations.*

As the property is a non-conforming lot of record, the minimum required 200 foot frontage for the RAR-90 zone does not apply pursuant to Article VIII, Section B.4.a.

☒ **Inland Wetlands Agency.** *IWA approval is required for any proposed improvements within regulated wetland/watercourse areas prior to approval of the special permit.*

No site improvements are proposed as part of the application.

Approval Considerations

Pursuant to Article V, Section B.5, the applicant must demonstrate to the satisfaction of the Commission that the proposed development will not detrimentally affect the public's health, welfare and safety and that the development meets the following approval criteria for special permit applications:

a. That all approval criteria in Article V, Section A.5 (Site Plan Approval Criteria) of these regulations have been met.
b. That the proposed use is compatible with the Town's Plan of Conservation and Development and Article I of the Zoning Regulations I(Intent and Purpose)
c. That the location and size of the proposed use and the 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 compatible with other existing uses.
d. That proper consideration has been given to the aesthetic quality of the proposal, including architectural design, landscaping, and proper use of the site's natural features. The kind, size, location and height of structures, and the nature and extent of site work, and the nature and intensity of the use, shall not hinder or discourage the use of neighboring properties or diminish the value thereof. All applicable standards contained in Article X, Section R shall be incorporated into the plans.

The subject efficiency unit is not expected to detract from the house's overall appearance as a single-family home and it is not expected that the efficiency unit will result in detrimental neighborhood impacts. Public Hearing testimony may provide more information regarding this issue. The PZC must determine that the neighborhood impact approval criteria of Art. V, Secs. A.5.i and B.5.c and d have been addressed.

Due to owner-occupancy requirements and limits on the number of occupants in an efficiency unit, it is recommended that any approval incorporate a condition specifying that "This approval is conditioned upon continued compliance with Mansfield's zoning regulations for efficiency units, which include owner-occupancy requirements and limitations on the number of residents in an efficiency unit." Additionally, as the applicant intends to rent the remainder of the single-family home, they are also subject to complying with the limitation on unrelated individuals that may reside in a dwelling unit pursuant to the definition of 'Family' contained in the zoning regulations.

Summary/Recommendation

Subject to confirmation that neighborhood notification requirements have been met and a PZC judgment that no detrimental neighborhood impacts are expected, the proposal is considered to be in compliance with regulatory provisions. Any approval motion should consider the following conditions:

1. This approval has been granted for a one-bedroom efficiency unit in association with a single-family home having up to four additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from Eastern Highlands Health District and the Planning and Zoning Commission;
2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Regulations.
3. Waiver of the site plan information required in Article V, Section A.3.d as the information is not needed to determine compliance with the regulations.

NOTES

- The analysis and recommendations contained in this report are based on the following information submitted by the applicants:
  - Application submitted November 5, 2012 and received by the PZC on November 19, 2012, including:
    - Statement of Use/Consistency with Efficiency Unit Requirements dated 10/20/2012
    - Notarized Affidavit of Owner-Occupancy dated 10/26/2012
    - Floor plan of proposed efficiency unit
    - Plot plan dated April 1964
    - Site Plan Checklist and associated waiver requests
- The following correspondence regarding the proposed development has been received:
  - Memo from Geoffrey Havens, Eastern Highlands Health District, dated January 2, 2013
- 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 have not yet been submitted.**
- The Public Hearing on this item will be opened on January 7, 2013 and must be closed by February 11, 2013 unless a written extension is granted by the applicants.
- 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 applicants grant a written extension.

Linda M. Painter

From: Geoffrey W. Havens
Sent: Wednesday, January 02, 2013 10:40 AM
To: Linda M. Painter
Cc: Curt B. Hirsch
Subject: 22 Russet Lane

Linda,

Based on my review of our file for 22 Russet Lane in Mansfield, it appears that the addition of an efficiency unit at that location does not alter the discharge of the dwelling into its subsurface sewage disposal system.
We are therefore able to issue this approval of the proposal.

Geoffrey Havens, RS
Sanitarian II
Eastern Highlands Health District
860.429-3325

PAGE
BREAK

Development Solutions, L.L.C.
33 East Town Street, Norwich, Connecticut 06360
Fax: (860) 204-0652 • Phone: (860) 204-0248
dev.soln@yahoo.com

TO: Linda Painter
Director of Planning & Development

December 21, 2012

FROM: Pat Lafayette
Project Engineer

RE: Whispering Glenn Apartments
SP-1284-2

Please find attached revised plans for the above referenced project which address your review comments dated 11/1/12 as follows:

1. Site Design/Building Layout Along Meadowbrook Lane
The site design has been changed to reflect a neighborhood character along Meadowbrook Lane. Duplex units spaced similar to existing houses on Meadowbrook have been located along Meadowbrook facing the road with driveways imitating other existing houses. In order to achieve this similar spacing, the easterly most unit is located closer than the required 50-foot setback (34').

2. Relationship Between Buildings
The layout of the interior buildings has been changed such that all face the center common area. The buildings along the east property line have been moved slightly inward. The reasoning for requiring a reduction in this setback is that the Eastbrook buildings are 50+ feet from their property line because at the time of their approval, our abutting land was zoned residential with a residential use (see attached drawing). Also buildings have been sited to provide more area between drives and structures.

3. Building Elevations
Building elevations of all buildings front, rear and sides, have been provided addressing the "massing" of the structures.

4. Affordability
An affordability statement was previously submitted.

5. Proximity to Wetlands and Slope
The buildings at the south end of the site, and the sewer line, have been moved northerly away from the top of the slope. The patios for these buildings will now be decks (6" to 12" above grade) with 6 inches of stone underneath the entire deck (see detail attached). The conservation easement has been relocated to the top of the slope. Trail locations have been modified and they no longer end at abutting properties.

6. Grading/Removal of Material
Recalculated cut/fill volumes indicate fill is required to level the site through the middle area for the common area.

7. Pedestrian Trails/Sidewalk
The following have been provided:
- shredded bark surface walking trails within conservation area (not to abutting properties)
- stone dust trail around the common area
- bituminous concrete walk along the front of the property continuing over to the Towns recreation area

8. Phasing
Phasing is shown on the E&S plan

9. Sewer Capacity
A letter indicating adequate sewer capacity is attached.

10. Subsurface stormwater storage/infiltration beds for roof stormwater runoff have been provided in lieu of rain gardens (see Supplemental Drainage Analysis).

11. The sign has been properly located and the lighting info provided with the light detail.

12. A note has been added to plans regarding cleanup of onsite debris in the conservation area.

13. Conservation area path locations have been modified and will probably still be modified during construction to best fit field conditions in order to minimize earth disruption.

Paul B. Jansen
73 Meadowbrook Lane, Mansfield, Conn.
'R–
644.11'
19
20
14
15
13
12
10
16
SMH
T.F. 218.5
E= 212.80
CB# 11
T.F. 219.0
R= 214.8
CB# 7
T.F. 223.0
E= 218.45
165 LF 8" A.S. S=1.0%
120 L.F. 15" R.C.P. S=1.0%
SMH
T.F. 228.8
R= 217.4
CB# 6
T.F. 227.5
CB# 9
T.F. 213
E= 212.8
SMH
T.F. 217.5
R= 210.85
CB# 8
T.F. 217.5

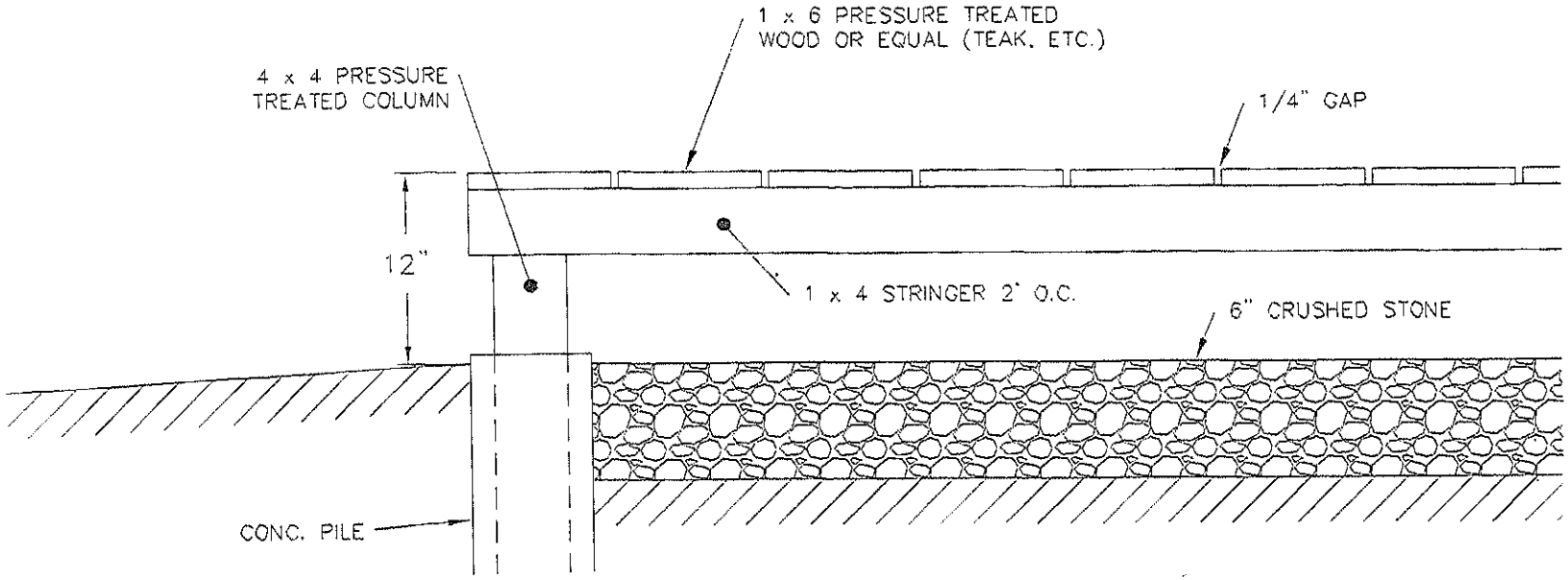
(SEE SHEETS 6 & 9)

S CONDOMINIUMS

0 40 80

GRAPHIC SCALE IN FEET

GEOFFRI



UNITS 23–30 DECK DETAIL

NOT TO SCALE

DATE
12–10–12

TOWN OF WINDHAM
WATER POLLUTION CONTROL FACILITY

2 Main Street, P.O. Box 257
Willimantic, Connecticut 06226

(860) 465-3078 • FAX (860) 465-3035
dgarand@wpcf.biz

To: Patrick Lafayette
From: David Garand
Superintendent Windham WPCF
Re: Whispering Glen Condominiums
Date: 12/26/2012

The Windham Waste Water Treatment Facility has available capacity to treat all sanitary sewage discharged from the proposed 50 unit condominium complex located at 73 Meadowbrook Lane Mansfield, Connecticut. This project will be required to comply with current Windham WPCA lateral requirements and pay a connection fee to the Windham WPCF for the sewer lateral connection.

Thank You

David Garand

David Garand
Facility Superintendent

Supplement to Drainage Evaluation
Subsurface Stormwater
Storage/Infiltration Beds*

Collection Area	Impervious Area (roofs)	Volume of Stormwater – CF	Length of Bed** Required L.F.
Bed #1 – units 1 & 2	1,600 SF	760	34
Bed #2 – units 47-50	3,520 SF	1,675	76 (2 @ 38)
Bed #3 – units 38-42	4,320 SF	2,050	92
Bed #4 – units 26-30	4,160 SF	1,980	90 (2 @ 45)
Bed #5 – units 10-16	6,240 SF	2,965	130 (2 @ 65)
Bed #6 – units 3-9	5,925 SF	2,815	124 (2 @ 62)

Note: Infiltration into the surrounding soils is not a part of the stormwater storage system. Infiltration will allow the beds to empty during and after the storm event.

*Beds are designed to hold the volume of stormwater from a 25-year storm event over a 24 hour period (5.7 inches, see attached table)

**Stormwater Storage Calculation
2 – 36 inch perf pipes = 14.1 c.f./l.f. (with 6-inch over flow located at top of 36-inch pipe - see detail Sheet 4 of 11

1 foot crushed stone all around pipe to form bed (see detail Sheet 4 of 11) = (9 ft wide bed x 4 ft. high) - pipe volume x 0.4 voids = 8.76 c.f./l.f.

Total Storage Volume per l.f. = 22.9 c.f.

Lengths of 2-pipe bed required for storage for each building roof based on a storage volume of 22.9 c.f. per linear foot of bed.

Appendix B - Rainfall

RAINFALL – DURATION – FREQUENCY RELATIONSHIPS FOR CONNECTICUT

DURATION	RETURN FREQUENCY (Years)					
	2	5	10	25	50	100
	RAINFALL IN MM (INCHES)					
Min						
5	9.1(0.36)	11.4(0.45)	13.0(0.51)	15.2(0.60)	17.2(0.67)	18.5(0.73)
15	18.3(0.72)	22.6(0.89)	25.9(1.02)	30.5(1.20)	34.0(1.34)	37.6(1.48)
60	33.0(1.3)	43.2(1.7)	50.8(2.00)	58.4(2.30)	65.3(2.57)	71.1(2.80)
Hrs						
2	40.6(1.60)	54.6(2.15)	63.5(2.50)	72.4(2.85)	82.6(3.25)	91.4(3.60)
3	44.5(1.75)	61.0(2.40)	69.9(2.75)	82.6(3.25)	90.2(3.55)	101.6(4.00)
6	59.7(2.35)	74.9(2.95)	87.6(3.45)	101.6(4.00)	115.6(4.55)	127.0(5.00)
12	69.9(2.75)	90.2(3.55)	101.6(4.00)	123.2(4.85)	135.9(5.35)	152.4(6.00)
24	82.6(3.25)	106.7(4.20)	125.7(4.95)	146.1(5.75)	161.3(6.35)	177.8(7.00)
	24 HOUR RAINFALL BY COUNTY					
Fairfield	83.8(3.3)	109.2(4.3)	127.0(5.0)	144.8(5.7)	162.6(6.4)	182.9(7.2)
Hartford	81.3(3.2)	104.1(4.1)	119.4(4.7)	139.7(5.5)	157.5(6.2)	175.3(6.9)
Litchfield	81.3(3.2)	104.1(4.1)	119.4(4.7)	139.7(5.5)	157.5(6.2)	177.8(7.0)
Middlesex	83.8(3.3)	106.7(4.2)	127.0(5.0)	142.2(5.6)	160.0(6.3)	180.3(7.1)
New Haven	83.8(3.3)	106.7(4.2)	127.0(5.0)	142.2(5.6)	160.0(6.3)	180.3(7.1)
New London	86.4(3.4)	109.2(4.3)	127.0(5.0)	144.8(5.7)	160.0(6.3)	180.3(7.1)
Tolland	81.3(3.2)	104.1(4.1)	121.9(4.8)	139.7(5.5)	157.5(6.2)	175.3(6.9)
Windham	81.3(3.2)	106.7(4.2)	121.9(4.8)	139.7(5.5)	157.5(6.2)	175.3(6.9)

Sources:

1. "Rainfall Frequency Atlas of the United States", Technical Paper No. 40, U.S. Department of Commerce, Weather Bureau.
2. NOAA Technical Memorandum "NWS Hydro-35", June 1977, U.S. Department of Commerce, National Weather Service.

Table B-1

Development Solutions, L.L.C.
33 East Town Street, Norwich, Connecticut 06360
Fax: (860) 204-0652 • Phone: (860) 204-0248
dev.soln@yahoo.com

December 31, 2012

Mr. David Garand
Superintendent
Windham Sewer Dept.
Willimantic, CT

RE: Whispering Glen Apartments
73 Meadowbrook Lane

Dear Mr. Garand:

Attached are revised plans for Whispering Glen development. The project layout has changed and the number of units has decreased from 54 to 50.

Please review these plans and feel free to call me with any questions.

Sincerely,

Patrick Lafayette

Development Solutions, L.L.C.
33 East Town Street, Norwich, Connecticut 06360
Fax: (860) 204-0652 • Phone: (860) 204-0248
dev.soln@yahoo.com

December 31, 2012

Mr. Paul Deveny
Assistant Superintendent
Town of Windham Water Works
174 Storrs Road
Mansfield, CT 06250

RE: Whispering Glen Apartments
73 Meadowbrook Lane

Dear Mr. Deveny:

Attached are revised plans for Whispering Glen development. The project has been somewhat changed in its layout and now has 50 units (3 bedroom), not 54. After any changes are made that you request, I will provide you with 20 scale utility plans. Please feel free to call with any questions.

Thanks,

Patrick Lafayette

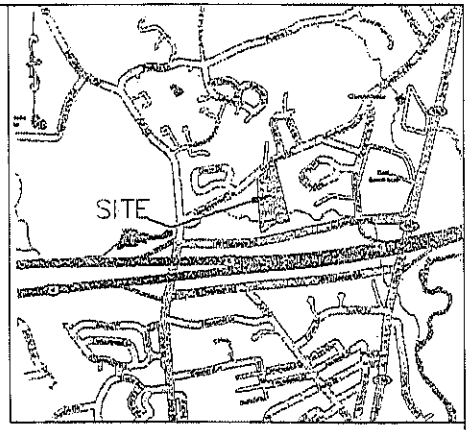
PAGE
BREAK

SCHEDULE OF DIMENSIONAL REQUIREMENTS (R-20) DMR ZONE

	REQUIRED	PROVIDED
MINIMUM LOT AREA	5 ACRES	10.12 ACRES
MINIMUM LOT FRONTAGE	300 FEET	402.57 FEET
MAXIMUM BUILDING HEIGHT	40 FEET	33 FEET
MAXIMUM BUILDING COVERAGE	25 %	11.5 %
*UNIT DENSITY (5000 SF/UNIT)	54	30
SEE ART. X.A.4.0 REGARDING SPECIAL DIMENSIONAL EXCEPTIONS BY THE COMMISSION		
AFFORDABLE HOUSING UNITS (20%) ART. X.Sec.8.K. (1,400 SF OR LESS)	10 (MINIMUM)	10
UNITS IN 2-FAMILY DWELLINGS (20%)	11 (MAXIMUM)	0
UNITS > 2,400 SF LIVABLE AREA	8 (MAXIMUM)	0
ACCESSIBLE HOUSING UNITS (AFFORDABLE UNITS ARE ALSO ACCESSIBLE)	4 (MINIMUM)	4

*UNIT DENSITY CALCULATION (ART.X.A.3.0.)
TOTAL SITE AREA = 10.11 ACRES (440,827 SF)
AREA OF SLOPES > 15% = 1.3 ACRES (56,628 SF)
AREA OF WETLANDS = 2.71 ACRES (118,200 SF)
6.25 ACRES (272,250 SF)
5,000 SF/UNIT = 54.45 UNITS

APPLICATION PACKAGE FOR:
1. SPECIAL PERMIT



LOCATION MAP
ZONING DISTRICT R-20
GRAPHIC SCALE
(IN FEET)
1 inch = 1000 ft.

WHISPERING GLEN

54 UNIT RESIDENTIAL DEVELOPMENT

73 MEADOWBROOK LANE
MANSFIELD, CONNECTICUT

LAKEWAY FARMS, L.P.
(OWNER / APPLICANT)
2 BIRCH STREET
LEDYARD, CT. 06339

DECEMBER 10, 2011

GENERAL NOTES:
1. MAP REFERENCES
A) "SUBDIVISION PLAN EAST BROOK HEIGHTS MANSFIELD, CONNECTICUT OWNER & SUBDIVIDER: JOSEPH MINILLAN ET AL 27 MINIKAH ROAD VALINGTON, CONNECTICUT GARDNER & PETERSON ASSOCIATES 576 OLD POST ROAD TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS & LAND SURVEYORS SCALE AS SHOWN DATE: NOV. 30 1983 SHEET NO. 1 OF 1"
B) "SUBDIVISION PLAN EAST BROOK EXTENSION MANSFIELD, CONNECTICUT APPLICANT: EAST BROOK HEIGHTS GARDNER & PETERSON ASSOCIATES 576 OLD POST ROAD TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS & LAND SURVEYORS SCALE 1"=40' DATE: 1/23/86 SHEET NO. 1 OF 1"
C) CONDOMINIUM PLAN LEDGEBROOK NORTH MANSFIELD, CONNECTICUT GARDNER & PETERSON ASSOCIATES 576 OLD POST ROAD TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS & LAND SURVEYORS SCALE 1"=40' DATE: 12/10/91 SHEET NO. 1 OF 1 REVISIONS 8/5/96 UNIT NO. 7 8/30/96 REMAINED PARKING SPACES UNIT NO. 7"
D) WHISPERING GLEN, 53 UNIT CONDOMINIUM DEVELOPMENT, 73 MEADOWBROOK LANE, MANSFIELD, CONNECTICUT, WHISPERING GLEN, LLC (DEVELOPER/APPLICANT) P.O. BOX 370418, WEST HARTFORD, CT 06137-0318, OCTOBER 13, 2008, REV. SEPTEMBER 23, 2009, DEVELOPMENT SOLUTIONS, LLC, SCALE AS SHOWN, SH 1—10"
2. ELEVATIONS SHOWN HEREON ARE TIED TO THE CONNECTICUT PLANE COORDINATE SYSTEM OF 1983
3. THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND ON PUBLIC SEWER.
4. CALL BEFORE YOU DIG (1-800-922-4455) WILL BE CONTACTED PRIOR TO CONSTRUCTION.
5. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH APPLICABLE TOWN OF MANSFIELD ROAD AND DRAINAGE CONSTRUCTION STANDARDS AND APWA STANDARDS.
6. ALL NEW UTILITIES, INCLUDING CATV AND TELEPHONE TO BE INSTALLED UNDERGROUND
7. TWO PARCELS OF LAND IN LOCATED IN THE TURNBULL DRAINAGE BASIN
8. SOILS ON SITE ARE CANTON AND CHARLTON FINE SANDY LOAMS AT 3 TO 8% SLOPE (CtB). THERE ARE WETLANDS ON OR ADJACENT TO THIS SITE.
9. THE PREDOMINANT ON SITE VEGETATION IS GRASS FIELDS AND DECIDUOUS WOODS.

SHEET INDEX

1) TITLE SHEET AND GENERAL NOTES
2) A-2 BOUNDARY SURVEY AND NATURAL FEATURES
3) SITE LAYOUT PLAN
4) GRADING & DRAINAGE PLAN
5) UTILITY LAYOUT PLAN
6) SEWER LINE STREAM CROSSING
7) EROSION & SEDIMENTATION CONTROL PLAN
8) LANDSCAPE PLAN
9) LANDSCAPE DETAILS
10) SITE DETAILS
11) UTILITY DETAILS

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION
SECRETARY OR CHAIRMAN — DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS
DIRECTOR — DATE

APPROVED BY THE MANSFIELD WATER POLLUTION CONTROL AUTHORITY
SECRETARY OR CHAIRMAN — DATE

DATE	REVISION
12-10-12	STAFF/COMMISSION COMMENTS

TITLE SHEET AND GENERAL NOTES

WHISPERING GLEN
73 MEADOWBROOK LANE
MANSFIELD, CONNECTICUT

PREPARED FOR
LAKEWAY FARMS, L.P.
2 BIRCH STREET
LEDYARD, CT 06339

DATE: DECEMBER 2011
DRAWN BY: TJ
SCALE: AS SHOWN
SHEET NO. 1 of 11
DRAWING NO.

Development Solutions, L.L.C.
A Technical Services Company
32 East Town St., Vernon, Connecticut
Phone (860)870-0340 • Fax (860)870-0343

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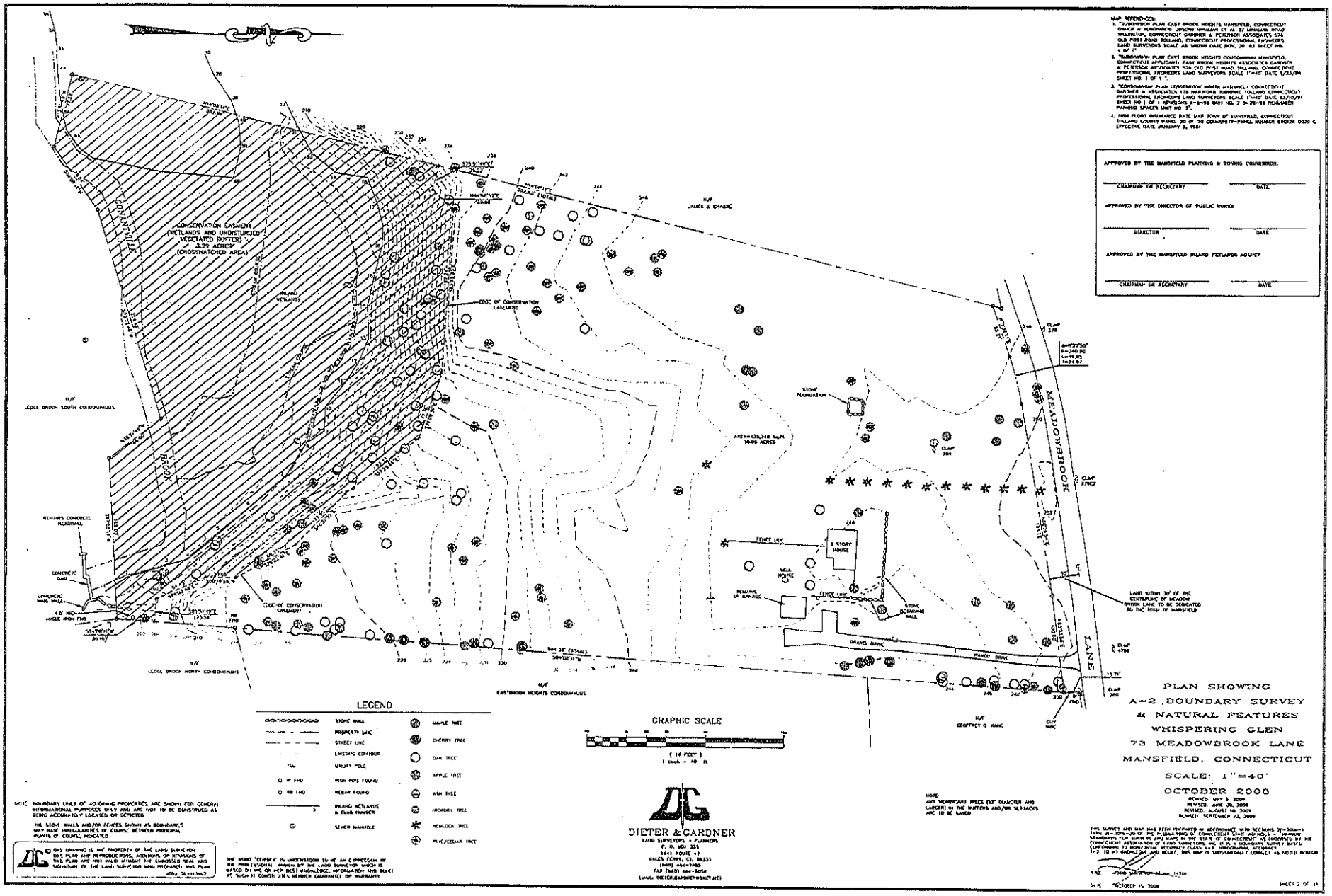
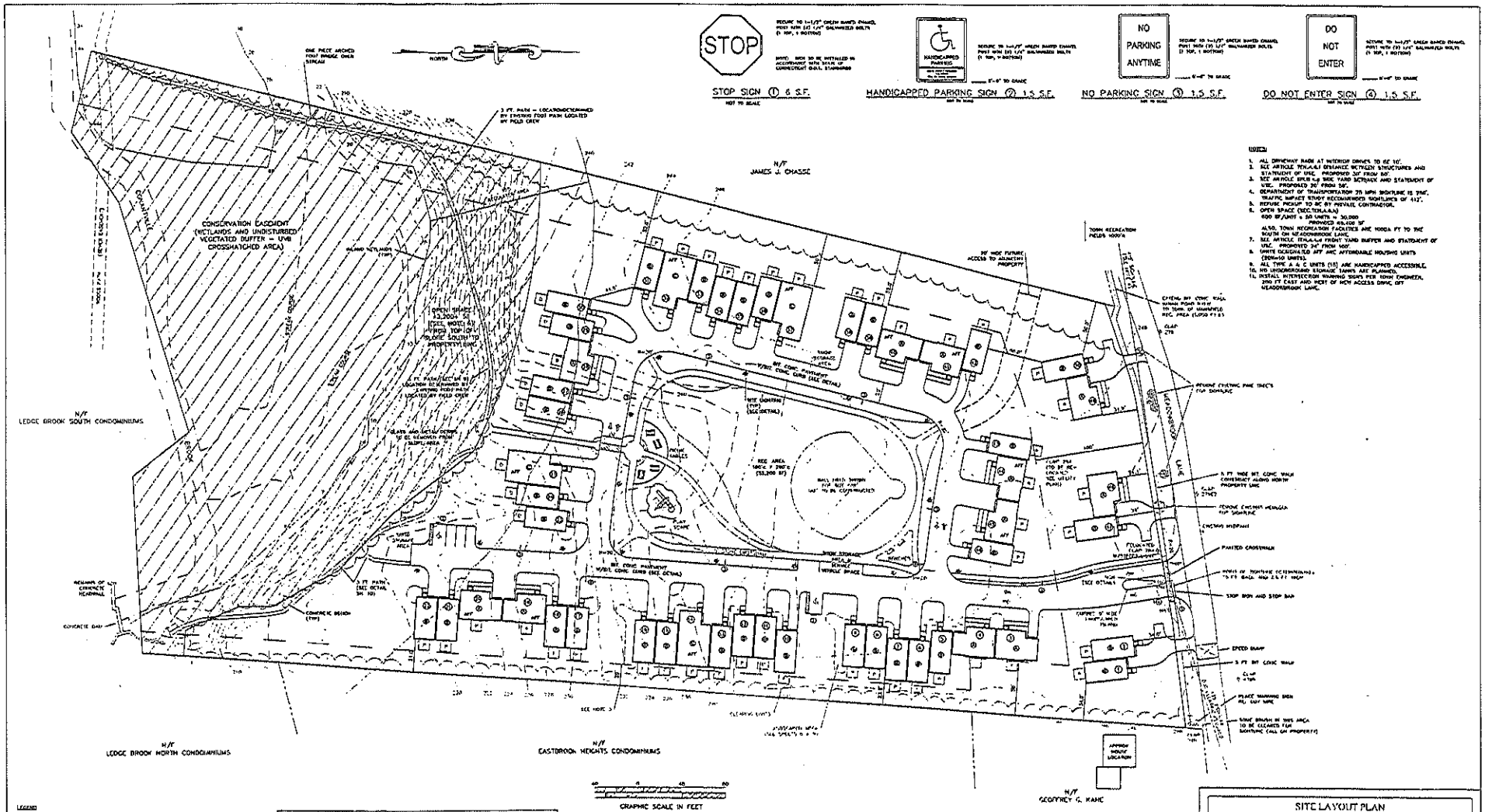

MAP REFERENCES:
1. "SUBDIVISION PLAN EAST BROOK HEIGHTS MANSFIELD, CONNECTICUT OWNER & SUBDIVIDER: JOSEPH MAGALIAN ET AL 37 MAGALIAN WOOD WILLINGTON, CONNECTICUT GARDNER & PETERSON ASSOCIATES 576 OLD POST ROAD TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS SCALE AS SHOWN DATE NOV. 30 '83 SHEET NO. 1 OF 1".
2. "SUBDIVISION PLAN EAST BROOK HEIGHTS CONDOMINIUM MANSFIELD, CONNECTICUT APPLICANT: EAST BROOK HEIGHTS ASSOCIATES GARDNER & PETERSON ASSOCIATES 576 OLD POST ROAD TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS SCALE 1"=40' DATE 1/23/89 SHEET NO. 1 OF 1".
3. "CONDOMINIUM PLAN LEDGEBROOK NORTH MANSFIELD CONNECTICUT GARDNER & ASSOCIATES 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS SCALE 1"=40' DATE 12/10/91 SHEET NO 1 OF 1 REVISIONS 6-6-95 UNIT NO. 2 9-26-95 ROADWAY PARKING SPACES UNIT NO 3".
4. FIRM FLOOD INSURANCE RATE MAP TOWN OF MANSFIELD, CONNECTICUT TOLLAND COUNTY PANEL 70 OF 95 COMMUNITY-PANEL NUMBER 090336 0070 C EFFECTIVE DATE JANUARY 2, 1986
APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION.
CHAIRMAN OR SECRETARY
DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS
DIRECTOR
DATE
APPROVED BY THE MANSFIELD INLAND WETLANDS AGENCY
CHAIRMAN OR SECRETARY
DATE
CONSERVATION EASEMENT (WETLANDS AND UNDISTURBED VEGETATED BUFFER) = 3.29 ACRES± (CROSSHATCHED AREA)
INLAND WETLANDS
EDGE OF CONSERVATION EASEMENT
EDGE OF BROOK
BROOK
N/F LEDGE BROOK SOUTH CONDOMINIUMS
N/F LEDGE BROOK NORTH CONDOMINIUMS
N/F EASTBROOK HEIGHTS CONDOMINIUMS
N/F JAMES A. CHASEK
N/F GEOFFREY G. KANE
MEADOWBROOK LANE
STONE FOUNDATION
AREA=38,348 SQ.FT. 0.88 ACRES
2 STORY HOUSE
WELL HOUSE
REMAINS OF GARAGE
FENCE LINE
STONE RETAINING WALL
GRAVEL DRIVE
PAVED DRIVE
REMAINS CONCRETE HEADWALL
CONCRETE DAM
CONCRETE WING WALL
4.5' HIGH ANGLE IRON FND
LAND WITHIN 30' OF THE CENTERLINE OF MEADOW BROOK LANE TO BE DEDICATED TO THE TOWN OF MANSFIELD
LEGEND
STONE WALL
PROPERTY LINE
STREET LINE
EXISTING CONTOUR
UTILITY POLE
IRON PIPE FOUND
REBAR FOUND
INLAND WETLANDS & FLAG NUMBER
SEWER MANHOLE
MAPLE TREE
CHERRY TREE
OAK TREE
APPLE TREE
ASH TREE
HICKORY TREE
HEMLOCK TREE
PINE/CEDAR TREE
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
DIETER & GARDNER
LAND SURVEYORS + PLANNERS
P. O. BOX 335
1441 ROUTE 97
GALES FERRY, CT. 06335
(860) 464-9955
FAX (860) 464-1058
EMAIL: DIETER.GARDNER@SBCGLOBAL.NET
PLAN SHOWING
A-2 BOUNDARY SURVEY
& NATURAL FEATURES
WHISPERING GLEN
73 MEADOWBROOK LANE
MANSFIELD, CONNECTICUT
SCALE: 1"=40'
OCTOBER 2008
REVISED MAY 5, 2009
REVISED JUNE 30, 2009
REVISED AUGUST 10, 2009
REVISED SEPTEMBER 23, 2009
SHEET 2 OF 11



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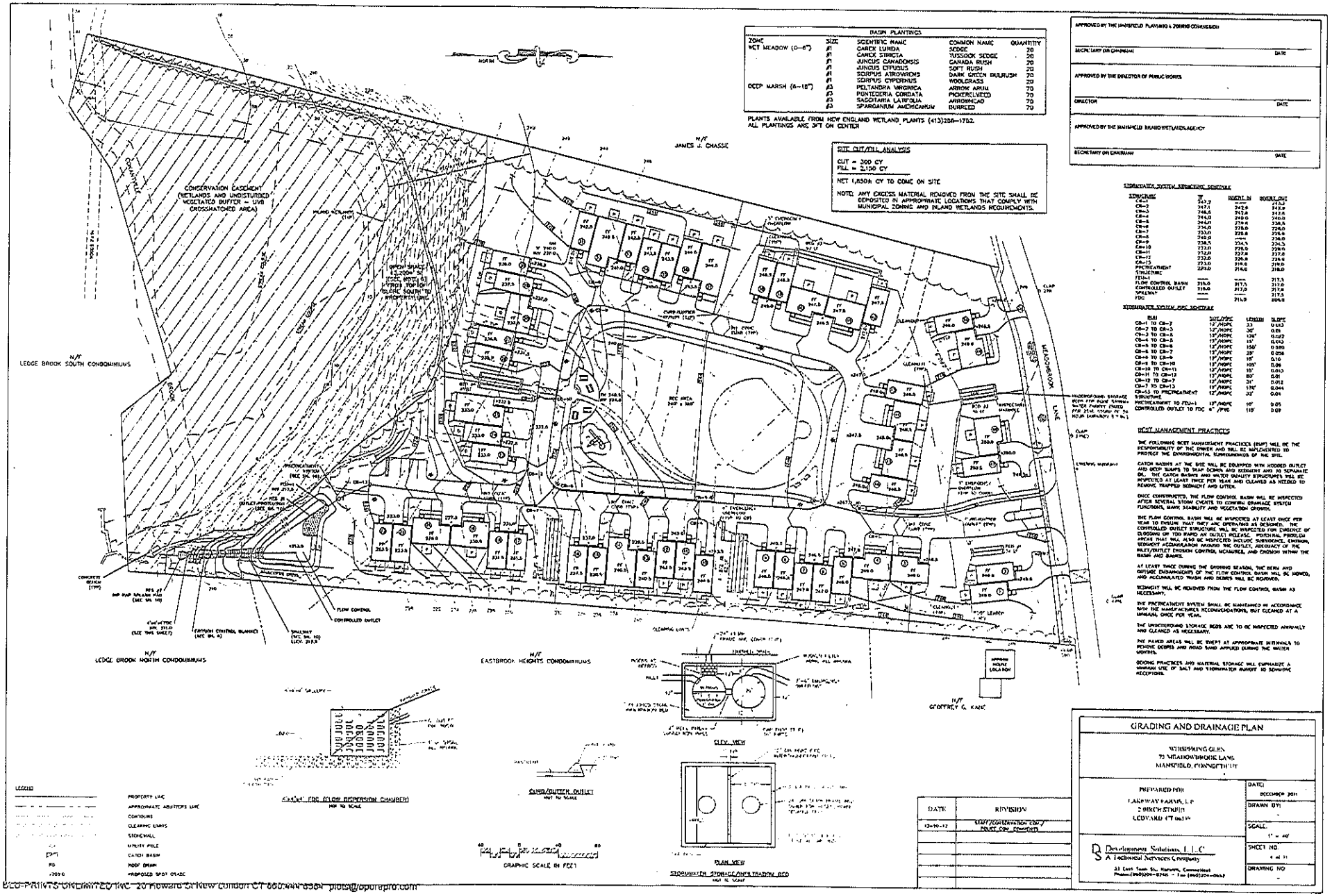


BASIN PLANTINGS				
ZONE	SIZE	SCIENTIFIC NAME	COMMON NAME	QUANTITY
WET MEADOW (0–6")	#1	CAREX LURIDA	SEDGE	20
	#1	CAREX STRICTA	TUSSOCK SEDGE	20
	#1	JUNCUS CANADENSIS	CANADA RUSH	20
	#1	JUNCUS EFFUSUS	SOFT RUSH	20
	#1	SCIRPUS ATROVIRENS	DARK GREEN BULRUSH	20
	#1	SCIRPUS CYPERINUS	WOOLGRASS	20
DEEP MARSH (6–18")	#3	PELTANDRA VIRGINICA	ARROW ARUM	20
	#3	PONTEDERIA CORDATA	PICKERELWEED	20
	#3	SAGITTARIA LATIFOLIA	ARROWHEAD	20
	#3	SPARGANIUM AMERICANUM	BURREED	20

PLANTS AVAILABLE FROM NEW ENGLAND WETLAND PLANTS (413)256–1752.
ALL PLANTINGS ARE 3FT ON CENTER

SITE CUT/FILL ANALYSIS

CUT = 300 CY
FILL = 2,150 CY

NET 1,850± CY TO COME ON SITE

NOTE: ANY EXCESS MATERIAL REMOVED FROM THE SITE SHALL BE DEPOSITED IN APPROPRIATE LOCATIONS THAT COMPLY WITH MUNICIPAL ZONING AND INLAND WETLANDS REQUIREMENTS.

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

SECRETARY OR CHAIRMAN — DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR — DATE

APPROVED BY THE MANSFIELD INLAND WETLANDS AGENCY

SECRETARY OR CHAIRMAN — DATE

STORMWATER SYSTEM STRUCTURE SCHEDULE

STRUCTURE	RIM	INVERT IN	INVERT OUT
CB-1	347.9	----	343.2
CB-2	347.1	342.6	342.9
CB-3	346.6	342.6	342.8
CB-4	344.0	340.0	340.3
CB-5	344.0	339.6	338.8
CB-6	336.0	328.0	326.0
CB-7	330.0	328.8	328.6
CB-8	340.0	----	338.0
CB-9	338.5	334.5	334.3
CB-10	332.0	328.0	328.0
CB-11	332.0	327.8	327.8
CB-12	332.0	328.8	328.8
CB-13	323.0	319.8	319.8
PRETREATMENT STRUCTURE	329.0	314.0	313.8
FES-1	----	----	317.5
FLOW CONTROL BASIN	328.0	317.5	317.0
CONTROLLED OUTLET	318.8	317.0	317.0
SPILLWAY	----	----	317.5
FDC	----	314.0	306.8

STORMWATER SYSTEM PIPE SCHEDULE

RUN	SIZE/TYPE	LENGTH	SLOPE
CB-1 TO CB-2	12"/HDPE	33	0.013
CB-2 TO CB-3	12"/HDPE	36"	0.01
CB-3 TO CB-4	12"/HDPE	126'	0.022
CB-4 TO CB-5	12"/HDPE	15'	0.013
CB-5 TO CB-6	12"/HDPE	158'	0.013
CB-6 TO CB-7	12"/HDPE	28'	0.018
CB-8 TO CB-9	12"/HDPE	18'	0.16
CB-9 TO CB-10	12"/HDPE	105'	0.06
CB-10 TO CB-11	12"/HDPE	15'	0.013
CB-11 TO CB-12	12"/HDPE	80'	0.01
CB-12 TO CB-7	12"/HDPE	24'	0.012
CB-7 TO CB-13	12"/HDPE	178'	0.044
CB-13 TO PRETREATMENT STRUCTURE	12"/HDPE	24'	0.01
PRETREATMENT TO FES-1	12"/HDPE	10'	0.05
CONTROLLED OUTLET TO FDC	6" /PVC	110'	0.09

BEST MANAGEMENT PRACTICES

THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP) WILL BE THE RESPONSIBILITY OF THE OWNER AND WILL BE IMPLEMENTED TO PROTECT THE ENVIRONMENTAL SURROUNDINGS OF THE SITE.

CATCH BASINS AT THE SITE WILL BE EQUIPPED WITH HOODED OUTLET AND DEEP SUMPS TO TRAP DEBRIS AND SEDIMENT AND TO SEPARATE OIL. THE CATCH BASINS AND WATER QUALITY STRUCTURES WILL BE INSPECTED AT LEAST TWICE PER YEAR AND CLEANED AS NEEDED TO REMOVE TRAPPED SEDIMENT AND LITTER.

ONCE CONSTRUCTED, THE FLOW CONTROL BASIN WILL BE INSPECTED AFTER SEVERAL STORM EVENTS TO CONFIRM DRAINAGE SYSTEM FUNCTIONS, BANK STABILITY AND VEGETATION GROWTH.

THE FLOW CONTROL BASIN WILL BE INSPECTED AT LEAST ONCE PER YEAR TO ENSURE THAT THEY ARE OPERATING AS DESIGNED. THE CONTROLLED OUTLET STRUCTURE WILL BE INSPECTED FOR EVIDENCE OF CLOGGING OR TOO RAPID AN OUTLET RELEASE. POTENTIAL PROBLEM AREAS THAT WILL ALSO BE INSPECTED INCLUDE SUBSIDENCE, EMERGING SEDIMENT ACCUMULATION AROUND THE OUTLET, ADEQUACY OF THE INLET/OUTLET EROSION CONTROL MEASURES, AND EROSION WITHIN THE BASIN AND BANKS.

AT LEAST THRICE DURING THE GROWING SEASON, THE BERM AND OUTSIDE EMBANKMENTS OF THE FLOW CONTROL BASIN WILL BE MOWED, AND ACCUMULATED TRASH AND DEBRIS WILL BE REMOVED.

SEDIMENT WILL BE REMOVED FROM THE FLOW CONTROL BASIN AS NECESSARY.

THE PRETREATMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS, BUT CLEANED AT A MINIMUM, ONCE PER YEAR.

THE UNDERGROUND STORAGE BEDS ARE TO BE INSPECTED ANNUALLY AND CLEANED AS NECESSARY.

THE PAVED AREAS WILL BE SWEPT AT APPROPRIATE INTERVALS TO REMOVE DEBRIS AND ANNUAL SAND APPLIED DURING THE WINTER MONTHS.

GOOD PRACTICES AND MATERIAL STORAGE WILL EMPHASIZE A MINIMAL USE OF SALT AND STORMWATER RUNOFF TO SENSITIVE RECEPTORS.

LEGEND

	PROPERTY LINE
	APPROXIMATE ABUTTERS LINE
	CONTOURS
	CLEARING LIMITS
	STONEWALL
UP	UTILITY POLE
CB	CATCH BASIN
RD	ROOF DRAIN
280.0	PROPOSED SPOT GRADE

DATE	REVISION
12-20-12	STAFF/CONSERVATION COM./ POLICE COM. COMMENTS

GRADING AND DRAINAGE PLAN

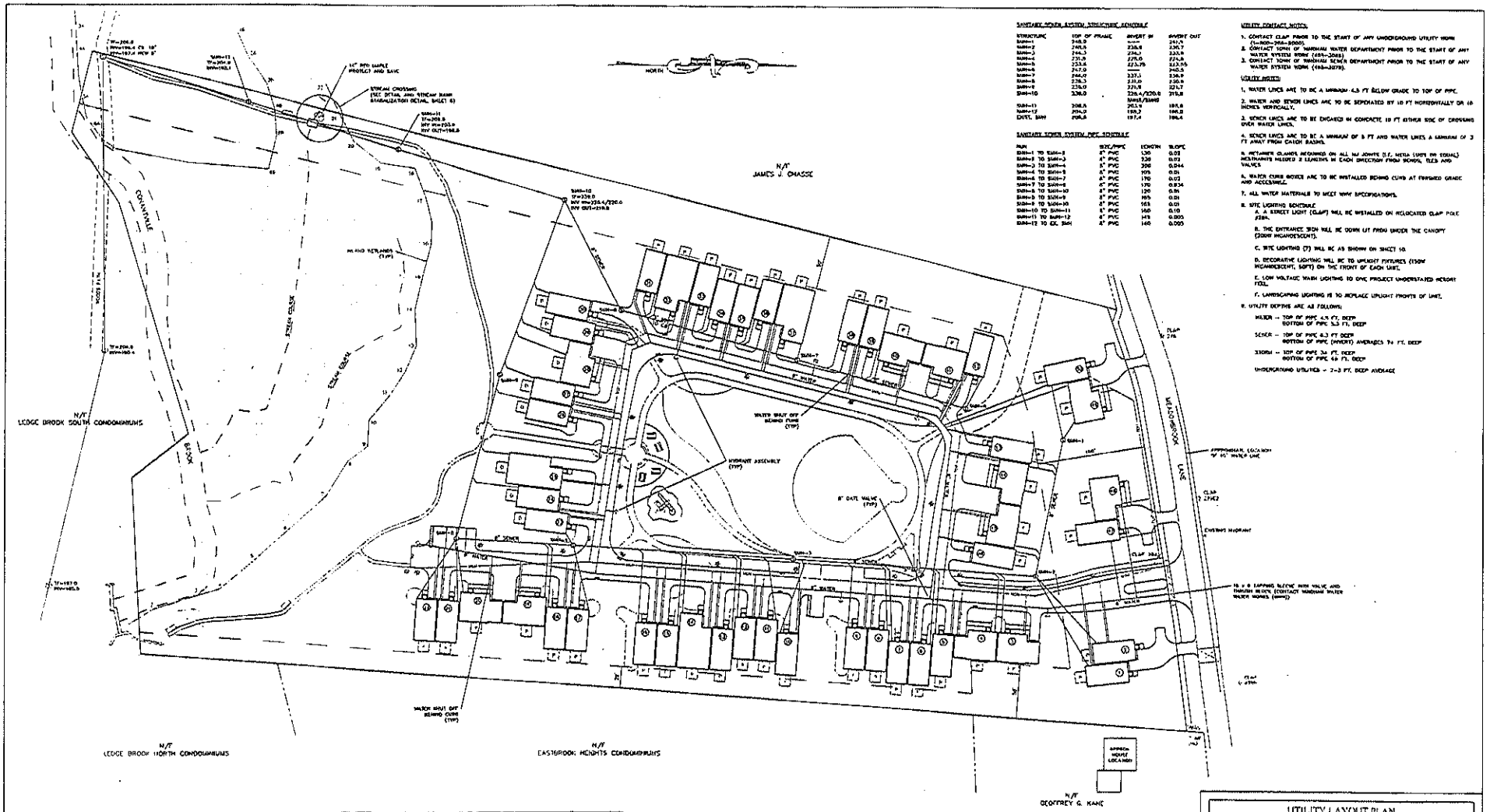
WHISPERING GLEN
73 MEADOWBROOK LANE
MANSFIELD, CONNECTICUT

PREPARED FOR
LAKEWAY FARMS, LLP
2 BIRCH STREET
STORRS, CT 06268

DATE: DECEMBER 2011
DRAWN BY:
SCALE: 1" = 40'
SHEET NO.
DRAWING NO.

DS Development Solutions, L.L.C.
A Technical Services Company
33 East Town St., Vernon, Connecticut
Phone: (860)896-8760 • Fax: (860)896-8763

12/27/2012 BLUEPRINTS UNLIMITED INC 20 Howard St New London CT 860-444-8884 plots@opuerpro.com



SANITARY SEWER SYSTEM STRUCTURE SCHEDULE

STRUCTURE	TOP OF FRAME	INVERT IN	INVERT OUT
SMH=1	248.0	----	241.9
SMH=2	240.5	238.8	238.7
SMH=3	244.3	234.1	233.9
SMH=4	231.9	225.0	224.8
SMH=5	253.6	223.75	223.55
SMH=6	247.0	----	240.5
SMH=7	244.0	237.1	236.9
SMH=8	238.3	231.2	230.9
SMH=9	236.0	229.8	229.7
SMH=10	238.0	228.4/228.6 (SMH5/SMH8)	228.2
SMH=11	208.5	202.9	188.8
SMH=12	206.0	188.2	188.0
EXIST. SMH	208.8	187.4	186.4

SANITARY SEWER SYSTEM PIPE SCHEDULE

RUN	SIZE/PIPE	LENGTH	SLOPE
SMH=1 TO SMH=2	8" PVC	130	0.02
SMH=2 TO SMH=3	8" PVC	330	0.02
SMH=3 TO SMH=4	8" PVC	300	0.044
SMH=4 TO SMH=5	8" PVC	505	0.01
SMH=5 TO SMH=7	8" PVC	170	0.02
SMH=7 TO SMH=8	8" PVC	170	0.034
SMH=8 TO SMH=10	8" PVC	120	0.01
SMH=5 TO SMH=9	8" PVC	165	0.01
SMH=9 TO SMH=10	8" PVC	165	0.01
SMH=10 TO SMH=11	8" PVC	160	0.10
SMH=11 TO SMH=12	8" PVC	145	0.005
SMH=12 TO EX. SMH	8" PVC	160	0.005

UTILITY CONTACT NOTES:

1. CONTACT CLIC PRIOR TO THE START OF ANY UNDERGROUND UTILITY WORK (1-800-922-4455).
2. CONTACT TOWN OF MANSFIELD WATER DEPARTMENT PRIOR TO THE START OF ANY WATER SYSTEM WORK (429-3065).
3. CONTACT TOWN OF MANSFIELD SEWER DEPARTMENT PRIOR TO THE START OF ANY WATER SYSTEM WORK (456-2276).

UTILITY NOTES:

1. WATER LINES ARE TO BE A MINIMUM 4.5 FT BELOW GRADE TO TOP OF PIPE.
2. WATER AND SEWER LINES ARE TO BE SEPERATED BY 10 FT HORIZONTALLY OR 18 INCHES VERTICALLY.
3. SEWER LINES ARE TO BE ENCASED IN CONCRETE 10 FT EITHER SIDE OF CROSSING OVER WATER LINES.
4. SEWER LINES ARE TO BE A MINIMUM OF 5 FT AND WATER LINES A MINIMUM OF 3 FT AWAY FROM CATCH BASINS.
5. RETAINER GLANDS REQUIRED ON ALL DUCTILE I.P. MECH JOINTS OR EQUAL) RESTRAINTS REQUIRED 2 LENGTHS IN EACH DIRECTION FROM BENDS, TEES AND VALVES
6. WATER CURB BOXES ARE TO BE INSTALLED BEHIND CURB AT FINISHED GRADE AND ACCESSIBLE.
7. ALL WATER MATERIALS TO MEET WWW SPECIFICATIONS.
8. SITE LIGHTING SCHEDULE
   A. A STREET LIGHT (CLAP) WILL BE INSTALLED ON RELOCATED CLAP POLE #384.
   B. THE ENTRANCE SIGN WILL BE DOWN LIT FROM UNDER THE CANOPY (200W INCANDESCENT).
   C. SITE LIGHTING (7) WILL BE AS SHOWN ON SHEET 10.
   D. DECORATIVE LIGHTING WILL BE TO UPLIGHT FIXTURES (150W INCANDESCENT, SOFT) ON THE FRONT OF EACH UNIT.
   E. LOW VOLTAGE WASH LIGHTING TO GIVE PROJECT UNDERSTATED NEIGHBORHOOD FEEL.
   F. LANDSCAPING LIGHTING IS TO REPLACE UPLIGHT FRONTS OF UNIT.
9. UTILITY DEPTHS ARE AS FOLLOWS:
   WATER – TOP OF PIPE 4.5 FT. DEEP
   BOTTOM OF PIPE 5.5 FT. DEEP
   SEWER – TOP OF PIPE 8.2 FT DEEP
   BOTTOM OF PIPE (INVERT) AVERAGES 7+ FT. DEEP
   STORM – TOP OF PIPE 3± FT. DEEP
   BOTTOM OF PIPE 4± FT. DEEP
   UNDERGROUND UTILITIES – 2–3 FT. DEEP AVERAGE

LEGEND

	PROPERTY LINE
	APPROXIMATE ABUTTERS LINE
S	8" SEWER MAIN
SS	8" SEWER SERVICE
W	8" WATER LINE / WATER VALVE
WS	1" WATER SERVICE
SMH	SEWER MANHOLE COVER
UGU	UNDER GROUND UTILITIES
	TRANSFORMER
	STREET LIGHT
	HYDRANT

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

SECRETARY OR CHAIRMAN ____ DATE ____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR ____ DATE ____

APPROVED BY THE MANSFIELD INLAND/WETLANDS AGENCY

SECRETARY OR CHAIRMAN ____ DATE ____

GRAPHIC SCALE IN FEET

DATE	REVISION
9/25/12	WATER & SEWER DEPTS COMMENTS
12-10-12	STAFF/CONSERVATION COM./ PUBLIC COMMENTS

UTILITY LAYOUT PLAN

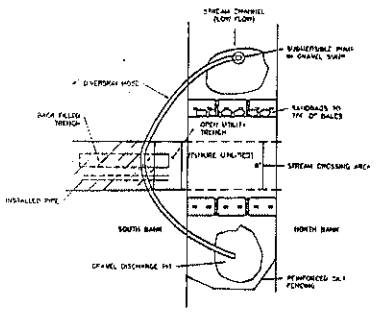
WHISPERING GLEN
71 MEADOWBROOK LANE
MANSFIELD, CONNECTICUT

PREPARED FOR
LAGWAY FARMS, LLC
2 BIRCH STREET
STAFFORD SPRINGS, CT 06076

DATE: DECEMBER 2011
DRAWN BY: -
SCALE: 1" = 40'
SHEET NO: 5 of 11
DRAWING NO: -

BL Development Solutions, LLC
A Technical Services Company
32 East Town St., Windsor, Connecticut
Phone (860) 204-0248 • Fax (860) 704-0642

12/27/2012 BCD-PRINTS-ONEMILLER INC 20 Howard St New London CT 860-444-3564 prints@bcdpro.com

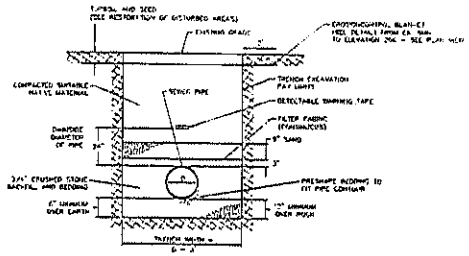


STREAM DIVERSION
NOT TO SCALE

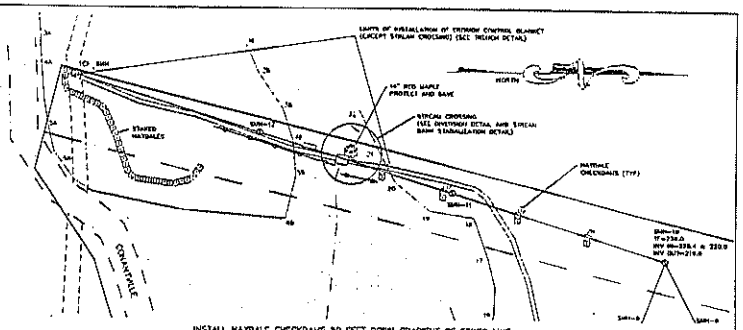
RESTORATION OF DISTURBED AREAS

DURING UTILITY INSTALLATION, THE SOILS OF THE EXCAVATED TRENCH SHALL BE SEGREGATED INTO A, B, & C HORIZONS AND STOCKPILED. WHEN THE TRENCH IS BACKFILLED, THE SOILS SHALL BE LAYED BACK DOWN IN THE REVERSE ORDER THAT PLACED IN THE STOCKPILE IN THE BOTTOM OF THE TRENCH, THEN THE B HORIZON AND FINALLY THE A HORIZON. THE SOIL RESTORED SHALL RESEMBLE THE SOIL IN CONJUNCTION WITH THE TOWN WETLANDS OFFICER. THE TRENCH AREA AND ANY OTHER DISTURBED AREAS NEAR THE WETLANDS SHALL BE SEEDED WITH A COMBINATION "WET MIX" AND "CONSERVATION MIX". THE AREA WILL THEN BE MULCHED. SHRUBS FROM THE BUSH PLANTINGS TABLE ON SHEET 6 UNDER "WET MEADOW" SHALL BE PLANTED IN THE DISTURBED AREA.

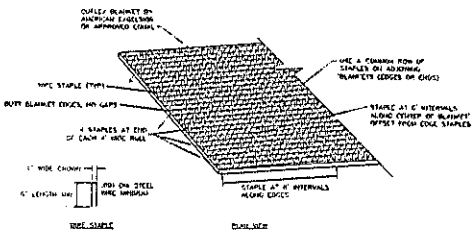
NOTE:
A PUMPING TANK IS TO BE KEPT, ON HAND, OF SUFFICIENT SIZE TO SERVE AS AN EMERGENCY LINER FOR STREAM FLOW



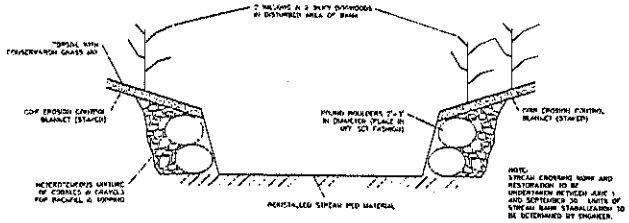
SANITARY SEWER TRENCH DETAIL
NOT TO SCALE



INSTALL HAYBALE CHECKDAMS 50 FEET DOWN GRADIENT OF SEWER LINE INSTALLATION IN THIS AREA. DAMS SHALL BE A MINIMUM OF 15 FEET LONG AND SHALL BE INSTALLED IMMEDIATELY AFTER WORK PROGRESSES UPGRADE. ALL WORK IS TO BE DONE BETWEEN JUNE 1 AND SEPTEMBER 30.

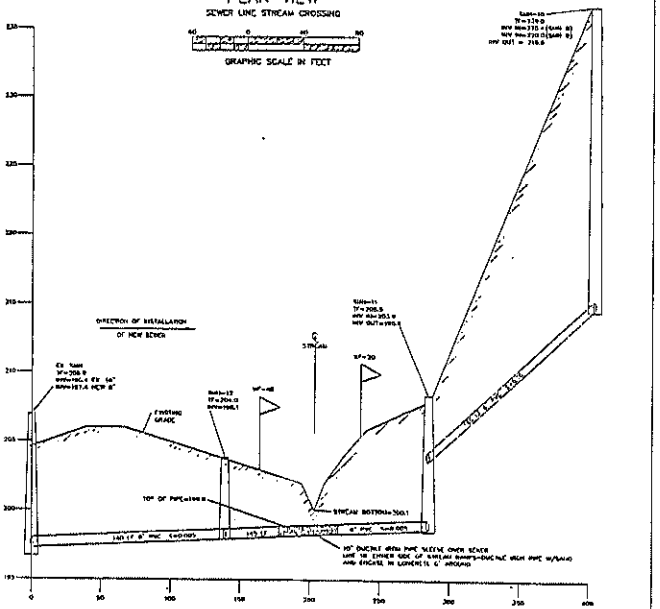


EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE

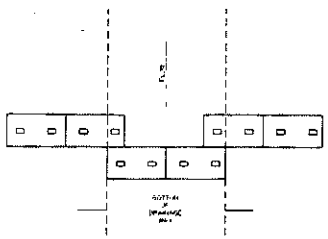


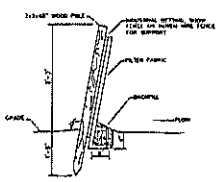
NOTE:
STREAM CROSSING WORK AND RESTORATION TO BE UNDERTAKEN BETWEEN JUNE 1 AND SEPTEMBER 30. LIMITS OF STREAM BANK STABILIZATION TO BE DETERMINED BY ENGINEER.

BANK STABILIZATION AT STREAM CROSSING
NOT TO SCALE

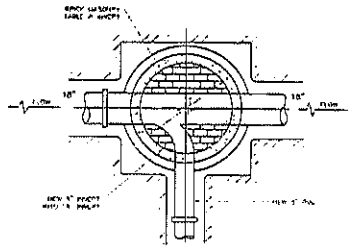


SECTION OF SEWER PIPE W/LESS THAN 4 FT. OF COVER TO BE SCHEDULE 40 PVC W/GLUED JOINTS ENCASED IN CONCRETE (MIN. 6" THICK)



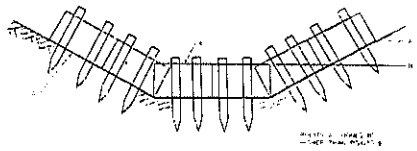


SEDIMENT FENCE
NOT TO SCALE



PLAN - INVERT TABLE

CONNECTION TO EXISTING SEWER MANHOLE
NOT TO SCALE



HAYBALE CHECK DAM
NOT TO SCALE

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

SECRETARY OR CHAIRMAN — DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR — DATE

APPROVED BY THE MANSFIELD INLAND WETLANDS AGENCY

SECRETARY OR CHAIRMAN — DATE

DATE	REVISION
9/25/12	SEWER DEPT COMMENTS
12-10-12	STATE/CONSERVATION COM./ PUBLIC COM. COMMENTS

SEWER LINE STREAM CROSSING

WHISPERING GLEN
73 MEADOWBROOK LANE
MANSFIELD, CONNECTICUT

PREPARED FOR:
OAKMEAD FARMS, L.P.
2 BIRCH STREET
LEONARD, CT 06334

Development Solutions, L.L.C.
A Technical Services Company
33 Cross Trail • Bozrah, Connecticut
Phone (860)204-0248 • Fax (860)204-0283

DATE: DECEMBER 2011
DRAWN BY:
SCALE: 1" = 40'
SHEET NO. 6 of 11
DRAWING NO.

12/27/2012 BCC:PRINTS:DRGLIMITED.INC 20 Howard St New London CT 860.444.8554 plots@dgureprp.com

I. GENERAL EROSION AND SEDIMENTATION CONTROL NOTES

(SEE II. & III. FOR SPECIFIC CONSTRUCTION MEASURES)

THIS CONSTRUCTION PLAN PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS, MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND [illegible]. PROPER EROSION MANAGEMENT WILL MINIMIZE THE EROSION, BUT IT MUST BE UNDERSTOOD THAT ONLY "REASONABLE" EROSION CONTROL CAN BE EXPECTED. THUS, EVEN WITH THE BEST PLAN, SOME EROSION MUST BE ANTICIPATED. SEDIMENTATION CONTROLS ARE THE SECONDARY LINE OF DEFENSE ON THE CONSTRUCTION SITE.

DURING THE COURSE OF SITE CONSTRUCTION DAILY INSPECTIONS OF ALL EROSION AND SEDIMENTATION MEASURES WILL OCCUR AND REPORTS FILED WITH THE TOWN'S ZONING AGENT, BI-WEEKLY DURING ROADWAY CONSTRUCTION.

WATER GENERATED EROSION IS A SERIOUS PROBLEM WHEN NATURAL VEGETATION IS REMOVED OR ALTERED. FOR THIS REASON, A RECOMMENDATION FOR MINIMAL SITE DISTURBANCE TO EXISTING VEGETATION AND SOIL IS PROPOSED. [illegible] NOT ONLY ENTAILS [illegible] SITE DISTURBANCE LIMITS, BUT ALSO INVOLVES THE STAGING OF GRADING AND SUBSEQUENT REVEGETATION OF DISTURBED AREAS, SO THAT THE LEAST AMOUNT OF SOIL SURFACE IS EXPOSED AT ANY ONE TIME.

RUNOFF SHALL BE CONTROLLED BY THE INTERCEPTION, DIVERSION AND SAFE DISPOSAL OF PRECIPITATION. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHEREVER POSSIBLE. [illegible]

TO PREVENT SEDIMENT FROM LEAVING THE SITE, [illegible] SURFACE RUNOFF SHALL BE DIVERTED THROUGH "LEVEL SPREADER" DEVICES. [illegible]

DUST CONTROL, IF DETERMINED TO BE REQUIRED DURING THE DAILY INSPECTIONS, SHALL BE ACHIEVED BY THE APPLICATION OF [illegible]. THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST, BUT WATER SHALL NOT BE EXCLUSIVELY [illegible]

IN AN EFFORT TO REDUCE THE POTENTIAL FOR TRACKING MUD OFF THE SITE, COARSE STONE "TRACKING PADS" AND IMMEDIATE CONSTRUCTION OF GRAVEL SUBBASE FOR ROADWAYS WILL [illegible]. ANY OFF-SITE TRACKING ACCUMULATED DIRT TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED BY SHOVEL AND BROOM AT THE END OF EACH WORK DAY.

BEFORE, AND AFTER EACH STORM EVENT AND ONCE EVERY DAY, ALL SEDIMENT AND EROSION CONTROLS WILL BE INSPECTED BY THE [illegible]. ANY CORRECTIVE MEASURES TO MITIGATE ENVIRONMENTAL CONCERNS WILL BE [illegible] AT THAT TIME. [illegible] OF SILT FENCE WITH THE REQUIRED POSTS ON HAND FOR EMERGENCY SITUATIONS.

EXCAVATIONS WHICH MUST BE DEWATERED WILL BE PUMPED INTO AN ACTIVE DRAINAGE SYSTEM. BOTH THE INLET AND OUTLET OF THE PUMP SHOULD BE [illegible]. [illegible] SHALL NOT BE DISCARDED ON SITE.

THE BI-WEEKLY EROSION AND SEDIMENT MONITORING REPORTS SHALL BE SUBMITTED TO THE ZONING AGENT DURING THE TIME THE ROADWAYS ARE BEING CONSTRUCTED.

IN THE EVENT OF CONFLICT BETWEEN THESE PLANS AND OTHER REGULATIONS, THE MORE STRINGENT SHALL APPLY.

II. CONSTRUCTION SEQUENCE AND DETAILED EROSION CONTROL MEASURES

1. A REGISTERED LAND SURVEYOR SHALL FIELD STAKE THE CENTER LINE OF THE ROADWAY.

2. UPON COMPLETION OF THE FIELD STAKING, EXISTING TREES WHICH ARE TO BE SAVED ARE TO BE FLAGGED AND PROTECTED. [illegible]

[illegible]

III. BUILDING SITE DEVELOPMENT

IN ADDITION TO THE RECOMMENDATIONS FOR THE INDIVIDUAL PHASES OF THE DEVELOPMENT, THE FOLLOWING PROCEDURES SHALL APPLY TO INDIVIDUAL BUILDINGS BEING DEVELOPED.

1. THE LIMITS OF DISTURBANCE SHALL BE ESTABLISHED IN THE FIELD FOR EACH PROPOSED RESIDENTIAL STRUCTURE. MAXIMUM DISTURBANCE LIMITS OF 20-30 BEYOND THE PHYSICAL DIMENSIONS OF THE STRUCTURE AND RELATED APPURTENANCES IS RECOMMENDED.
2. TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHALL BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON SITE REGARDING. EACH STOCKPILE SHALL BE ADEQUATELY RINGED ON THE DOWN GRADIENT SIDE WITH SEDIMENT CONTROL MATERIALS (I.E., HAY BALES AND/OR FABRIC FENCE).
3. ANY ADDITIONAL STOCKPILING OF LUMBER AND BUILDING MATERIALS SHALL ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARLY, VEHICULAR MOVEMENT SHALL BE DIRECTED TO ESTABLISHED PARKING AREAS.
4. ONCE THE PROPOSED STRUCTURE IS ENCLOSED, ALL EFFORTS SHALL BE MADE TO COMPLETE ON SITE IMPROVEMENTS SUCH AS WELLS, FOOTING DRAINS, SEPTIC SYSTEMS, DRIVEWAYS, ETC. THEREAFTER, ALL RAW SOIL AREAS SURROUNDING THE HOME SITE SHALL BE FINE GRADE AND MULCHED.

IV. GENERAL NOTES

SEED BED PREPARATION

[illegible]

SEED APPLICATION

[illegible]

MULCHING

[illegible]

[illegible]

PHASING PLAN

PHASE I (17 UNITS, 2.45 ACRES)

1. CLEAR, GRUB AND ROUGH GRADE ROADWAY TO PHASE I UNITS AND INSTALL PHASE I C&S.
2. INSTALL STORM DRAINAGE SYSTEM, CB'S 1-7 & 13, PRETREATMENT STRUCTURE, STORMWATER QUALITY BASIN AND DISCHARGE PIPING AND STRUCTURE.
3. INSTALL UTILITIES
   - A. INSTALL THE ENTIRE SEWER LINE EXCEPT FOR SMH 6-8.
   - B. INSTALL UNDERGROUND UTILITIES TO THE PHASE I UNITS.
   - C. INSTALL THE WATER LINE TO PHASE I UNITS, ENDING AT HYDRANTS (2).
4. INSTALL ALL LANDSCAPING ACROSS THE FRONT OF THE PROPERTY WITH THE BIT. CONC. WALK AND SUBSURFACE STORMWATER STORAGE BEDS AT DESIGNATED COMPLETED UNITS.
5. INSTALL WOOD CHIP PATH ACROSS REAR OF THE PROPERTY.
6. STABILIZE DISTURBED AREAS.

PHASE II (19 UNITS, 2.8 ACRES)

1. CLEAR, GRUB AND ROUGH GRADE ROADWAY TO PHASE II UNITS AND INSTALL PHASE II C&S.
2. INSTALL STORM DRAINAGE SYSTEM, CB'S 8-12.
3. INSTALL UTILITIES
   - A. INSTALL SMH 6 THRU 8 AND CONNECT INTO PHASE I SYSTEM.
   - B. INSTALL UNDERGROUND UTILITIES TO THE PHASE II UNITS.
   - C. INSTALL THE WATER LINE TO PHASE II UNIT ENDING AT HYDRANTS (2).
4. INSTALL ALL SUPPLEMENTARY LANDSCAPING WITHIN PHASES I AND II AND SUBSURFACE STORMWATER STORAGE BEDS AT DESIGNATED COMPLETED UNITS.
5. STABILIZE DISTURBED AREAS.

PHASE III (14 UNITS, 1.8 ACRES)

1. CLEAR, GRUB AND ROUGH GRADE.
2. INSTALL UTILITIES
   - A. COMPLETE UNDERGROUND UTILITY INSTALLATION.
   - B. COMPLETE THE WATER SYSTEM INSTALLATION ENDING AT HYDRANT (1).
3. COMPLETE ALL SUPPLEMENTARY LANDSCAPING AND SUBSURFACE STORMWATER STORAGE BEDS.
4. STABILIZE DISTURBED AREAS.

A SOIL SCIENTIST OR OTHER PROFESSIONAL DEEMED QUALIFIED BY THE PZC CHAIRMAN WITH STAFF ASSISTANCE, SHALL OVERSEE THE WET BASIN PLANTINGS.

DURING PERIODS OF CONSTRUCTION, THE APPLICANT SHALL SUBMIT TO THE ZONING AGENT BI-WEEKLY EROSION AND SEDIMENT CONTROL MONITORING REPORTS UNTIL DISTURBED AREAS ARE STABILIZED.

GRAPHIC SCALE IN FEET

HAY BALE INSTALLATION AT FRAME AND GRATE

NOT TO SCALE

SECTION A-A

LEVEL SPREADER/SEDIMENT TRAP

NOT TO SCALE

FILTRATION BAG

NOT TO SCALE

USE "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. OR EQUIVALENT

ANTI TRACKING PAD

NOT TO SCALE

NOTE: PREMANUFACTURED FENCE MAY BE USED

SEDIMENT FENCE

NOT TO SCALE

HAYBALE BACKED SEDIMENT FENCE

NOT TO SCALE

HAY BALE BARRIER

NOT TO SCALE

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION	
SECRETARY OR CHAIRMAN	DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS	
DIRECTOR	DATE
APPROVED BY THE MANSFIELD INLAND WETLANDS AGENCY	
SECRETARY OR CHAIRMAN	DATE

DATE	REVISION
12-10-12	STAFF/CONSERVATION COMM./POLICE COM. COMMENTS

EROSION AND SEDIMENTATION CONTROL PLAN

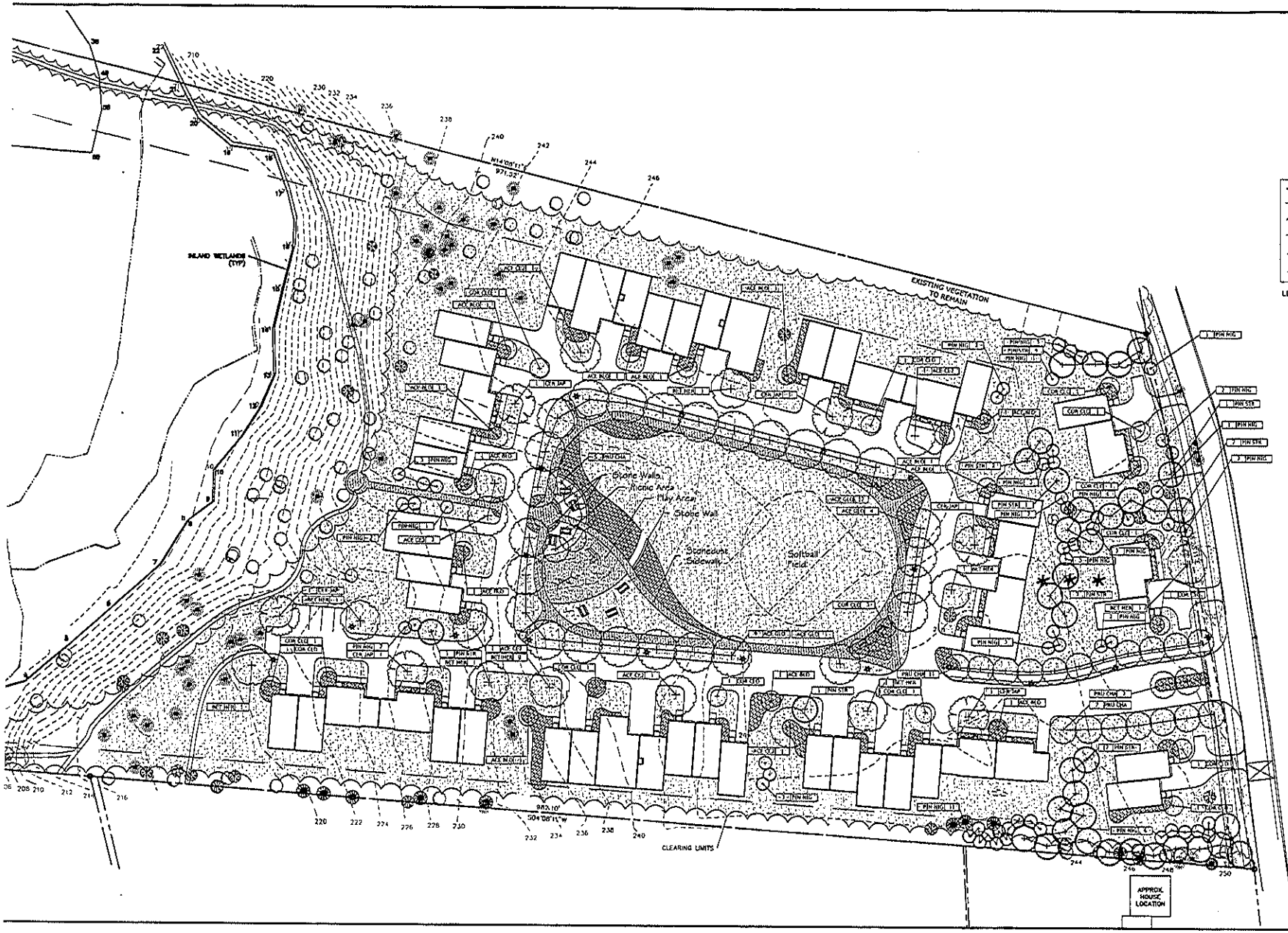
WHISPERING GLEN
73 MEADOWBROOK LANE
MANSFIELD, CONNECTICUT

PREPARED FOR
LAKEWAY PARKS, L.P.
2 BIRCH STREET
LEDYARD, CT 06339

DS Development Solutions, L.L.C.
A Technical Services Company
32 Cost Town St., [illegible], Connecticut

DATE:	DECEMBER 2011
DRAWN BY:	-
SCALE:	AS NOTED
SHEET NO.	7 of 11
DRAWING NO.	-

12/27/2012 BLU-PRINTS UNLIMITED INC 20 Howard St New London CT 860.444.6864 plots@opureprocom



Whispering Glen

73 Meadowbrook Lane
Mansfield, CT

LANDSCAPE
KENT+ FROST
ARCHITECTURE
1 HIGH STREET
MYSTIC, CT 06355
860.572.0248
f 860.572.7047

LEGEND:

- LAWN
- PLANTING BED

NOT ISSUED FOR CONSTRUCTION

Revisions	Date
1 Staff Comments	5.5.09
2 New Configuration	7.17.09
3 P & Z Revision	9.23.09 & 6.20.12

NORTH

0 10 20 30 60

Planting Plan

Scale	1" = 30'
Date	01 January 2013
KFF Project No.	2011001
Drawing No.	

PLANT SCHEDULE TREE PLANTING

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
ACE CE2	7	Acer freemanii `Celebration` / Celebration Maple	B & B	2.5"Cal	
ACE BLO	13	Acer palmatum `Bloodgood` / Bloodgood Japanese Maple	B & B		5-6` H
ACE GLO	26	Acer rubrum `October Glory` TM / October Glory Maple	B & B	2.5"Cal	
BET HER	8	Betula nigra `Heritage` / Heritage River Birch	B & B	2.5"Cal	
CER JAP	6	Cercidiphyllum japonicum / Katsura Tree	B & B	2.5"Cal	
COR CLO	17	Cornus florida `Cloud Nine` / Cloud Nine Eastern Dogwood	B & B		6-7` H
PIN NIG	56	Pinus nigra / Austrian Black Pine	B & B		6-7` H
PIN STR	37	Pinus strobus / White Pine	B & B		6-7` H
PRU CHA	25	Pyrus calleryana `Chanticleer` / Chanticleer Pear	B & B	2.5"Cal	

PLANT SCHEDULE PLANTING BEDS

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
HYD BL2	93	Hydrangea serrata `Bluebird` / Bluebird Serrate Hydrangea	3 gal
ILE DEN	62	Ilex glabra `Densa` / Inkberry Holly	3 gal
ITE LIT	155	Itea virginica `Little Henry` TM / Virginia Sweetspire	3 gal
JUN DWA	93	Juniperus procumbens `Nana` / Dwarf Japanese Juniper	3 gal
PIE CAV	31	Pieris japonica `Cavatine` / Lily of the Valley Bush	3 gal
RHO SCI	31	Rhododendron azalea `Scintillation` / Azalea	3 gal
ROS PI4	31	Rosa x `Pink Knockout` / Rose	3 gal
SPI AN2	62	Spiraea x bumalda `Anthony Waterer` / Anthony Waterer Spiraea	3 gal
SYR KIM	62	Syringa pubescens `Miss Kim` / Miss Kim Korean Lilac	3 gal

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT
CAR GO2	93	Carex aurea / Golden Sedge	1 gal
FES ELI	93	Festuca cinerea `Elijah's Blue` / Elijah's Blue Fescue	1 gal
MIS SIN	31	Miscanthus sinensis `Adagio` / Adagio Eulalia Grass	1 gal
PEN ALO	62	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	1 gal
PEN KAR	93	Pennisetum orientale `Karley Rose` / Karley Rose Fountain Grass	1 gal
SES CAE	62	Sesleria caerulea / Blue Moor Grass	1 gal

PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT
AST VI3	217	Astilbe chinensis `Visions in Pink` / Chinese Astilbe	1 gal
GER ROZ	124	Geranium x `Rozanne` TM / Hybrid Cranesbill	1 gal
HEU SI2	155	Heucherella x `Silver Scrolls` / Silver Scrolls Foamy Bells	1 gal
HOS OCT	93	Hosta x `Red October` / Red October Hosta	1 gal
IRI CEA	124	Iris sibirica `Caesar's Brother` / Caesar's Brother Siberian Iris	1 gal
SED LID	93	Sedum cauticola `Lidakense` / Purple Stonecrop	1 gal
SED AU3	93	Sedum x `Autumn Joy` / Autumn Joy Sedum	1 gal

Planting Notes

1. NOTIFY LANDSCAPE ARCHITECT AT LEAST 24 HOURS PRIOR TO ANY ACTIVITY REQUIRING FIELD OBSERVATION.

2. PLANT LOCATIONS ARE TO BE STAKED BY CONTRACTOR AND APPROVED LANDSCAPE ARCHITECT. INDIVIDUAL STAKES SHALL BE PLACED FOR TREES AND SHRUBS. EDGE OF PLANTING BEDS SHALL BE PAINTED. NOTIFY LANDSCAPE ARCHITECT 24 HOURS PRIOR TO DESIRED APPROVAL.

3. PLANTS SHALL COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK". PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED. PLANTS SHALL BE FREE OF DEFECTS, DISEASES AND ALL FORMS OF INSECT INFESTATIONS.

4. ALL PLANTS SHALL BE PLANTED TO SAME DEPTH AS AT PLACE OF GROWTH, EXCEPT WHERE NOTED OTHERWISE.

5. ALL PLANTING AREAS SHALL RECEIVE 12" OF SPECIFIED SOIL MIXTURE; 10" SCREENED LOAM, 2" OF COMPOST. BLEND COMPOST INTO TOP 4" OF SOIL. PLANTING SOIL MIXTURE SHALL BE FREE OF SUBSOIL, LUMPS, STONES, PLANTS, ROOTS, AND OTHER FOREIGN MATTER.

6. ALL LAWN AREAS SHALL RECEIVE A MIN. OF 4" OF SCREENED LOAM.

7. ALL PLANTING AREAS SHALL BE MULCHED WITH WELL-ROTTED, FINELY SHREDDED, DARK HEMLOCK BARK MULCH. TREES AND SHRUBS SHALL RECEIVE 3 INCHES, PERENNIAL AND GROUNDCOVER BEDS SHALL RECEIVE 2 INCHES. PROVIDE L.A. WITH SAMPLE FOR APPROVAL.

8. NO SUBSTITUTIONS OF PLANT SPECIES OR CULTIVARS ALLOWED BY CONTRACTOR. CONTRACTOR SHALL NOTIFY K+F OF AVAILABILITY ISSUES PRIOR TO FINALIZATION OF PLANT ORDER(S).

9. ALL BURLAP, TWINE, AND WIRE SHALL BE COMPLETELY REMOVED OR CUT AWAY AT TIME OF INSTALLATION.

10. PLANT WARRANTY SHALL BE FOR 2 GROWING SEASONS FROM THE TIME OF INSTALL.

11. IF NO IRRIGATION SYSTEM IS PLANNED, CONTRACTOR SHALL INFORM OWNER OF WATERING REQUIREMENTS.

12. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER IMPROVEMENTS SHALL BE HYDROSEEDED AS LAWN. HYDROSEED GRASS MIX SHALL BE DETERMINED BASED ON SEASON OF INSTALLATION.

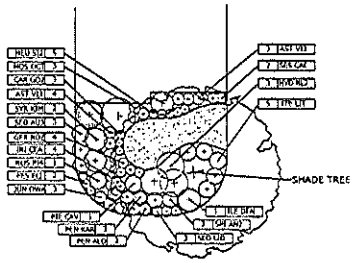
13. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING OR BACKFILLING. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM SITE AS WORK PROGRESSES.

15. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

16. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CLOSE COORDINATION WITH OWNER, GENERAL CONTRACTOR, RELATED SUBCONTRACTORS, LANDSCAPE ARCHITECT, AND ALL SITE WORK RELATED ITEMS.

17. NO PLANTINGS SHALL BE PLACED WITHIN 6 FEET OF FIRE HYDRANTS.

18. NO PLANTS ON THE STATE OF CONNECTICUT'S INVASIVE SPECIES LIST SHALL BE USED.



1 Representational Building Frontage
Scale: 1" = 10'
Sample Planting Bed= 405 SF
Total Site Planting Bed= 12,280 SF

Whispering Glen

73 Meadowbrook Lane
Mansfield, CT

LANDSCAPE
KENT+ FROST
ARCHITECTURE
1 HIGH STREET
MYSTIC, CT 06355
860.572.0786
1860.572.7047

NOT ISSUED FOR CONSTRUCTION

Revision	Date
1.Staff Comments	5.5.09
2.New Configuration	7.17.09
3.P & Z Revision	9.23.09 & 6.28.12

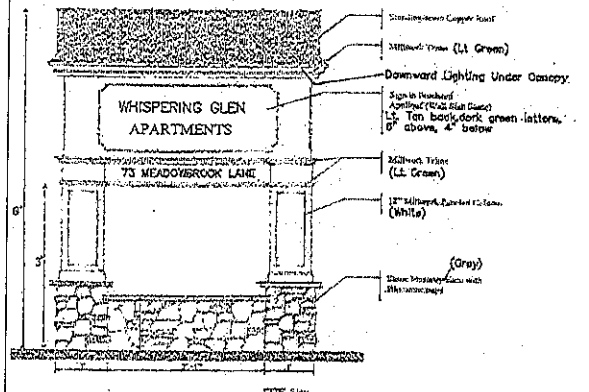
NORTH

0 5 10 20

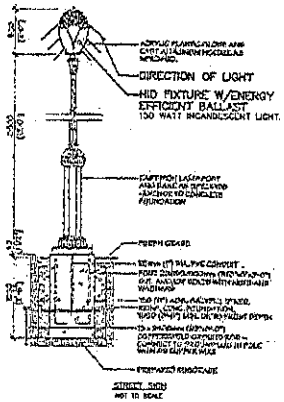
Planting Plan

Scale: 1" = 10'
Date: 01 January 2011
K+F Project No. 1011M3
Drawing No.

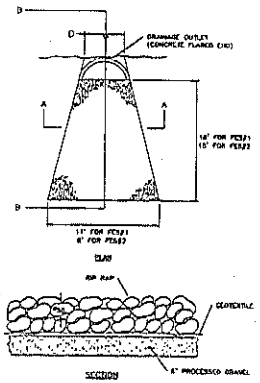
Sheet 10 of 11



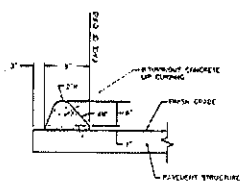
SITE Sign



STREET SIGN
NOT TO SCALE

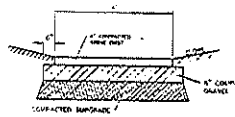


RIP RAP APRON
NOT TO SCALE

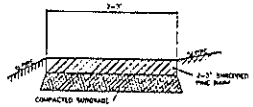


CURB NOTES:
1. SURFACE ON WHICH CURBING IS PLACED SHALL BE CLEAN AND AN APPROVED TACK COAT SHALL BE APPLIED JUST PRIOR TO PLACING CURB
2. CURBING MAY BE PLACED ON BITUMINOUS BASE COURSE IF APPROVED BY THE ENGINEER.

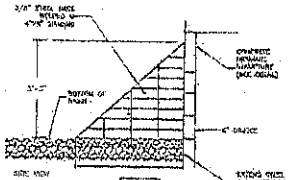
BIT. CONC. UP CURBING
NOT TO SCALE



STONE DUST PATH
NOT TO SCALE
NOTE: NO TREES NEED OR ARE TO BE REMOVED

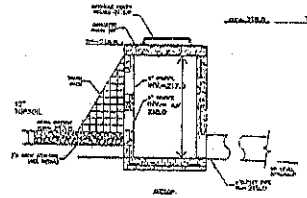


WOODS PATH
NOT TO SCALE
NOTE: NO TREES NEED OR ARE TO BE REMOVED
1. REMOVE (RAKE) FOREST LITTER FROM FIELD MARKED ESTABLISHED FOOT PATH
2. COMPACT FOOT PATH SOIL W/VIBRATORY COMPACTOR. SHOVELING AS NEEDED TO THE UPSLOPE SIDE.
3. PLACE 2-3" OF SHREDDED PINE BARK AND LIGHTLY COMPACT.

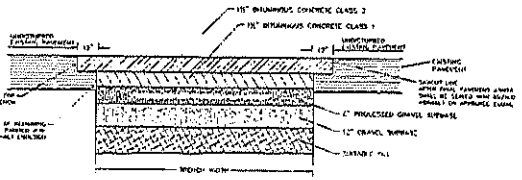


TRASH RACK DETAIL (TYP.)
NOT TO SCALE

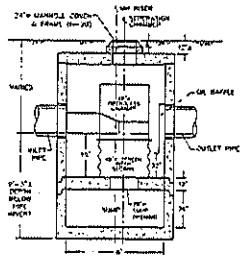
NOTES:
1) RACK SHALL BE NON-CLOGGING CONSTRUCTION.
2) ANCHORS SHALL BE PROVIDED TO PREVENT RACK OR SCREEN FROM FLOATING.



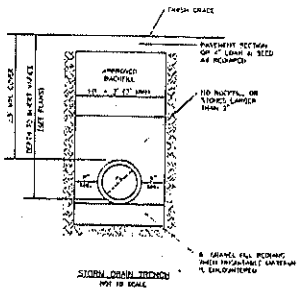
RISER & 6" I.D. CONTROLLED OUTLET STRUCTURE
NOT TO SCALE



PERMANENT PAVEMENT REPAIR
NOT TO SCALE



CDS MODEL PUSU40_40
8.0 CFS TREATMENT CAPACITY
STORM WATER TREATMENT UNIT
NOT TO SCALE



STORM DRAIN TRENCH
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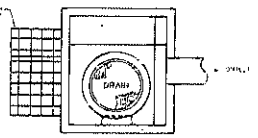
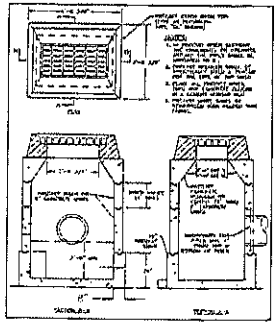
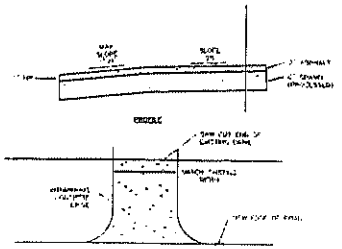
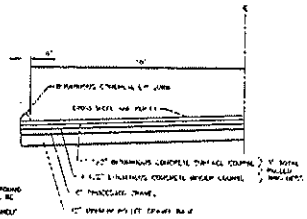




PRECAST CATCH BASIN
NOT TO SCALE

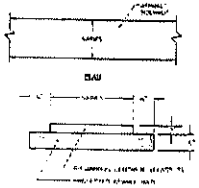


PAVED APRON DETAIL
NOT TO SCALE

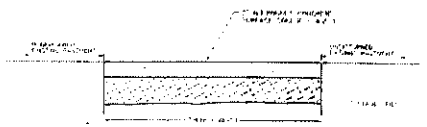


NOTE:
WHERE REQUIRED NATURAL GROUND COVER & TOPOGRAPHY SHALL BE PRESERVED WHERE POSSIBLE. THIS ALL CASES A 3' SWATH SHALL MUST BE PROVIDED

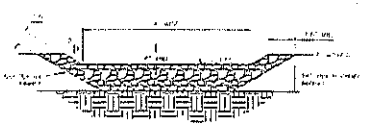
HALF SECTION RESIDENTIAL STREET SECTION DEAD END
NOT TO SCALE
(TOWN OF MANSFIELD DEPT OF PUBLIC WORKS JAN. 1983)



BITUMINOUS SIDEWALK DETAIL
NOT TO SCALE



TEMPORARY PAVEMENT REPAIR
NOT TO SCALE



SPILLWAY SECTION
NOT TO SCALE

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

SECRETARY OR CHAIRMAN — DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR — DATE

APPROVED BY THE MANSFIELD INLAND/WETLANDS AGENCY

SECRETARY OR CHAIRMAN — DATE

DATE	REVISION
12-10-12	STAFF/CONSERVATION COM./ POLICE DEPT. COMMENTS

SITE DETAILS

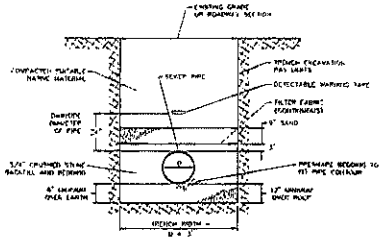
WHISPERING GLEN
73 MEADOWBROOK LANE
MANSFIELD, CONNECTICUT

PREPARED FOR
PARKWAY FARMS, L.L.P.
2 DIRECT DRIVE
LEDYARD, CT 06339

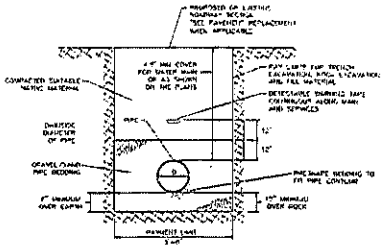
DATE: DECEMBER 2011
DRAWN BY:
SCALE: AS NOTED
SHEET NO.: 10 of 11
DRAWING NO.:

Development Solutions, L.L.C.
A Technical Services Company
33 East Town St., Norwich, Connecticut
Phone (860)204-0248 • Fax (860)204-0632

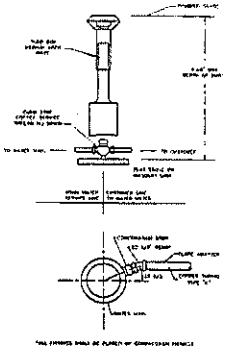
12/27/2012 BLUEPRINTS direct to you 20 Howard St New London CT 860.444.0556 prints@bpdirect.com



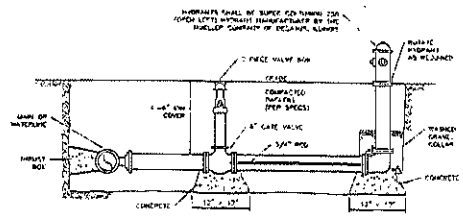
SANITARY SEWER TRENCH DETAIL
NOT TO SCALE



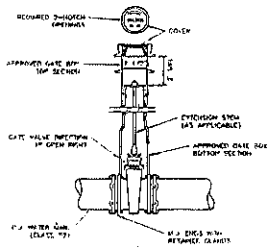
WATER MAIN AND SERVICE TRENCH DETAIL
NOT TO SCALE



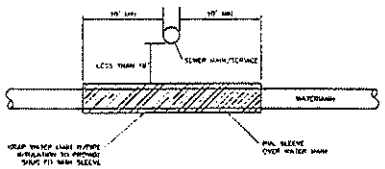
WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



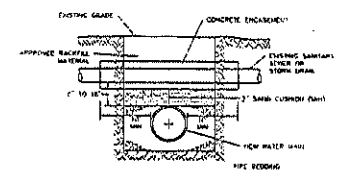
FIRE HYDRANT ASSEMBLY
NOT TO SCALE



12" OR LESS VERTICAL GATE VALVE AND GATE BOX (OPEN LEFT)
NOT TO SCALE

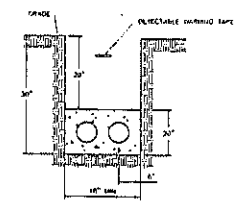


WATER SEWER CROSSING
NOT TO SCALE

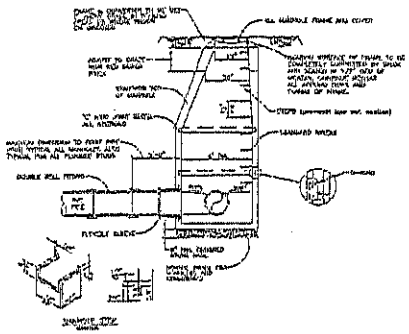


NOTES:
1. WHERE VERTICAL SEPERATION BETWEEN THE WATER MAIN AND SANITARY SEWERS OR STORM DRAINS IS 18" OR LESS A 6" ENCASEMENT IS REQUIRED FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE CROSSING
2. A FULL LENGTH OF WATER MAIN SHALL BE CENTERED AT ALL SANITARY SEWER AND STORM DRAIN CROSSINGS

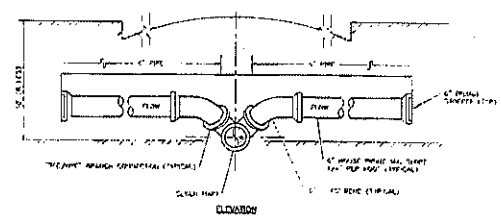
CONCRETE ENCASEMENT DETAIL
NOT TO SCALE



TYPICAL 2" CONDUIT DUCT BANK
NOT TO SCALE

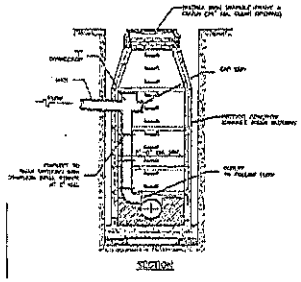


SANITARY SEWER MANHOLE
NOT TO SCALE



ELEVATION

GRAVITY SERVICE CONNECTION DETAIL
NOT TO SCALE



SECTION

DROP MANHOLE DETAIL
NOT TO SCALE

APPROVED IN THE MANSFIELD PLANNING & ZONING COMMISSION

SECRETARY OR CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR DATE

APPROVED BY THE MANSFIELD INLAND WETLANDS AGENCY

SECRETARY OR CHAIRMAN DATE

DATE	REVISION
12-10-12	STAFF/CONSERVATION STAFF/ POLICE COM. COMMENTS

UTILITY DETAILS

WHISPERING OF PN
75 MEADOWBROOK LANE
MANSFIELD, CONNECTICUT

PREPARED FOR
LAKEWAY FARMS, L.P.
2 BIRCH STREET
LEDYARD, CT 06339

Development Solutions, L.L.C.
A Technical Services Company
33 East Town St., Norwich, Connecticut
Phone (860)204-0244 • Fax (860)204-0652

DATE: DECEMBER 2011
DRAWN BY: -
SCALE: AS NOTED
SHEET NO. 11 of 11
DRAWING NO. -

12/27/2012 BLU-PRINTS UNLIMITED INC 20 Howard St New London CT 860-444-8584 plots@bpdrpro.com

PAGE
BREAK

Town of Mansfield
Mansfield Fire Department

To: Planning and Zoning Commission

From: Fran Raiola, Acting Deputy Chief/Fire Marshal

CC: Linda Painter, Director of Planning

Date: January 2, 2012

Re: Whispiring Glenn – 73 Meadowbrook Lane PZC file # 1284-2

After reviewing the plans for the above referenced subdivision for compliance with the requirements of the Town of Mansfield Subdivision Regulations for Fire Lanes, Driveway Length Standards and Emergency Vehicle Access, I have the following comments.

1. Fire Lanes are required to have an inside turning radius of at least 25 feet. The submitted plans indicate areas that measure 20 feet. (section 125-6c)
2. The owner is required to provide signage/markings and to keep fire lanes free of obstructions. (section 125-7 and 125-8)

PAGE
BREAK

Jessie Neborsky

From: Ricky Wang <rickwang1@hotmail.com>
Sent: Sunday, December 09, 2012 10:19 PM
To: PlanZoneDept
Subject: FW: Comments to Whispering Glen Special Permit Application
Attachments: Comments to Whispering Glen Special Permit Application.docx; Meadowbrook Lane Map.pdf

Hello Planning and Zoning Office,

We are the residents at 86 Meadowbrook Lane. We tried to send our comments regarding the Whispering Glen Special Permit Application to the email address that printed on the letter from the Town, but it bounced back. We tried again using the email address listed on the town website this time. Please see the attachments and take the comments for consideration.

Thanks!

Ricky & Kathy

From: postmaster@mail.hotmail.com
To: rickwang1@hotmail.com
Date: Wed, 5 Dec 2012 16:01:49 -0800
Subject: Delivery Status Notification (Failure)

This is an automatically generated Delivery Status Notification.

Unable to deliver message to the following recipients, due to being unable to connect successfully to the destination mail server.

planzonedept@mansfieldct.com

--Forwarded Message Attachment--
From: rickwang1@hotmail.com
To: planzonedept@mansfieldct.com
Subject: Comments to Whispering Glen Special Permit Application
Date: Mon, 3 Dec 2012 19:01:17 -0500

Hello Planning and Zoning Office,

We are the residents at 86 Meadowbrook Lane. We were unable to attend the December 3, 2012 public hearing regarding the Whispering Glen Special Permit Application. Attached please see our comments to this proposal.

Thank you so much for your time.

Ricky and Kathy

PAGE
BREAK

To: Planning and Zoning Development Committee
From: 86 Meadowbrook Lane
Date: 12/1/2012

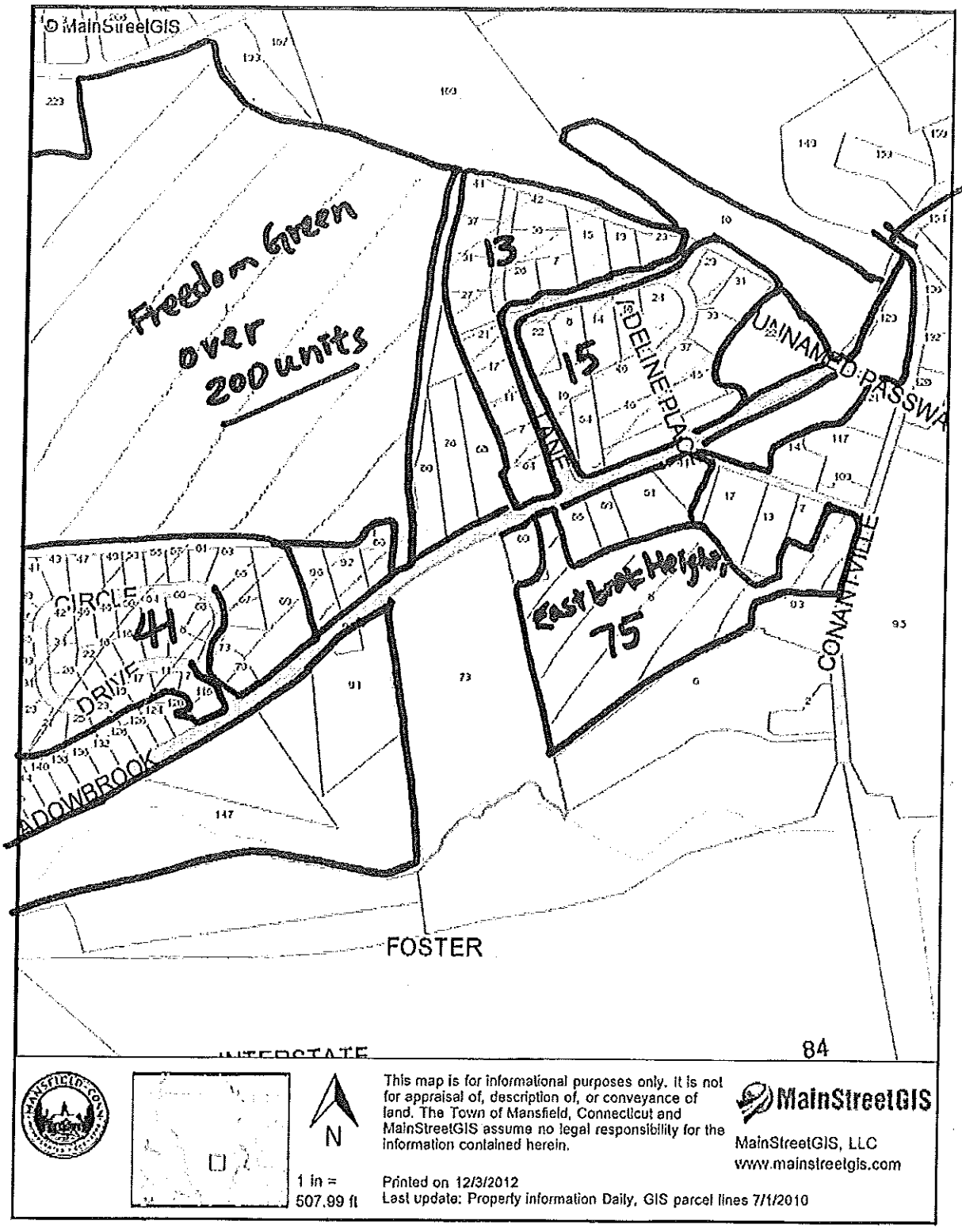
Comments Regarding to Whispering Glen Special Permit Application

I have attended the public hearing on 11/19/2012 regarding the application of Whispering Glen at 73 Meadowbrook Lane. As a resident on Meadowbrook Lane, I strongly suggested to the PZD committee to reject the application based on the following points.

- 73 Meadowbrook Lane was a single-family residence before it was sold to the developer. Meadowbrook Lane is already residence with many sub-divisions, including Eastbrook Heights *(75 Condos)*, Adeline Place *(15 single-family units)*, Michele Lane *(13 single-family units)*, Freedom Green *(over 200 townhouses)* and Circle Drive *(41 single-family units)*, plus Meadowbrook Lane *(31 single-family units)* within this 1 mile road. All these sub-divisions have direct access to Meadowbrook Lane (Data Source: Mansfield town hall website). Compared with other residential road in Mansfield, Meadowbrook Lane (connect with Conantville Road to Rte. 195) is one of the most dense residential road at the south-end of Mansfield. It is truly a concern of the capacity of the road to handle any additional usages from the proposed development.

- The traffic report that provided by the developer was several years ago. Traffic pattern had been significantly changed since then with the new development at UConn and ECSU. It drew traffic from north and south of Rte. 195 to Meadowbrook Lane as a shortcut to both directions. The traffic report only listed car traffic but excluded the foot traffic along Meadowbrook Lane, a heavily residential neighborhood since the development of sub-divisions at East Brook Heights, Adeline Place, Michele Lane, Freedom Green and Circle Drive. Residents often use Meadowbrook Lane to walk to the nearby Sunny Park, East Brook Mall, Big Y Plaza and Eastern Conn. State University campus and baseball field. The health and safety of the residents along this road in this area are truly concerned before any new developments.

Thank you for your time and consideration.


© MainStreetGIS
Freedom Green
over 200 units
Meadowbrook Lane starts
13
15
DELINE PLACE
UNNAMED PASSWA
LANE
CIRCLE
4
DRIVE
East Lane Heights
75
CONANTVILLE
MEADOWBROOK
FOSTER
84
N
This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Mansfield, Connecticut and MainStreetGIS assume no legal responsibility for the information contained herein.
MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com
1 in = 507.99 ft
Printed on 12/3/2012
Last update: Property information Daily, GIS parcel lines 7/1/2010

Anna and Kevin Cranmer
33 Adeline Place
Mansfield Center, CT 06250

November 19, 2012

Ms. Linda M. Painter, AICP
Director of Planning and Development
Town of Mansfield
Four South Eagleville Road
Mansfield, CT 06268-2599

Dear Ms Painter,

We have reviewed the application to the Planning and Zoning commission by Lackway Farms L.P. for a 54 unit apartment development at 73 Meadowbrook Lane.

We respectfully ask you to reject this application.

Meadowbrook Lane is a narrow road, in a highly residential area that cannot safely accommodate the additional traffic that would ensue. The town has already recognized the dangerous traffic that passes through by placing speed bumps. However, traffic still moves too quickly on this road. The addition of possibly over 100 resident's vehicles will only worsen the danger of this road, which is already too narrow to accommodate two passing cars and a pedestrian on the side.

The population density of this apartment complex, with 54 units on a 10.12 acre plot of land, could surpass that of Bridgeport, CT, if an average of 3 people reside in each unit. Not only will this bring an unsafe burden of traffic to our road, but also put a strain on other resources, including water and sewage.

There are at least 28 young children on Adeline Place alone, in addition to many more on Michelle Lane, Meadowbrook Lane, Pollack Road and Circle Drive. Many of these children use Meadowbrook Lane to walk to Sunny Acres Park. Still more people use this road daily to walk and jog. As refurbishing of Sunny Acres Park continues, even more pedestrians will be using this lane.

Meadowbrook Lane is not an acceptable site to construct a 54 unit apartment building, as the road cannot safely bear such a burden.

Please reject this application.

Sincerely,

Anna Cranmer

Kevin Cranmer

PAGE
BREAK

Jessie Neborsky

From: Doug Murphy <dcmurphy7@charter.net>
Sent: Wednesday, November 14, 2012 7:47 PM
To: PlanZoneDept
Subject: (Proposed 54 unit apartment development at 73 Meadowbrook Lane)

To
The planning and zoning department

From
Doug and Darlene Murphy
21 Michelle Lane
Mansfield Center, CT 06250

Re: (Proposed 54 unit apartment development at 73 Meadowbrook Lane)

My wife and I have lived in our current home for over 14 years. During that time we have seen much development. We would like to go on record by strongly opposing the proposed 54 unit apartment project on 74 Meadowbrook lane.

The country roads currently in existence would not be able to handle the substantial traffic increase, making it unsafe for all that currently walk, ride or travel in this area.

Please reject this proposal and keep our area residents and children safe from harm.

Regards,

Doug and Darlene Murphy

PAGE
BREAK

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission
From: Linda M. Painter, AICP, Director
Date: **January 3, 2013**
Re: 8-24 Referral: Agricultural Lease Extensions

Pursuant to the provisions of Section 8-24 of the State Statutes, leasing of town-owned property must be referred to the Planning and Zoning Commission for review and comment. As described in the attached memo from the Town Manager, the town is proposing to extend existing leases of town-owned agricultural land for six months (March 2013-September 2013) while the Town Council finalizes a revised policy for leasing town-owned agricultural lands and negotiates new leases. The current leases were originally approved in 2005 for a term of five years, and received two one-year extensions while the Agriculture Committee worked on a revised lease policy. As the revised leasing policy is currently under consideration by the Town Council, the six month extension is proposed to keep these prime agricultural lands in production until the leasing policy has been adopted, the RFP process is completed and new leases are negotiated.

Summary/Recommendation

The proposed lease extensions are consistent with the following provisions of the Plan of Conservation and Development:

- Policy Goal 2 ,Objective C: *To protect agricultural and forestry resources and to encourage retention and expansion of agricultural/forestry uses by refining Zoning Map and land use regulations and considering other actions.*
- Policy Goal 2, Objective C Recommendation: *Continue existing policy of leasing town-owned agricultural land, at reasonable rates, for agricultural purposes.*

Therefore it is recommended **that the PZC report to the Town Council that the proposed lease extensions are consistent with Mansfield's Plan of Conservation and Development and recommend that the extensions be approved to facilitate active cultivation of town-owned agricultural property until a revised lease policy is finalized and new leases are put forward for approval.**

MEMORANDUM

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

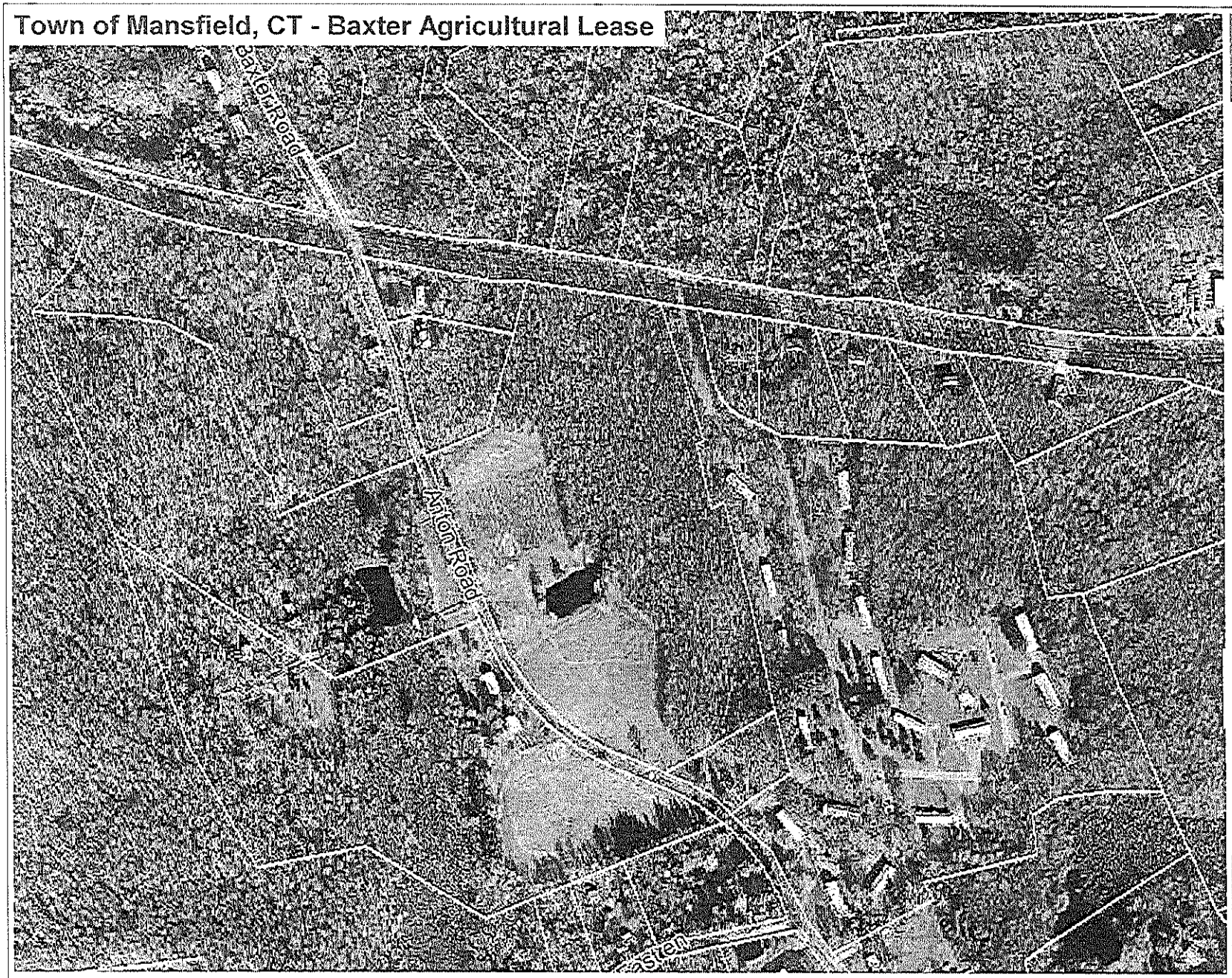
To: Planning and Zoning Commission
CC: Linda Painter, Director of Planning
From: Matt Hart, Town Manager MWH
Date: December 31, 2012
Re: Bridge Leases-Agricultural Properties

I am requesting that the Planning and Zoning Commission review extending current agricultural leases for the third time, pursuant to Title 8 chapter 126 § 8-24, of the Connecticut General Statutes.

As you may recall, in 2010, the existing agricultural leases expired. In 2011 and 2012, the Town Council approved one-year bridge leases to allow the Committee time to thoroughly review the Town's agricultural leasing policy and to develop a new model lease. Staff will be requesting that the Town Council approve the attached bridge leases and a new model lease at their January 14th meeting. In addition, staff is recommending that in February 2013, the Town solicit proposals from all interested farmers for leases for the 2014 growing season. These new leases would be for five years, with the option to renew for an additional five years. After this period, lease requirements and the leasing process would be reviewed and RFP's would again be solicited from all interested farmers. The new leases will be referred to the Planning and Zoning Commission prior to issuing.

Attachments
2013 Agricultural Bridge Leases

Town of Mansfield, CT - Baxter Agricultural Lease



- MapGrid
- towns
- Dimensions
- Address
- ParcelID
- Area
- Streets
- Parcels
- powerlines
- water
- wetlands
- Town
- roads
- highways

N

1 in = 450.44 ft

Printed:
3/15/2012

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MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

THIRD REINSTATEMENT AND MODIFICATION OF LEASE AGREEMENT-Baxter

Whereas, on April 20, 2005, the Town of Mansfield, Connecticut, acting by its then Town Manager Martin H. Berliner, as "Lessor," and **Charles Galgowski** of 117 Baxter Road, Storrs, CT 06268, as "Lessee," did execute and enter into a binding **Lease Agreement** for certain agricultural purposes whereby said Lessor, in return for various considerations, leased to said Lessee for a sixty month term commencing March 1, 2005, the field situated on the south westerly side of Route 195 and the easterly side of Baxter Road in the Town of Mansfield, as indicated on the attached map entitled "Former Baxter Property – Attachment A" and described in a Warranty Deed from the estate of Mina M. Baxter to the Town of Mansfield, dated July 1, 1997, and recorded in Volume 387, Page 498 in the Town of Mansfield Land Records; and

Whereas, said **Lease Agreement** expired by lapse of time on April 20, 2010, but said Lessor and Lessee executed a **Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement,** permitting Lessee **Charles Galgowski** to continue to occupy and be Lessee of said property to March 1, 2012; and

Whereas, said **Reinstatement and Modification** of said **Lease Agreement** expired by lapse of time on March 1, 2012, but said Lessor and Lessee verbally agreed to continue said agreement, and later executed a **Second Reinstatement and Modification of Lease Agreement** to continue said Lease Agreement permitting Lessee **Charles Galgowski** continue to occupy as Lessee of said property to March 1, 2013; and

Whereas, both parties wish and intend to reinstate and continue said **Lease Agreement** to extend for an additional period from March 1, 2013 to December 31, 2013 under the same terms set forth in said **Lease Agreement** dated April 20, 2005, plus others set forth below:

Wherefore, the Town of Mansfield, Connecticut, acting by its duly authorized Town Manager Matthew W. Hart, and Lessee **Charles Galgowski** do hereby **AGREE** to again reinstate said **Lease Agreement,** attached hereto, and all of its terms, effective upon March 1, 2013, and extending to December 31, 2013, only, except that:

1. There is no commitment by the parties to renew or extend this **Third Reinstatement and Modification of Lease Agreement** beyond the December 31, 2013 date of termination; and
2. THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than $1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and
3. THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and

volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and

4. A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and
5. Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this **Third Reinstatement and Modification of Lease Agreement,** immediately authorizing the Lessor to re-enter and repossess said property without legal process.
6. The LESSEE shall comply with the Town of Mansfield Agricultural Land Usage Agreement Policy enacted by the Town Council.
7. The Lessee will remove baled hay, plastic, and any other residual farming supplies from the subject property at the end of the growing season and no later than December 15, 2013.

In WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.
So **AGREED,** this _____ day of _____, 2013.

Signed, Sealed and Delivered
In the Presence Of:

LESSOR,

_____

_____
Matthew W. Hart, Town Manager
TOWN OF MANSFIELD
Duly Authorized

_____

LESSEE,

_____

_____
Charles Galgowski

_____

Town of Mansfield, CT - Bonemill Agricultural Field

Zoning
- ConservationEasement
- Railroad
- Trails
- Parcels
- Streams
- water
- wetlands

N

1 in = 271.45 ft

Printed:
1/2/2013

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Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

REINSTATEMENT AND MODIFICATION OF LEASE AGREEMENT-Bonemill Road

Whereas, on June 10, 2008, the Town of Mansfield, Connecticut, acting by its then Town Manager **Matthew W. Hart**, as "Lessor," and **Leslie Stearns** of 50 Stearns Road, Mansfield-Storrs, CT, 06268 as "Lessee," did execute and enter into a binding **Lease Agreement** for certain agricultural purposes whereby said Lessor, in return for various considerations, leased to said Lessee for a sixty month term commencing June 10, 2008, the 2.89-acre field situated on the east side of Bone Mill Rd in the Town of Mansfield as indicated on the attached map entitled "Bone Mill Field – Attachment A" and described in a Warranty Deed from KMC, LLC to the Town of Mansfield, dated March 19, 2003 and recorded in Volume 561, Page 336 of the Town of Mansfield Land records; and

Whereas, said **Lease Agreement** will expire by lapse of time on June 10th, 2013, but both parties wish and intend to continue said **Lease Agreement** to extend for an additional period from June 10, 2013 to December 31, 2013, under the same terms set forth in said **Lease Agreement** dated June 10, 2008, plus others as noted below:

Wherefore, the Town of Mansfield, Connecticut, acting by its duly authorized Town Manager **Matthew W. Hart**, and Lessee **Leslie Stearns** of Willard J. Stearns and Sons, Inc., do hereby **AGREE** to continue said **Lease Agreement,** attached hereto, and all of its terms, effective upon the date of expiration of their current **Agreement,** namely, June 10, 2013 and extending to December 31, 2013 only, except that:

1. There is no commitment by the parties to renew or extend this **Reinstatement and Modification of Lease Agreement** beyond the December 31, 2013 date of termination; and
2. THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than $1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and
3. THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and
4. A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and
5. Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is

expressly prohibited, and will result in the termination of this **Reinstatement and Modification of Lease Agreement,** immediately authorizing the Lessor to re-enter and repossess said property without legal process.

6. The LESSEE shall comply with the Town of Mansfield Agricultural Land Usage Policy enacted by the Town Council.
7. The Lessee will remove bailed hay, plastic and any other residual farming supplies from the subject property at the end of the growing season and no later than December 15, 2013.

In WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.
So **AGREED,** this _____ day of _____, 2013.

Signed, Sealed and Delivered
In the Presence Of:

LESSOR,

_____

_____
Matthew W. Hart, Town Manager
TOWN OF MANSFIELD
Duly Authorized

_____

LESSEE,

_____

_____
Leslie Stearns
Willard J. Stearns and Sons, Inc.

_____

Town of Mansfield, CT - Crane Hill Field Agricultural Lease

MapGrid
towns
Dimensions
Address
ParcelID
Area
Streets
Parcels
powerlines
water
wetlands
Town
roads
highways

1 in = 319.01 ft

Printed:
3/15/2012

MainStreetGIS

MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

THIRD REINSTATEMENT AND MODIFICATION OF LEASE AGREEMENT-Crane Hill Field

Whereas, on April 20, 2005, the Town of Mansfield, Connecticut, acting by its then Town Manager Martin H. Berliner, as "Lessor," and **Arthur Stearns** of 50 Stearns Road, Mansfield-Storrs, CT, 06268 as "Lessee," did execute and enter into a binding **Lease Agreement** for certain agricultural purposes whereby said Lessor, in return for various considerations, leased to said Lessee for a sixty month term commencing March 1, 2005, the 12.23 acre field situated on the south east side of Crane Hill Road in the Town of Mansfield, as indicated on the attached map entitled "Crane Hill Field – Attachment A," and described in a Warranty Deed from Sheridan Vernon, Kim Vernon and Kirsten Ramundo to the Town of Mansfield, dated March 19, 2003, and recorded in Volume 501, Page 15 of the Mansfield Town Land records; and

Whereas, said **Lease Agreement** expired by lapse of time on April 20, 2010, but said Lessor and Lessee executed a **Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement,** permitting Lessee **Leslie Stearns** to continue to occupy and be Lessee of said property to March 1, 2012; and

Whereas, said **Reinstatement and Modification of Said Lease Agreement** expired by lapse of time on March 1, 2012, but said Lessor and Lessee verbally agreed to continue said **Agreement,** and later executed a **Second Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement,** permitting Lessee Leslie H. Stearns to continue to occupy and be Lessee of said property to March 1, 2013; and

Whereas, both parties wish and intend to reinstate and continue said **Lease Agreement** to extend for an additional period from March 1, 2013 to December 31, 2013, under the same terms set forth in said **Lease Agreement** dated April 20, 2005, plus others as set forth below:

Wherefore, the Town of Mansfield, Connecticut, acting by its duly authorized Town Manager Matthew W. Hart, and Lessee **Leslie H. Stearns of Willard J. Stearns & Sons, Inc.,** do hereby **AGREE** to again reinstate said **Lease Agreement,** attached hereto, and all of its terms, effective upon March 1, 2013, and extending to December 31, 2013, only, except that:

1. There is no commitment by the parties to renew or extend this **Third Reinstatement and Modification of Lease Agreement** beyond the December 31, 2013 date of termination; and
2. THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than $1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and

3. THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and
4. A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and
5. Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this **Third Reinstatement and Modification of Lease Agreement,** immediately authorizing the Lessor to re-enter and repossess said property without legal process.
6. The LESSEE shall comply with the Town of Mansfield Agricultural Land Usage Agreement Policy enacted by the Town Council.
7. The Lessee will remove baled hay, plastic, and any other residual farming supplies from the subject property at the end of the growing season and no later than December 15, 2013.

In WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.
So **AGREED,** this _____ day of _____, 2013.

Signed, Sealed and Delivered
In the Presence Of:

LESSOR,

_____

_____
Matthew W. Hart, Town Manager
TOWN OF MANSFIELD
Duly Authorized

_____

LESSEE,

_____

_____
Leslie Stearns
Willard J. Stearns and Sons, Inc.

_____

Town of Mansfield, CT - Mt Hope Park Agricultural Lease

MapGrid
towns
Dimensions
Address
ParcelID
Area
Streets
Parcels
powerlines
water
wetlands
Town
roads
highways

1 in = 345.51 ft

Printed:
3/15/2012

MainStreetGIS

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Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

THIRD REINSTATEMENT AND MODIFICATION OF LEASE AGREEMENT-Mt. Hope

Whereas, on April 20, 2005, the Town of Mansfield, Connecticut, acting by its then Town Manager Martin H. Berliner, as "Lessor," and **William Varga** of 40 River Road, Mansfield Center, CT 06250, as "Lessee," did execute and enter into a binding **Lease Agreement** for certain agricultural purposes whereby said Lessor, in return for various considerations, leased to said Lessee for a sixty month term commencing March 1, 2005, a certain field situated on the south easterly portion of Mount Hope Park on the easterly side of Warrenville Road (Route 89), in the Town of Mansfield, as indicated on the attached map entitled "Mt. Hope Park – Attachment A," and described in a Warranty Deed from Holly Hatch and Kirk Skinner, dated October 1, 1999, and recorded in Volume 425, Page 312 in the Town of Mansfield Land Records; and

Whereas, said **Lease Agreement** expired by lapse of time on March 1, 2010, but said Lessor and Lessee executed a **Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement**, permitting Lessee William Varga to continue to occupy and be Lessee of said property to March 1, 2012; and

Whereas, said **Reinstatement and Modification of Said Lease Agreement** expired by lapse of time on March 1, 2012, but said Lessor and Lessee verbally agreed to continue said **Agreement,** and later executed a **Second Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement**, permitting Lessee William Varga to continue to occupy and be Lessee of said property to March 1, 2013; and

Whereas, both parties wish and intend to reinstate and continue said **Lease Agreement** to extend for an additional period from March 1, 2013 to December 31, 2013, under the same terms set forth in said **Lease Agreement** dated April 20, 2005, plus others as set forth below:

Wherefore, the Town of Mansfield, Connecticut, acting by its duly authorized Town Manager Matthew W. Hart, and Lessee **William Varga,** do hereby **AGREE** to again reinstate said **Lease Agreement,** attached hereto, and all of its terms, effective upon March 1, 2013, and extending to December 31, 2013, only, except that:

1. There is no commitment by the parties to renew or extend this **Third Reinstatement and Modification of Lease Agreement** beyond the March 1, 2013 date of termination; and
2. THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than $1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and

3. THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and
4. A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and
5. Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this **Third Reinstatement and Modification of Lease Agreement,** immediately authorizing the Lessor to re-enter and repossess said property without legal process.
6. The LESSEE shall comply with the Town of Mansfield Agricultural Land Usage Agreement Policy enacted by the Town Council.
7. The Lessee will remove baled hay, plastic, and any other residual farming supplies from the subject property at the end of the growing season and no later than December 15, 2013.

In WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.
So **AGREED,** this _____ day of _____, 2013.

Signed, Sealed and Delivered
In the Presence Of:

LESSOR,

_____

_____
Matthew W. Hart, Town Manager
TOWN OF MANSFIELD
Duly Authorized

_____

LESSEE,

_____

_____
William Varga

_____

Town of Mansfield, CT - Torrey Property Agricultural Lease

MapGrid
towns
Dimensions
Address
ParcelID
Area
Streets
Parcels
powerlines
water
wetlands
Town
roads
highways

1 in = 456.83 ft

Printed:
3/15/2012

MainStreetGIS

Location: 234 GURLEYVILLE RD ID: 10.43.35

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Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

THIRD REINSTATEMENT AND MODIFICATION OF LEASE AGREEMENT-Torrey Property

Whereas, on April 20, 2005, the Town of Mansfield, Connecticut, acting by its then Town Manager Martin H. Berliner, as "Lessor," and **Thomas Wells** of 513 Wormwood Hill Road, Mansfield Center, CT, as "Lessee," did execute and enter into a binding **Lease Agreement** for certain agricultural purposes whereby said Lessor, in return for various considerations, leased to said Lessee for a sixty month term commencing March 1, 2005, certain agricultural land located on the southwesterly side of Gurleyville Road in the Town of Mansfield, as more particularly described in said **Lease Agreement** and in a Warranty Deed from the Elizabeth Torrey Revocable Trust to the Town of Mansfield, dated June 3, 1996, and recorded in Volume 373, Page 463; and

Whereas, said **Lease Agreement** expired by lapse of time on March 1, 2010, but said Lessor and Lessee executed a **Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement,** permitting Lessee Thomas Wells to continue to occupy and be Lessee of said property to March 1, 2012; and

Whereas, said **Reinstatement and Modification of Said Lease Agreement** expired by lapse of time on March 1, 2012, but said Lessor and Lessee verbally agreed to continue said **Agreement,** and later executed a **Second Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement,** permitting Lessee Thomas Wells to continue to occupy and be Lessee of said property to March 1, 2013; and

Whereas, both parties wish and intend to reinstate and continue said **Lease Agreement** to extend for an additional period from March 1, 2013 to December 31, 2013, under the same terms set forth in said **Lease Agreement** dated April 20, 2005, plus others as set forth below:

Wherefore, the Town of Mansfield, Connecticut, acting by its duly authorized Town Manager Matthew W. Hart, and Lessee Thomas Wells, do hereby **AGREE** to again reinstate said **Lease Agreement,** attached hereto, and all of its terms, effective upon March 1, 2013, and extending to December 31, 2013, only, except that:

1. There is no commitment by the parties to renew or extend this **Third Reinstatement and Modification of Lease Agreement** beyond the March 1, 2013 date of termination; and
2. THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than $1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and
3. THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury,

bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and

4. A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and
5. Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this **Third Reinstatement and Modification of Lease Agreement,** immediately authorizing the Lessor to re-enter and repossess said property without legal process.
6. The LESSEE shall comply with the Town of Mansfield Agricultural Land Usage Agreement Policy enacted by the Town Council.
7. The Lessee will remove baled hay, plastic, and any other residual farming supplies from the subject property at the end of the growing season and no later than December 15, 2013.

In WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.
So **AGREED,** this _____ day of _____, 2013.

Signed, Sealed and Delivered
In the Presence Of:

LESSOR,

_____

_____
Matthew W. Hart, Town Manager
TOWN OF MANSFIELD
Duly Authorized

_____

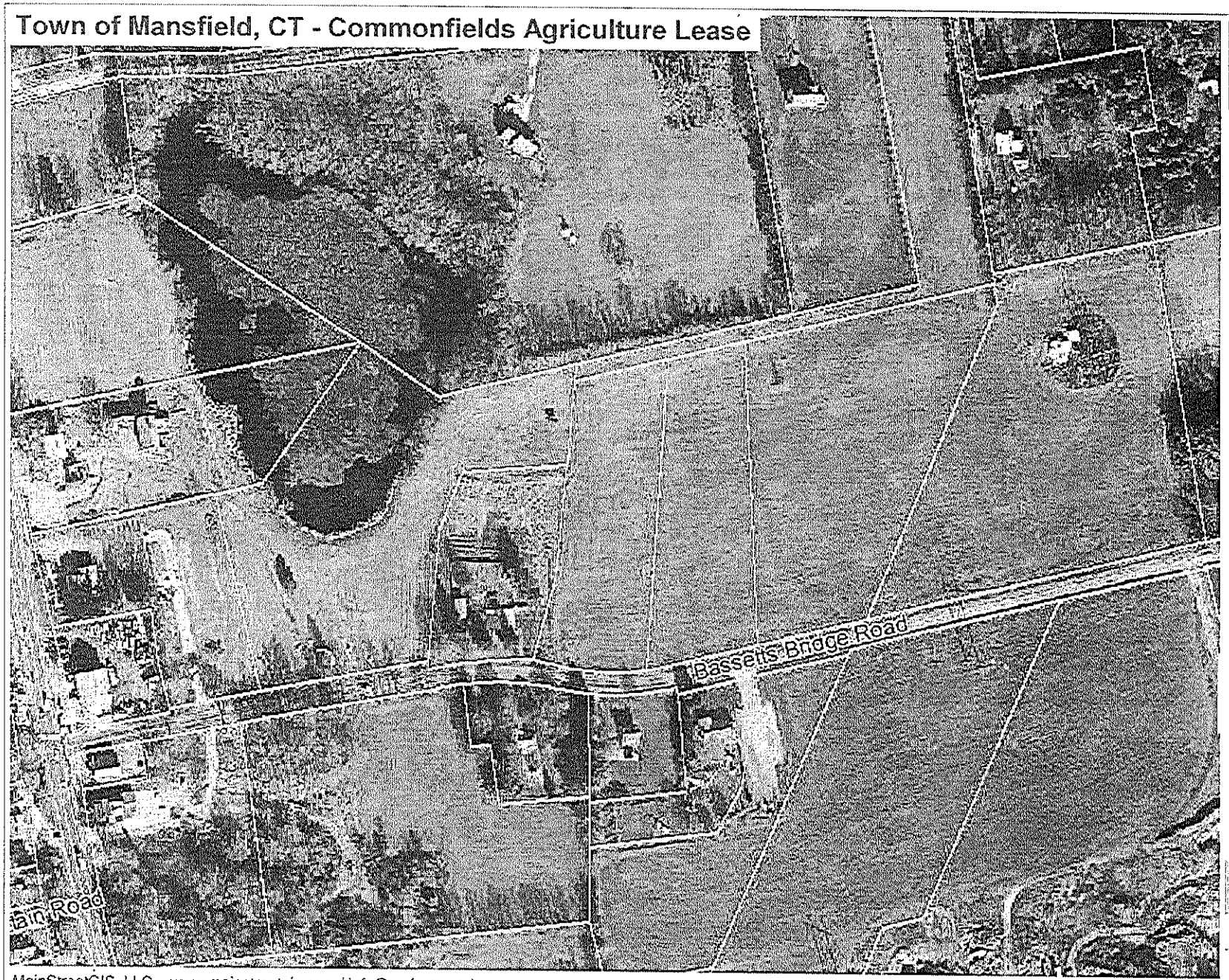
LESSEE,

_____

_____
Thomas Wells

_____

Town of Mansfield, CT - Commonfields Agriculture Lease



MapGrid
towns
Dimensions
Address
ParcelID
Area
Streets
Parcels
powerlines
water
wetlands
Town
roads
highways

1 in = 254.39 ft

Printed:
3/15/2012

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THIRD REINSTATEMENT AND MODIFICATION OF LEASE AGREEMENT-Commonfields

Whereas, on April 20, 2005, the Town of Mansfield, Connecticut, acting by its then Town Manager Martin H. Berliner, as "Lessor," and **Thomas Wells,** of 513 Wormwood Hill Road, Mansfield Center, CT, as "Lessee," did execute and enter into a binding **Lease Agreement** for certain agricultural purposes whereby said Lessor, in return for various considerations, leased to said Lessee for a sixty month term commencing March 1, 2005, certain real property as indicated on the attached map entitled "Commonfields-Attachment A" and consisting of two (2) fields of approximately three (3) acres (Field A) and five (5) acres (Field B) in the Town of Mansfield and on the easterly side of Storrs Road and on the northerly side of Bassetts Bridge as described in a Warranty Deed from Roland D. Eaton to the Town of Mansfield, dated December 21, 1993, and recorded in Volume 345, Page 306 of the Town of Mansfield Land Records; and one (1) field of approximately eight (8) acres (Field D) in the Town of Mansfield and on the northerly side of Bassetts Bridge Road and the easterly side of land now or formerly of Roland D. Eaton and the Town of Mansfield, in part by each, as described in a Warranty Deed from Crossen Builders, Inc. to the Town of Mansfield, dated June 7, 1996, and recorded in Volume 375, Page 333 of the Town of Mansfield Land Records; and one (1) field of approximately two (2) acres (Field C) in the Town of Mansfield and on the southerly side of Cemetery Road as described in a Warranty Deed from Crossen Builders, Inc. to the Town of Mansfield dated September 11, 1995, and recorded in Volume 366, Page 103 of the Mansfield Town Land Records; and

Whereas, said **Lease Agreement** expired by lapse of time on March 1, 2010, but said Lessor and Lessee executed a **Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement,** permitting Lessee **Thomas Wells** to continue to occupy and be Lessee of said property to March 1, 2012; and

Whereas, said **Reinstatement and Modification of Said Lease Agreement** expired by lapse of time on March 1, 2012, but said Lessor and Lessee verbally agreed to continue said **Agreement,** and later executed a **Second Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement,** permitting Lessee **Thomas Wells** to continue to occupy and be Lessee of said property to March 1, 2013; and

Whereas, both parties wish and intend to reinstate and continue said **Lease Agreement** to extend for an additional period from March 1, 2013 to December 31, 2013, under the same terms set forth in said **Lease Agreement** dated April 20, 2005, plus others as set forth below:

Wherefore, the Town of Mansfield, Connecticut, acting by its duly authorized Town Manager **Matthew W. Hart,** and Lessee **Thomas Wells,** do hereby **AGREE** to again reinstate said **Lease Agreement,** attached hereto, and all of its terms, effective upon March 1, 2013, and extending to December 31, 2013, only, except that:

1. There is no commitment by the parties to renew or extend this **Third Reinstatement and Modification of Lease Agreement** beyond the December 31, 2013 date of termination; and
2. THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide

liability insurance with limits of not less than $1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and

3. THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and
4. A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and
5. Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this **Third Reinstatement and Modification of Lease Agreement,** immediately authorizing the Lessor to re-enter and repossess said property without legal process.
6. The LESSEE shall comply with the Town of Mansfield Agricultural Land Usage Agreement Policy enacted by the Town Council.
7. The Lessee will remove baled hay, plastic, and any other residual farming supplies from the subject property at the end of the growing season and no later than December 15, 2013.

In WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.
So **AGREED,** this _____ day of _____, 2013.

Signed, Sealed and Delivered
In the Presence Of:

LESSOR,

_____

_____
Matthew W. Hart, Town Manager
TOWN OF MANSFIELD
Duly Authorized

_____

LESSEE,

_____

_____
Thomas Wells

_____

Town of Mansfield, CT - Eagleville Preserve Agricultural Lease

MapGrid
towns
Dimensions
Address
ParcelID
Area
Streets
Parcels
powerlines
water
wetlands
Town
roads
highways

1 in = 319.01 ft

Printed:
3/15/2012

MainStreetGIS

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Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

THIRD REINSTATEMENT AND MODIFICATION OF LEASE AGREEMENT-Eagleville

Whereas, on April 20, 2005, the Town of Mansfield, Connecticut, acting by its then Town Manager Martin H. Berliner, as "Lessor," and **Arthur Stearns** of 50 Stearns Road, Mansfield-Storrs, CT 06268, as "Lessee," did execute and enter into a binding **Lease Agreement** for certain agricultural purposes whereby said Lessor, in return for various considerations, leased to said Lessee for a sixty month term commencing March 1, 2005, an eight (8) acre field located in the Town of Mansfield and on the westerly side of Route 32 about midway between South Eagleville and Mansfield City Road and between the Central Vermont Railroad and the Willimantic River, as indicated on the attached map entitled "Eagleville Field Attachment A" and as described in a Warranty Deed from Robert Watts to the Town of Mansfield, dated March 1, 1995, and recorded in Volume 363, Page 202 of the Town of Mansfield Land Records; and

Whereas, said **Lease Agreement** expired by lapse of time on March 1, 2010, but said Lessor and Lessee executed a **Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement**, permitting Lessee **Leslie H. Stearns** to continue to occupy and be Lessee of said property to March 1, 2012; and

Whereas, said **Reinstatement and Modification of Said Lease Agreement** expired by lapse of time on March 1, 2012, but said Lessor and Lessee verbally agreed to continue said **Agreement,** and later executed a **Second Reinstatement and Modification of Lease Agreement** to continue said **Lease Agreement**, permitting Lessee **Leslie H. Stearns** to continue to occupy and be Lessee of said property to March 1, 2013; and

Whereas, both parties wish and intend to reinstate and continue said **Lease Agreement** to extend for an additional period from March 1, 2013 to December 31, 2013, under the same terms set forth in said **Lease Agreement** dated April 20, 2005, plus others as set forth below:

Wherefore, the Town of Mansfield, Connecticut, acting by its duly authorized Town Manager Matthew W. Hart, and Lessee **Leslie H. Stearns of Willard J. Stearns & Sons, Inc.,** do hereby **AGREE** to again reinstate said **Lease Agreement,** attached hereto, and all of its terms, effective upon March 1, 2013, and extending to December 31, 2013, only, except that:

1. There is no commitment by the parties to renew or extend this **Third Reinstatement and Modification of Lease Agreement** beyond the December 31, 2013 date of termination; and
2. THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than $1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and

3. THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and
4. A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and
5. Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this **Third Reinstatement and Modification of Lease Agreement,** immediately authorizing the Lessor to re-enter and repossess said property without legal process.
6. The LESSEE shall comply with the Town of Mansfield Agricultural Land Usage Agreement Policy enacted by the Town Council on _____, 201__.
7. The Lessee will remove baled hay, plastic, and any other residual farming supplies from the subject property at the end of the growing season and no later than December 15, 2013.

In WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.
So **AGREED,** this _____ day of _____, 2013.

Signed, Sealed and Delivered
In the Presence Of:

_____

_____

_____

_____

LESSOR,

_____
Matthew W. Hart, Town Manager
TOWN OF MANSFIELD
Duly Authorized

LESSEE,

_____
Leslie H. Stearns
Willard J. Stearns & Sons, Inc.

PAGE
BREAK

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: January 3, 2013

Subject: **Subdivision Design Process Application**
85-87 Old Turnpike Road

Project Overview
In accordance with Section 5.1 and 5.2 of the Mansfield Subdivision Regulations, Homeworks Properties LLC has submitted the attached plans in accordance with the design process for subdivisions containing over 4 lots or a street. The proposed subdivision would divide the existing parcel into two lots for development of new single family homes. The existing buildings would be demolished.

Normally, a two lot subdivision would not be required to go through the design process proscribed in Section 5 of the Subdivision Regulations. However, in this case, the applicant will be requesting a reduction in the lot frontage requirement for Lot 2. In accordance with the requirements of Section 7.6, the applicant must demonstrate that the reduction does not result in more lots than could be developed under standard frontage requirements. As such, the applicant has submitted a yield plan to demonstrate that frontage could be achieved through the construction of a short cul-de-sac street. Since there is no guarantee that the frontage reduction will be approved by the PZC, the application technically involves the potential creation of a street. Therefore, the application would be subject to the subdivision design process outlined in Section 5 unless the PZC determines that the design process does not apply in cases where the only street proposed is part of a yield plan, not a final subdivision plan.

Summary
If the Commission determines that the subdivision design process does apply to subdivisions of less than four lots where streets are only proposed as part of a yield plan, then staff recommends that a field trip be scheduled for the PZC, IWA, Conservation Commission and Open Space Preservation Committee.

If the Commission determines that the subdivision design process does not apply in cases such as this, then the applicant will be advised to submit a formal subdivision application.

John Alexopoulos ● Landscape Architect ● 16 Storrs Heights Road Storrs, CT 06268
Phone & FAX: 860-429-5558 johnalexopoulos@sbcglobal.net CT License No. 550

December 14, 2012

To: Ed Pelletier
Datum Engineering
132 Conantville Road
Mansfield Center, CT 06250

From: John Alexopoulos
Landscape Architect
16 Storrs Heights Road
Storrs, CT 06268

Subject: Review of proposed subdivision: Rogers Estates, Old Turnpike Rd. Mansfield, CT

As you requested, I reviewed the proposed 2 lot subdivision for Rogers on Old Turnpike Road, Mansfield at the beginning of December of this year.

The proposed lots total 5.46 acres on the north side of the road. The property is bounded on all sides by residential zoning. Directly across the street is State of Connecticut property. At present there is an existing residence adjacent to the eastern boundary with a detached garage. I understand that these two structures are planned to be removed.

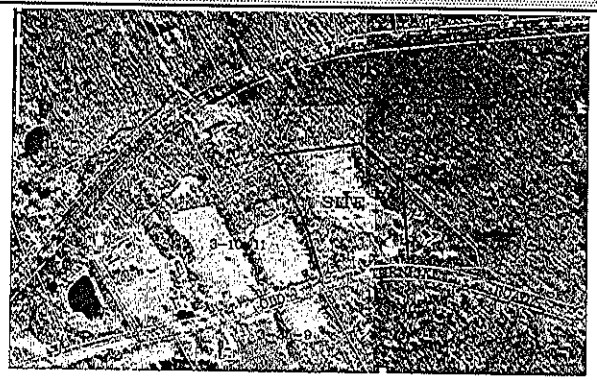
Old Turnpike Road is a local road, tree lined with walls along the way with few houses which are mostly close to the road.

The proposed property subdivision is comprised of mostly open hay field with a small portion adjacent Old Turnpike Road that is reverting. Walls are present on most of the boundaries, but not along Old Turnpike Road. There are walls toward the back of the property that is at the edge of the open hay field. These walls are significant and should be maintained intact.

The wooded area to the rear is second growth woods of mixed hardwoods. Along the boundary walls are maples, some oaks and hickory with just a few of any significant size as yet. These border trees characterize this area and this property. There is a row of volunteer trees associated with a small bit of wall the extends away from the existing house westerly. These are not specimen trees, but if possible, most should remain.

I would recommend that the proposed house sites be kept closer to the east and west boundaries and closer to the road in order to have as much open property as possible to the rear (private areas) and to provide distance between the two. These locations closer to the road not only provides a greater area behind the proposed homes, but is in keeping with most of the traditional locations of houses along Old Turnpike Road. I would also recommend that driveways be kept closer to the east and west boundaries.

There are only a couple of trees along the street that ought to be avoided.



AERIAL PHOTO

SCALE: 1" = 200'±

ABUTTERS LIST

3-10-5 BOSTROM, ROBERT & BARBARA
802 MIDDLE TURNPIKE
STORRS, CT 06268

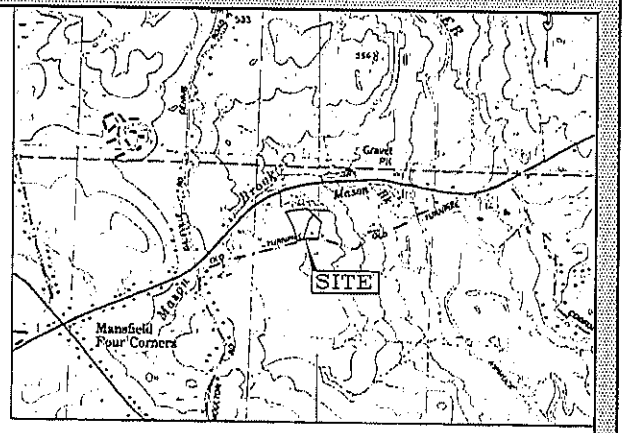
3-10-8 WARD, LYDIA MAEVE
22 CARVER ROAD
NEWTON, MA 02161

3-10-9 ROGERS, STEVEN & DEPRAY, BARBARA
93 OLD TURNPIKE ROAD
STORRS, CT 06268

3-10-11 CICHOWSKI, GREG, ET. AL.
P.O. BOX 223
MANSFIELD DEPOT, CT 06251

3-25-9 WASSMUNDT, ELIZABETH, THE REVOCABLE TRUST
54 OLD TURNPIKE ROAD
STORRS, CT 06268

3-25-10 STATE OF CONNECTICUT



LOCATION MAP

SCALE: 1" = 1000'

SUBDIVISION

ENTITLED

HOMEWORKS PROPERTIES

85 & 87 OLD TURNPIKE ROAD – STORRS, CONNECTICUT

OWNER & SUBDIVIDER
HOMEWORKS PROPERTIES, LLC.
167 BAXTER ROAD
STORRS, CONNECTICUT 06268

DECEMBER 12, 2012

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY

CHAIRMAN _____ DATE _____

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR _____ DATE _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR _____ DATE _____

DATUM ENGINEERING & SURVEYING, LLC
132 CONANTVILLE ROAD
MANSFIELD CENTER, CONNECTICUT 06250

GERRY HARDISTY, P.E.
203 BOSTON HILL ROAD
ANDOVER, CONNECTICUT 06232

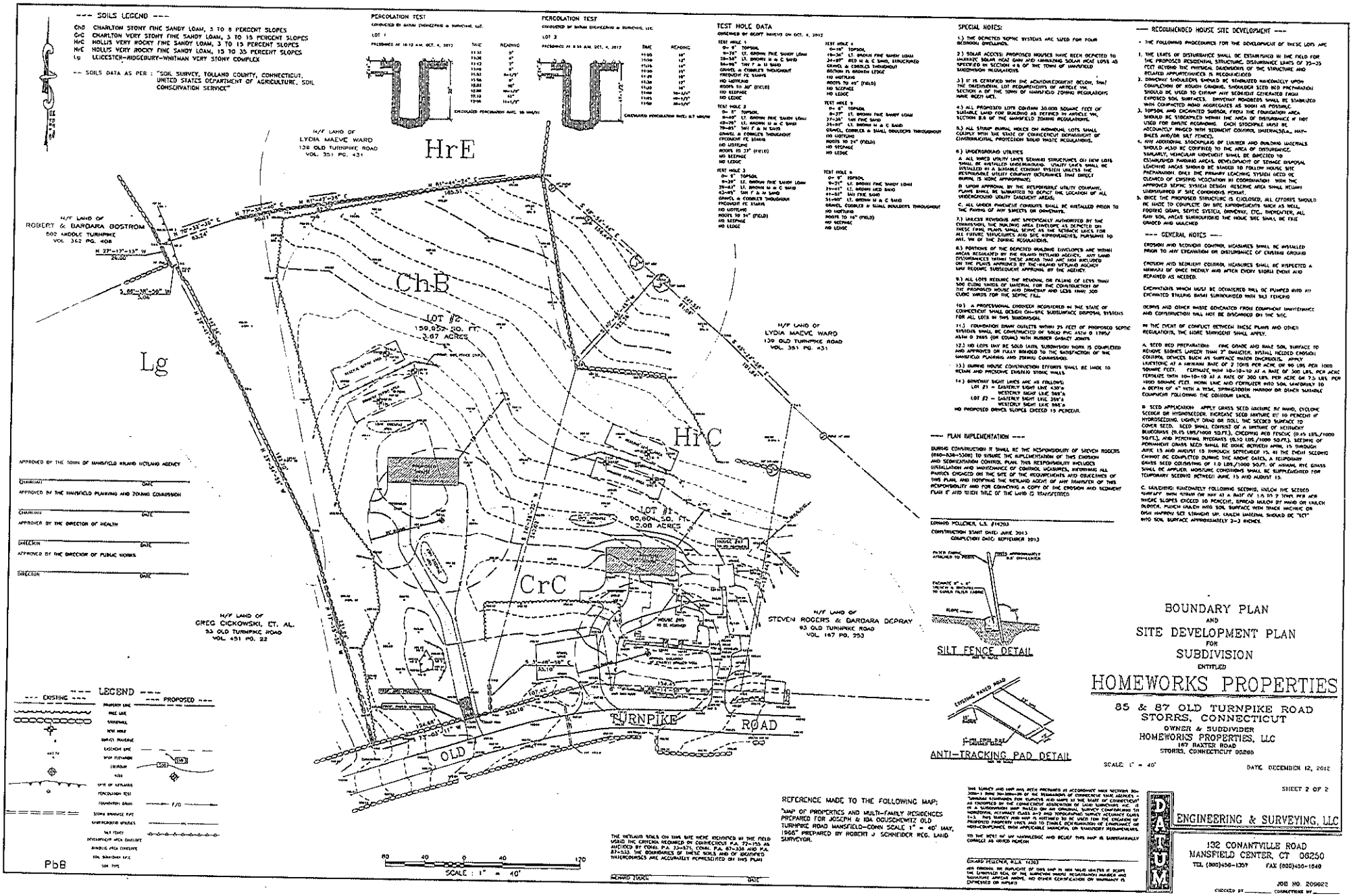
RICK ZULICK, SOIL SCIENTIST
400 KNOT HIGHWAY
ASHFORD, CONNECTICUT 06278

JOHN ALEXOPOULOS, ASLA
16 STORRS HEIGHTS ROAD
STORRS, CONNECTICUT 06268

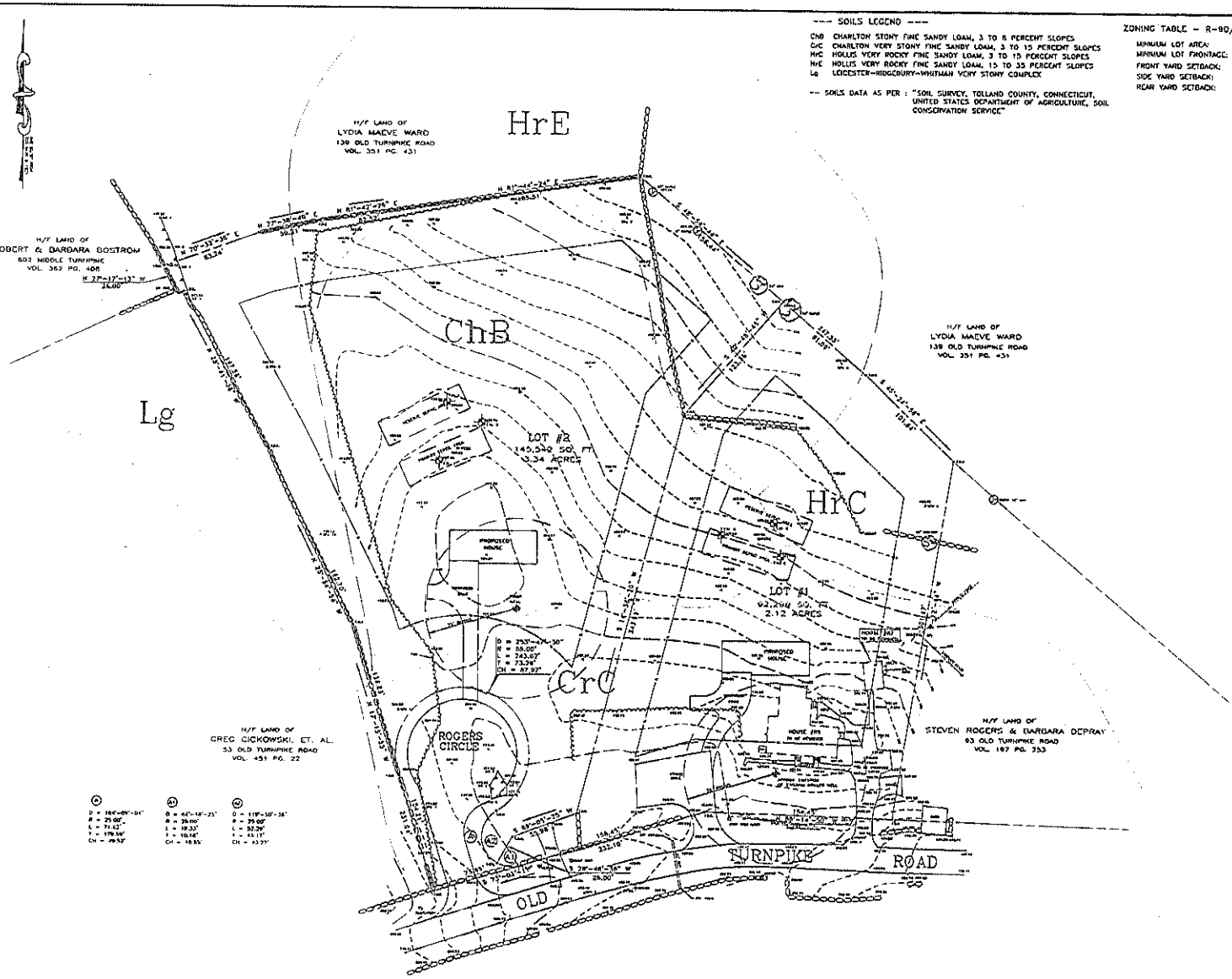
INDEX TO SHEETS

COVER SHEET SHEET 1 OF 2
BOUNDARY/SITE DEVELOPMENT PLAN SHEET 2 OF 2

JOB NO. 209022
SHEET 1 OF 2



--- SOILS LEGEND ---
ChB CHARLTON STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CrC CHARLTON VERY STONY FINE SANDY LOAM, 3 TO 15 PERCENT SLOPES
HrC HOLLIS VERY ROCKY FINE SANDY LOAM, 3 TO 15 PERCENT SLOPES
HrE HOLLIS VERY ROCKY FINE SANDY LOAM, 15 TO 35 PERCENT SLOPES
Lg LEICESTER-RIDGEBURY-WHITMAN VERY STONY COMPLEX
-- SOILS DATA AS PER : "SOIL SURVEY, TOLLAND COUNTY, CONNECTICUT, UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE"
PERCOLATION TEST
PERCOLATION TEST
TEST HOLE DATA
SPECIAL NOTES:
--- RECOMMENDED HOUSE SITE DEVELOPMENT ---
--- GENERAL NOTES ---
--- PLAN IMPLEMENTATION ---
HrE
ChB
Lg
HrC
CrC
LOT #2 159,952 SQ. FT. 3.67 ACRES
LOT #1 90,604 SQ. FT. 2.08 ACRES
H/F LAND OF LYDIA MAEVE WARD 139 OLD TURNPIKE ROAD VOL. 351 PG. 431
H/F LAND OF ROBERT & BARBARA BOSTROM 802 MIDDLE TURNPIKE VOL. 362 PG. 408
H/F LAND OF GREG CICKOWSKI, ET. AL. 53 OLD TURNPIKE ROAD VOL. 451 PG. 22
H/F LAND OF STEVEN ROGERS & BARBARA DEPRAY 93 OLD TURNPIKE ROAD VOL. 167 PG. 253
OLD TURNPIKE ROAD
SILT FENCE DETAIL
ANTI-TRACKING PAD DETAIL
--- LEGEND ---
--- EXISTING ---
--- PROPOSED ---
PbB
SCALE : 1" = 40'
REFERENCE MADE TO THE FOLLOWING MAP:
"MAP OF PROPERTIES AND MULTI-FAMILY RESIDENCES PREPARED FOR JOSEPH & IDA OGUSCHEWITZ OLD TURNPIKE ROAD MANSFIELD-CONN SCALE 1" = 40' MAY, 1966" PREPARED BY ROBERT J SCHNEIDER REG. LAND SURVEYOR.
BOUNDARY PLAN
AND
SITE DEVELOPMENT PLAN
FOR
SUBDIVISION
ENTITLED
HOMEWORKS PROPERTIES
85 & 87 OLD TURNPIKE ROAD
STORRS, CONNECTICUT
OWNER & SUBDIVIDER
HOMEWORKS PROPERTIES, LLC
167 BAXTER ROAD
STORRS, CONNECTICUT 06268
SCALE: 1" = 40'
DATE: DECEMBER 12, 2012
SHEET 2 OF 2
DATUM
ENGINEERING & SURVEYING, LLC
132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (800)456-1357 FAX (800)456-1640
JOB NO. 209022



--- SOILS LEGEND ---

ChB	CHARLTON STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CrC	CHARLTON VERY STONY FINE SANDY LOAM, 3 TO 15 PERCENT SLOPES
HrC	HOLLIS VERY ROCKY FINE SANDY LOAM, 3 TO 15 PERCENT SLOPES
HrE	HOLLIS VERY ROCKY FINE SANDY LOAM, 15 TO 35 PERCENT SLOPES
Lg	LEICESTER-RIDGEBURY-WHITMAN VERY STONY COMPLEX

-- SOILS DATA AS PER : "SOIL SURVEY, TOLLAND COUNTY, CONNECTICUT, UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE"

ZONING TABLE - R-80/RAR-90

MINIMUM LOT AREA:	80,000 SQUARE FEET
MINIMUM LOT FRONTAGE:	200 FEET
FRONT YARD SETBACK:	60 FEET
SIDE YARD SETBACK:	35 FEET
REAR YARD SETBACK:	50 FEET

TEST HOLE DATA

OBSERVED BY GEOFF HANDS ON OCT. 4, 2012

TEST HOLE 1
0- 8" TOPSOIL
8-28" LT. BROWN FINE SANDY LOAM
28-36" LT. BROWN M & C SAND
36-96" TAN F & M SAND
GRAVEL & COBBLES THROUGHOUT
FREQUENT FE STAINS
NO MOTTLING
ROOTS TO 30" (FIELD)
NO SEEPAGE
NO LEDGE

TEST HOLE 2
0- 8" TOPSOIL
8-40" LT. BROWN FINE SANDY LOAM
40-79" LT. BROWN M & C SAND
79-95" TAN F & M SAND
GRAVEL & COBBLES THROUGHOUT
FREQUENT FE STAINS
NO MOTTLING
ROOTS TO 37" (FIELD)
NO SEEPAGE
NO LEDGE

TEST HOLE 3
0- 9" TOPSOIL
9-29" LT. BROWN FINE SANDY LOAM
29-63" LT. BROWN M & C SAND
63-95" TAN F & M SAND
GRAVEL & COBBLES THROUGHOUT
FREQUENT FE STAINS
NO MOTTLING
ROOTS TO 24" (FIELD)
NO SEEPAGE
NO LEDGE

TEST HOLE 4
0-16" TOPSOIL
16-34" LT. BROWN FINE SANDY LOAM
34-67" RED M & C SAND, SPARSE ROOTS
GRAVEL & COBBLES THROUGHOUT
BOTTOM IS BEDROCK LEDGE
NO MOTTLING
ROOTS TO 25" (FIELD)
NO SEEPAGE
NO LEDGE

TEST HOLE 5
0- 8" TOPSOIL
8-37" LT. BROWN FINE SANDY LOAM
37-55" TAN FINE SAND
55-87" LT. BROWN M & C SAND
GRAVEL, COBBLES & SMALL BOULDERS THROUGHOUT
NO MOTTLING
ROOTS TO 54" (FIELD)
NO SEEPAGE
NO LEDGE

TEST HOLE 6
0- 9" TOPSOIL
9-21" LT. BROWN FINE SANDY LOAM
21-41" LT. BROWN MED SAND
41-61" TAN FINE SAND
61-90" LT. BROWN M & C SAND
GRAVEL, COBBLES & SMALL BOULDERS THROUGHOUT
NO MOTTLING
ROOTS TO 16" (FIELD)
NO SEEPAGE
NO LEDGE

PERCOLATION TEST

CONDUCTED BY DATUM ENGINEERING & SURVEYING, LLC.

LOT 1

PERFORMED AT 10:10 AM OCT. 4, 2012

TIME	READING
11:53	0"
11:58	1"
12:03	2"
12:08	3"
12:13	4"
12:18	5"
12:23	6"
12:28	7"
12:33	8"
12:38	9"
12:43	10"
12:48	11"
12:53	12"
12:58	13"
13:03	14"
13:08	15"
13:13	16"
13:18	17"
13:23	18"
13:28	19"
13:33	20"
13:38	21"
13:43	22"
13:48	23"
13:53	24"

CALCULATED PERCOLATION RATE: 10 MIN/IN

PERCOLATION TEST

CONDUCTED BY DATUM ENGINEERING & SURVEYING, LLC.

LOT 2

PERFORMED AT 9:55 AM OCT. 4, 2012

TIME	READING
10:05	0"
10:10	1"
10:15	2"
10:20	3"
10:25	4"
10:30	5"
10:35	6"
10:40	7"
10:45	8"
10:50	9"
10:55	10"
11:00	11"
11:05	12"
11:10	13"
11:15	14"
11:20	15"
11:25	16"
11:30	17"
11:35	18"
11:40	19"
11:45	20"
11:50	21"
11:55	22"
12:00	23"
12:05	24"

CALCULATED PERCOLATION RATE: 4.7 MIN/IN

--- LEGEND ---

PROPERTY LINE

STONEWALL

EXISTING CONTOUR

SOILS BOUNDARY LINE

SOILS TYPE PbB

THE WETLAND SOILS ON THIS SITE WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-159 AS AMENDED BY CONN. P.A. 73-571, CONN. P.A. 87-338 AND P.A. 87-653. THE BOUNDARIES OF THESE SOILS AND OF IDENTIFIED WATERCOURSES ARE ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD SCHEER DATE

REFERENCE MADE TO THE FOLLOWING MAP:

"MAP OF PROPERTIES AND MULTI-FAMILY RESIDENCES PREPARED FOR JOSEPH & IDA OGUSCHEWITZ OLD TURNPIKE ROAD MANSFIELD-CONN SCALE 1" = 40' MAY, 1988" PREPARED BY ROBERT J. SCHNOOR REG. LAND SURVEYOR.

YIELD PLAN

PREPARED FOR

HOMEWORKS PROPERTIES

85 & 87 OLD TURNPIKE ROAD
STORRS, CONNECTICUT

SCALE 1" = 40' DATE: DECEMBER 12, 2012

DATUM ENGINEERING & SURVEYING, LLC
132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1387 FAX (860)456-1048

JOB NO. 209022

CHECKED BY _____ CORRECTIONS BY _____

PAGE
BREAK

RECEIPT OF APPLICATION FOR A SUBDIVISION:

_____, move and _____ seconds to receive the

SUBDIVISION application (file # **1311**)

submitted by **James Sauve**

for **a 3-lot subdivision**

on property located at **29 North Windham Road**

as shown on plans dated **12/21/12**,

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 and to **set a public hearing for February 4, 2013 at 7:15 p.m.**

file # 1311
filing date 1-2-13

MANSFIELD PLANNING & ZONING COMMISSION
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL

Name of subdivision Sauve Subdivision

Name of subdivider (applicant) James Sauve Phone # 860-214-8643
(please PRINT)

Address 35 Sherwood Lane Marlborough Ct. 06447
(street) (town) (state) (zip)

Signature [signature] (owner ✓)
(optionee _____) Date 1-2-13

OWNER (IF OTHER THAN SUBDIVIDER)

Name SAME Phone # _____
(please PRINT)

Address _____
(street) (town) (state) (zip)

Signature _____ 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: 29 North Windham Road, Mansfield, Ct.

Zoning district RAR 90

Total # of acres 10.74 +/-
Total # of lots 3

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

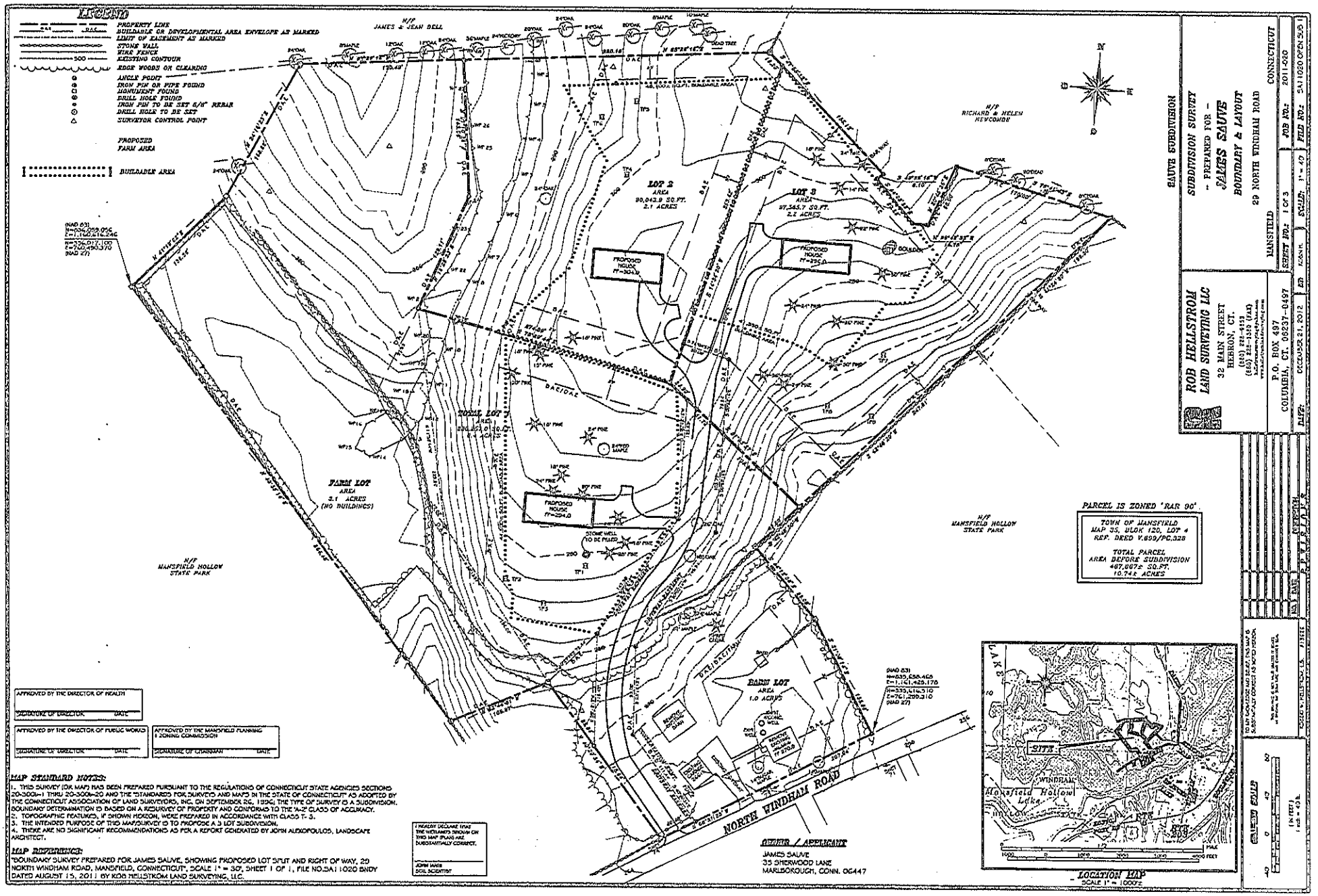
_____

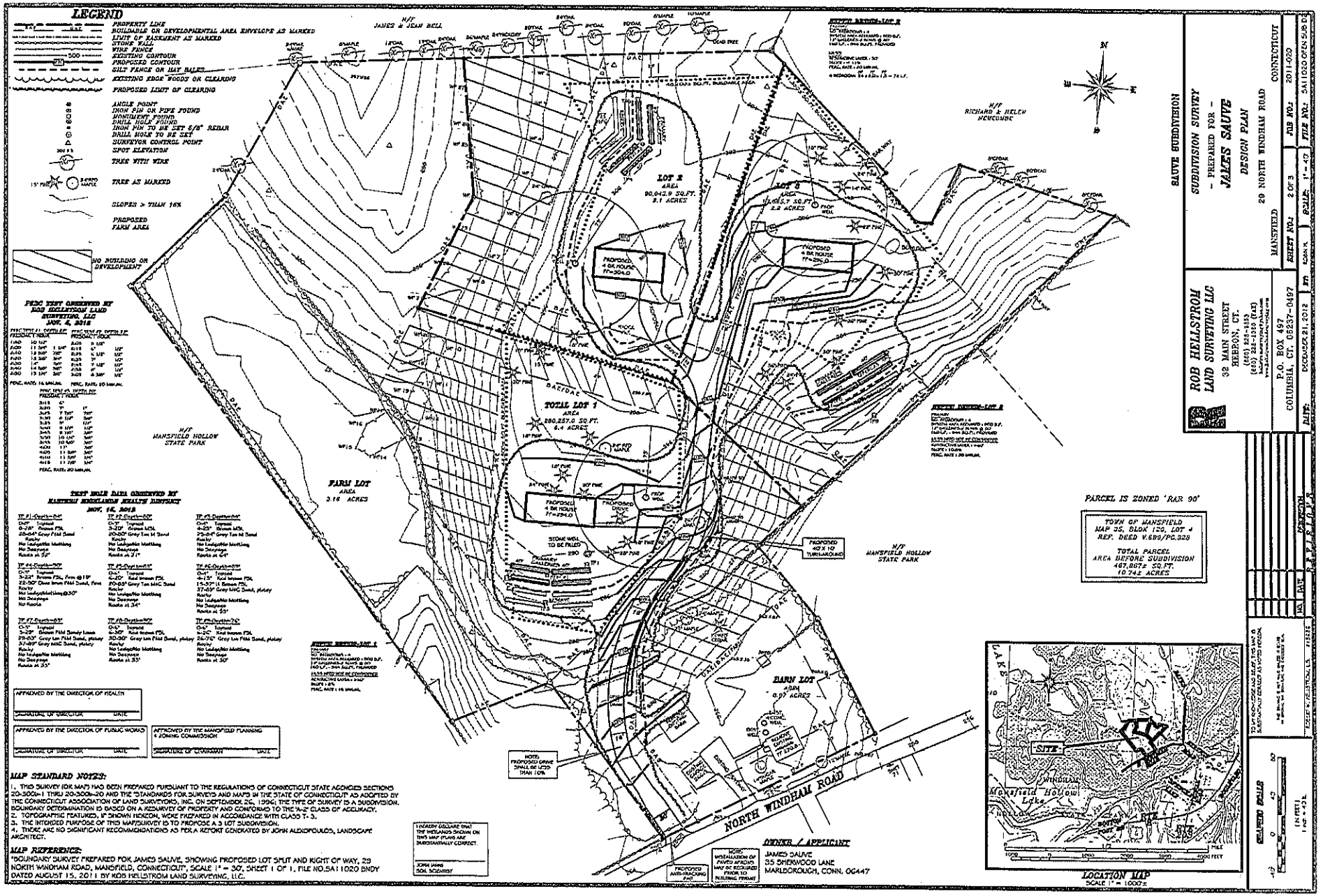
and located at/on _____

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 _____

Posted: 2006 11 15


LEGEND
PROPERTY LINE
BUILDABLE OR DEVELOPMENTAL AREA ENVELOPE AS MARKED
LIMIT OF EASEMENT AS MARKED
STONE WALL
WIRE FENCE
EXISTING CONTOUR
EDGE WOODS OR CLEARING
ANGLE POINT
IRON PIN OR PIPE FOUND
MONUMENT FOUND
DRILL HOLE FOUND
IRON PIN TO BE SET 5/8" REBAR
DRILL HOLE TO BE SET
SURVEYOR CONTROL POINT
PROPOSED FARM AREA
BUILDABLE AREA
SAUVE SUBDIVISION
SUBDIVISION SURVEY
- PREPARED FOR -
JAMES SAUVE
BOUNDARY & LAYOUT
29 NORTH WINDHAM ROAD
MANSFIELD CONNECTICUT
ROB HELLSTROM
LAND SURVEYING LLC
32 MAIN STREET
HEBRON, CT.
(860) 228-8153
(860) 228-1310 (FAX)
P.O. BOX 497
COLUMBIA, CT. 06237-0497
DATE: DECEMBER 21, 2012
SCALE: 1" = 40'
SHEET NO.: 1 OF 3
JOB NO.: 2011-620
FIELD NO.: SAUVE OPEN SUR
JAMES & JEAN BELL
RICHARD & HELEN NEWCOMBE
MANSFIELD HOLLOW STATE PARK
LOT 2
AREA
90,043.8 SQ.FT.
2.1 ACRES
LOT 3
AREA
97,545.7 SQ.FT.
2.2 ACRES
PROPOSED HOUSE FF=304.0
PROPOSED HOUSE FF=295.0
PROPOSED HOUSE FF=294.0
TOGGLE LOT
AREA
204,453 SQ.FT.
4.7 ACRES
FARM LOT
AREA
3.1 ACRES
(NO BUILDINGS)
FARM LOT
AREA
1.0 ACRES
STONE WELL TO BE FILLED
EXISTING BARN
EXISTING FARM HOUSE FF=305.5
EXISTING SHED
EXISTING GARAGE
EXISTING WELL
EXISTING SEPTIC SYSTEM
EXISTING LEACHING AREA
EXISTING DRIVEWAY
NORTH WINDHAM ROAD
PARCEL IS ZONED 'RAR 90'
TOWN OF MANSFIELD
MAP 35, BLOK 120, LOT 4
REF. DEED V.699/PG.328
TOTAL PARCEL
AREA BEFORE SUBDIVISION
467,667± SQ.FT.
10.74± ACRES
(NAD 83)
N=330,658.405
E=1,141,429.178
N=330,416.310
E=761,289.310
(NAD 27)
(NAD 83)
N=329,913.016
E=1,140,216.046
N=329,917.100
E=759,490.370
(NAD 27)
APPROVED BY THE DIRECTOR OF HEALTH
SIGNATURE OF DIRECTOR DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS
SIGNATURE OF DIRECTOR DATE
APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION
SIGNATURE OF CHAIRMAN DATE
I HEREBY DECLARE THAT THE WETLANDS SHOWN ON THIS MAP ARE SUBSTANTIALLY CORRECT.
JOHN HANS
SOIL SCIENTIST
OWNER / APPLICANT
JAMES SAUVE
35 SHERWOOD LANE
MARLBOROUGH, CONN. 06447
SITE
WINDHAM
Mansfield Hollow Lake
LOCATION MAP
SCALE 1" = 1000'±
MAP STANDARD NOTES:
1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996; THE TYPE OF SURVEY IS A SUBDIVISION. BOUNDARY DETERMINATION IS BASED ON A RESURVEY OF PROPERTY AND CONFORMS TO THE "A-2" CLASS OF ACCURACY.
2. TOPOGRAPHIC FEATURES, IF SHOWN HEREON, WERE PREPARED IN ACCORDANCE WITH CLASS T- 3.
3. THE INTENDED PURPOSE OF THIS MAP/SURVEY IS TO PROPOSE A 3 LOT SUBDIVISION.
4. THERE ARE NO SIGNIFICANT RECOMMENDATIONS AS PER A REPORT GENERATED BY JOHN ALEXOPOULOS, LANDSCAPE ARCHITECT.
MAP REFERENCE:
"BOUNDARY SURVEY PREPARED FOR JAMES SAUVE, SHOWING PROPOSED LOT SPLIT AND RIGHT OF WAY, 29 NORTH WINDHAM ROAD, MANSFIELD, CONNECTICUT", SCALE 1" = 30', SHEET 1 OF 1, FILE NO.SAU 1020 SHEET DATED AUGUST 15, 2011 BY ROB HELLSTROM LAND SURVEYING, LLC.


LEGEND
PROPERTY LINE
BUILDABLE OR DEVELOPMENTAL AREA ENVELOPE AS MARKED
LIMIT OF EASEMENT AS MARKED
STONE WALL
WIRE FENCE
EXISTING CONTOUR
PROPOSED CONTOUR
SILT FENCE OR HAY BALES
EXISTING EDGE WOODS OR CLEARING
PROPOSED LIMIT OF CLEARING
ANGLE POINT
IRON PIN OR PIPE FOUND
MONUMENT FOUND
DRILL HOLE FOUND
IRON PIN TO BE SET 5/8" REBAR
DRILL HOLE TO BE SET
SURVEYOR CONTROL POINT
SPOT ELEVATION
TREE WITH WIRE
TREE AS MARKED
SLOPES > THAN 16%
PROPOSED FARM AREA
NO BUILDING OR DEVELOPMENT
PERC TEST OBSERVED BY ROB HELLSTROM LAND SURVEYING, LLC JAN. 4, 2012
TEST HOLE DATA OBSERVED BY MANSFIELD HIGHLANDS HEALTH DISTRICT NOV. 14, 2012
MAP STANDARD NOTES:
1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996; THE TYPE OF SURVEY IS A SUBDIVISION. BOUNDARY DETERMINATION IS BASED ON A RESURVEY OF PROPERTY AND CONFORMS TO THE "A-2" CLASS OF ACCURACY.
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APPROVED BY THE DIRECTOR OF HEALTH
SIGNATURE OF DIRECTOR DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS
SIGNATURE OF DIRECTOR DATE
APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION
SIGNATURE OF CHAIRMAN DATE
I HEREBY DECLARE THAT THE WETLANDS SHOWN ON THIS MAP (PLAN) ARE SUBSTANTIALLY CORRECT.
JOHN JAMES SOIL SCIENTIST
NOTE: PROPOSED DRIVE SHALL BE LESS THAN 10%
NOTE: INSTALLATION OF OWNER SPECIFIED MAY BE REQUIRED PRIOR TO BUILDING PERMIT
PROPOSED ANTI-TRACKING PAD
OWNER / APPLICANT
JAMES SAUVE
35 SHERWOOD LANE
MARLBOROUGH, CONN. 06447
N/F JAMES & JEAN BELL
N/F RICHARD & HELEN NEWCOMBE
N/F MANSFIELD HOLLOW STATE PARK
LOT 2 AREA 90,042.9 SQ.FT. 2.1 ACRES
LOT 3 AREA 14,615.7 SQ.FT. 2.3 ACRES
TOTAL LOT 1 AREA 280,257.0 SQ.FT. 6.4 ACRES
FARM LOT AREA 3.16 ACRES
BARN LOT ±SQ. 0.07 ACRES
PROPOSED 4 BR HOUSE FF=304.0
PROPOSED 4 BR HOUSE FF=294.0
PROPOSED 4 BR HOUSE FF=295.0
PROPOSED DRIVE
PROPOSED TURN-AROUND
STONE WELL TO BE FILLED
EXISTING GARAGE
EXISTING BARN
EXISTING SHED
EXISTING CELLAR
EXISTING WELL
EXISTING SEPTIC SYSTEM
EXISTING DRIVEWAY
NORTH WINDHAM ROAD
PARCEL IS ZONED 'RAR 90'
TOWN OF MANSFIELD MAP 25, BLOCK 125, LOT 4 REF. DEED V.693/PG.328
TOTAL PARCEL AREA BEFORE SUBDIVISION 467,867± SQ.FT. 10.74± ACRES
SAUVE SUBDIVISION
SUBDIVISION SURVEY
- PREPARED FOR -
JAMES SAUVE
DESIGN PLAN
29 NORTH WINDHAM ROAD
MANSFIELD CONNECTICUT
SHEET NO.: 2 OF 3
JOB NO.: 2011-020
SCALE: 1" = 40'
FILE NO.: SA11020 DFN 5/8/12
ROB HELLSTROM LAND SURVEYING LLC
32 MAIN STREET
BEACON, CT.
(860) 228-4455
(860) 228-1389 (FAX)
P.O. BOX 497
COLUMBIA, CT. 06237-0497
DATE: DECEMBER 21, 2012
BY: ROB
DESIGN
NO. DATE
REVISIONS
SITE
Mansfield Hollow Lake
LOCATION MAP
SCALE 1" = 1000±
SCALE IN FEET
1 INCH = 40 FT.

MLSS

LOT #							
LOT #	W	X	FT	X	FT	=	MLSS
LOT 1	MLSS NEED NOT BE CONSIDERED RESTRICTIVE LAYER GREATER THAN 60"						
LOT 2	30	x	2.0	x	1.5	=	90 L.F.
LOT 3	MLSS NEED NOT BE CONSIDERED RESTRICTIVE LAYER GREATER THAN 60"						

ANTI - TRACKING PAD DETAIL
NOT TO SCALE

[illegible]

1. [illegible]
SITE CONSTRUCTION FOR RESIDENTIAL HOUSING.
WITH RELATED DRIVEWAY IMPROVEMENTS.

2. [illegible]
A. CONSTRUCTION TO COMMENCE ______________
AND COMPLETION BY ______________
B. SEQUENCE OF OPERATIONS:
- LAYOUT OF DRAINAGE IMPROVEMENTS
- INSTALLATION OF STAKED HAYBALES AND/OR SILT FENCE DOWNSLOPE OF EXCAVATIONS AND OTHER DISTURBED AREAS
- CLEARING AND GRUBBING OF REQUIRED AREA
- EXCAVATION FOR STORM DRAIN PIPE, CATCH BASIN AND INSTALLATION OF STAKED HAYBALES AT CATCH BASIN
- STABILIZATION OF SWALES AND/OR SIDE SLOPES AND SEEDING OF TEMPORARY DISTURBED AREAS AS NEEDED DURING CONSTRUCTION.
- TOPSOIL, LIMING FERTILIZING AND SEEDING OF ALL DISTURBED AREAS FOR PERMANENT COVER.

3. [illegible]
- STATE OF CONNECTICUT DOT FORM 814
- GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (D.E.P.)

4. [illegible]
- AS REQUIRED FROM "GUIDELINES" AND AS SHOWN ON SUBDIVISION PLAN.

5. [illegible]

6. [illegible]
A. PRIOR TO REMOVAL OF ANY HAYBALES OR SILT FENCE, REGRADE ANY TROUBLE AREAS AND RESEED AS REQUIRED.
B. AT THE BEGINNING OF THE SECOND GROWING SEASON, RESEED THIN AREAS.
C. REMOVE SILT AT HAYBALES OR SILT FENCE OUTLETS AFTER ALL RAINFALLS.

NOTE: BUILDER RESPONSIBLE FOR CONSTRUCTION OF BLDG. AND OTHER IMPROVEMENTS AND IS RESPONSIBLE FOR ALL EROSION CONTROL MEASURES SHOWN HEREON AND AS OTHERWISE REQUIRED BY CONSTRUCTION TECHNIQUES UTILIZED.

[illegible]

FINE GRADE AND RAKE SOIL TO REMOVE ANY STONE LARGER THAN 2". INSTALL ANY NEEDED EROSION AND SEDIMENT CONTROL DEVICE SUCH AS HAY BALES OR SILT FENCE. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE OR 90LB/1000 S.F. FERTILIZE WITHOUT 10-10-10 AT A RATE OF 11 LBS/1000S.F. WORK LIME AND FERTILIZER INTO SOIL TO A DEPTH OF 4".

[illegible]

IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5-2 TONS/ACRE. MULCH SHALL BE SPREAD BY HAND OR WITH A MULCH BLOWER. PUNCH MULCH INTO SOIL APPROXIMATELY 2-3 INCHES.

DURING NON-PLANTING SEASONS, DISTURBED AREAS SHALL BE COVERED WITH TEMPORARY MULCH.

[illegible]

APPLY SHADE SEED TOLERANT GRASS MIX BY HAND, CYCLONE SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APRIL 1ST AND JUNE 1ST OR BETWEEN AUGUST 1ST AND OCTOBER 1ST IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCH PROCEDURE WITH AN APPLICATION RATE OF 30-40 LBS/ACRE.

[illegible]

THE RATE OF APPLICATION SHALL BE NO LESS THAN 100 POUNDS OF THE SEED MIXTURE PER ACRE, WHERE PERENNIAL RYEGRASS (LOLIUM PERENNE) ALONE IS CALLED FOR THE RATE OF APPLICATION SHALL BE NO LESS THAN 820 POUNDS/ACRE.

[illegible]

[illegible]

[illegible]

1. LIMITS OF DISTURBANCE: Upon approval of individual site plan development, the limit of development shall be established in the field for each proposed structure. Disturbance limits shall be 25-35 feet beyond the proposed building and shall be bounded by staked hay bales or silt fence.
2. EROSION CONTROLS: Area to be disturbed shall be bounded by staked hay bales or silt fence. All erosion controls, including silt fence and anti-tracking pad shall be installed and inspected by the Land use ZEO and Wetland Agenda prior to stumps being pulled, grubbing, or excavation. The ZEO and Wetland Agent may modify the erosion control requirement based on field conditions so as to adequately control erosion and siltation from the site.
3. TREES CLEARED: Trees shall be cleared and cut to length and stacked or removed from the site. Then the pulling of stumps, grubbing and/or excavation shall begin.
4. STONE WALLS: All existing stone walls that will be removed due to street, driveway, house, septic system or other site construction shall be rebuilt elsewhere on the property, or the stones shall be used to enhance other existing walls on property.
5. DRIVEWAYS: All driveway and driveway shoulders shall be stripped, graded as shown on plan, and graveled. All driveway shoulders shall be stabilized immediately upon grading, either by diverting runoff, mulching, or seeding and hay bales, silt fence or other approved measures the same day that cuts are made.
6. TOPSOIL: All topsoil shall be stripped and saved in an area as shown on the plan or as approved by the Planner and Wetland Agent. Topsoil shall not be removed from the site except as in compliance with the Zoning Regulations.
7. CONSTRUCTION & DISTURBED AREA: Excavation and construction shall commence following inspection and approval of erosion control and construction of the driveway. The disturbed area shall be so as to contain runoff within the lot to the greatest extent possible.
8. SITES IN WINTER: When a site will be open during the winter months, rough grading and 4-6 inch mulching must occur prior to construction in order to minimize erosion and uncontrolled runoff.
9. DRAINS: Foundation and curtain drains shall be installed as shown on the approved plan. Any changes to the location of the drains or the additions of any drains shall be approved by the Wetlands Agenda prior to installation.
10. COMPLETE SITE WORK: Finish grading shall occur as soon as possible on all lots where there is potential for erosion and for degradation of wetlands and watercourses. Lots shall be finish graded, seeded with perennial grasses suitable for the respective amount of sun or shade and mulched prior to Certificate of Zoning Compliance.
11. FINAL STABILIZATION: Erosion controls shall be maintained on the lot as long as they are needed to control erosion and sedimentation.
12. E&S CONTROLS: All E&S controls shall be inspected on a daily basis and maintained as necessary until all disturbed areas are permanently re-vegetated or otherwise stabilized. The responsibility of such inspection shall be that of ________.
13. SOLAR ACCESS: Solar Access per section 4.6 under general provisions of the Mansfield Subdivision Regulations were taken into consideration with the locations of proposed lots and house locations on lots. Lot owners are encouraged to utilize Solar Access where and when possible in property designs.

[illegible]
NOT TO SCALE

[illegible] DETAIL
NOT TO SCALE

[illegible]

EROSION CONTROL LINING SHALL BE INSTALLED WHEREVER DISTURBED SLOPES ARE STEEPER THAN 20%. THE NETTING SHALL BE INSTALLED IMMEDIATELY AFTER THE HAY IS PLACED. IT SHALL LAY SMOOTHLY, BUT LOOSELY OVER THE HAY.

STAPLES SHALL BE PLACED NO MORE THAN EIGHT INCHES APART AT ALL EDGES AND OVERLAPS. EACH WIDTH OF NETTING SHALL BE ALTERNATELY STAPLED ALONG ITS CENTERLINE AT THREE-FOOT INTERVALS. WHERE TWO LENGTHS OF NETTING ARE JOINED, THE END OF THE UP-GRADE STRIP SHALL OVERLAP THE DOWN-GRADE STRIP.

THE CONTRACTOR SHALL MAINTAIN AND PROTECT THE AREAS WITH EROSION CONTROL LINING UNTIL SUCH TIME AS THE TURF GRASS IS ESTABLISHED. THE CONTRACTOR SHALL REPLACE OR REPAIR AT HIS OWN EXPENSE ANY AND ALL EROSION CONTROL LINING AREAS DAMAGED BY FIRE, WATER OR OTHER CAUSES INCLUDING THE OPERATION OF CONSTRUCTION EQUIPMENT. NO MOWING WILL BE REQUIRED IN THE LOCATION WHERE EROSION CONTROL LINING IS INSTALLED.

APPROVED BY THE DIRECTOR OF HEALTH
SIGNATURE OF DIRECTOR ______ DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS
SIGNATURE OF DIRECTOR ______ DATE

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION
SIGNATURE OF DIRECTOR ______ DATE

REYNOLDS ENGINEERING SERVICES, LLC
64 OGG LANE
LEBANON, CT 06249
(860) 465-7419
Mark A. Reynolds, P.E. CT LIC# [illegible]

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROB HELLSTROM LAND SURVEYING
32 MAIN STREET
HEBRON, CT.
P.O. BOX 407
COLUMBIA, CT. 06237-0407
(860) 228-9850

SAUVE SUBDIVISION
SUBDIVISION SURVEY
- PREPARED FOR -
JAMES SAUVE
NOTES & DETAILS
29 NORTH WINDHAM ROAD
MANSFIELD CONNECTICUT

SHEET# 3 OF 3		JOB# 2011-020	
DATE DECEMBER 21, 2012	BY ROBIN H.	SCALE 1" = 40'	FILE # SA11020 H3

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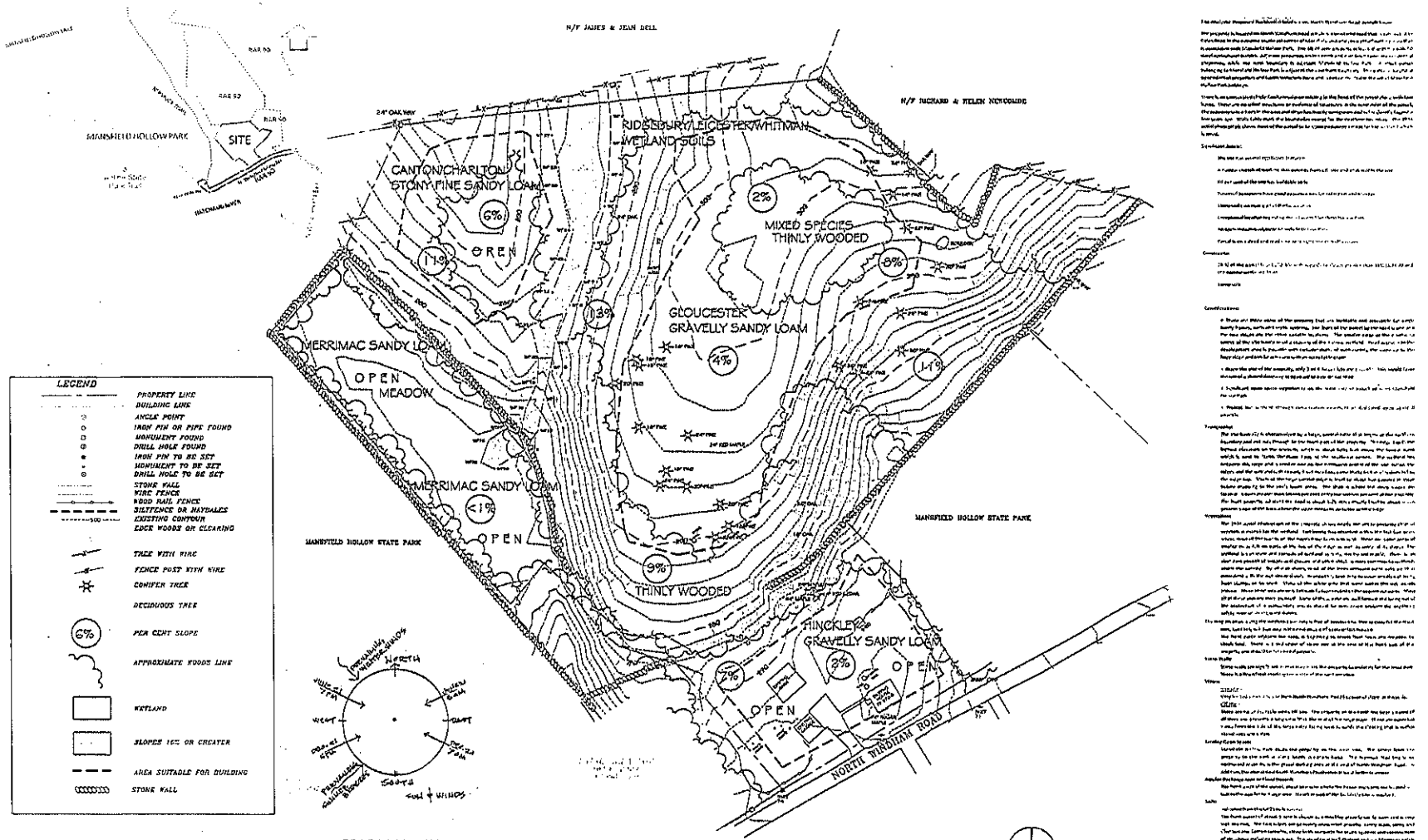


ROB HELLSTROM
LAND SURVEYING LLC
32 MAIN STREET
HEBRON, CT.
P.O. BOX 497
COLUMBIA, CT. 06237-0497

PROPOSED SUBDIVISION SITE ANALYSIS
JOHN ALEXOPOULOS, LANDSCAPE ARCHITECT
CT LIC. # 550

– PREPARED FOR –

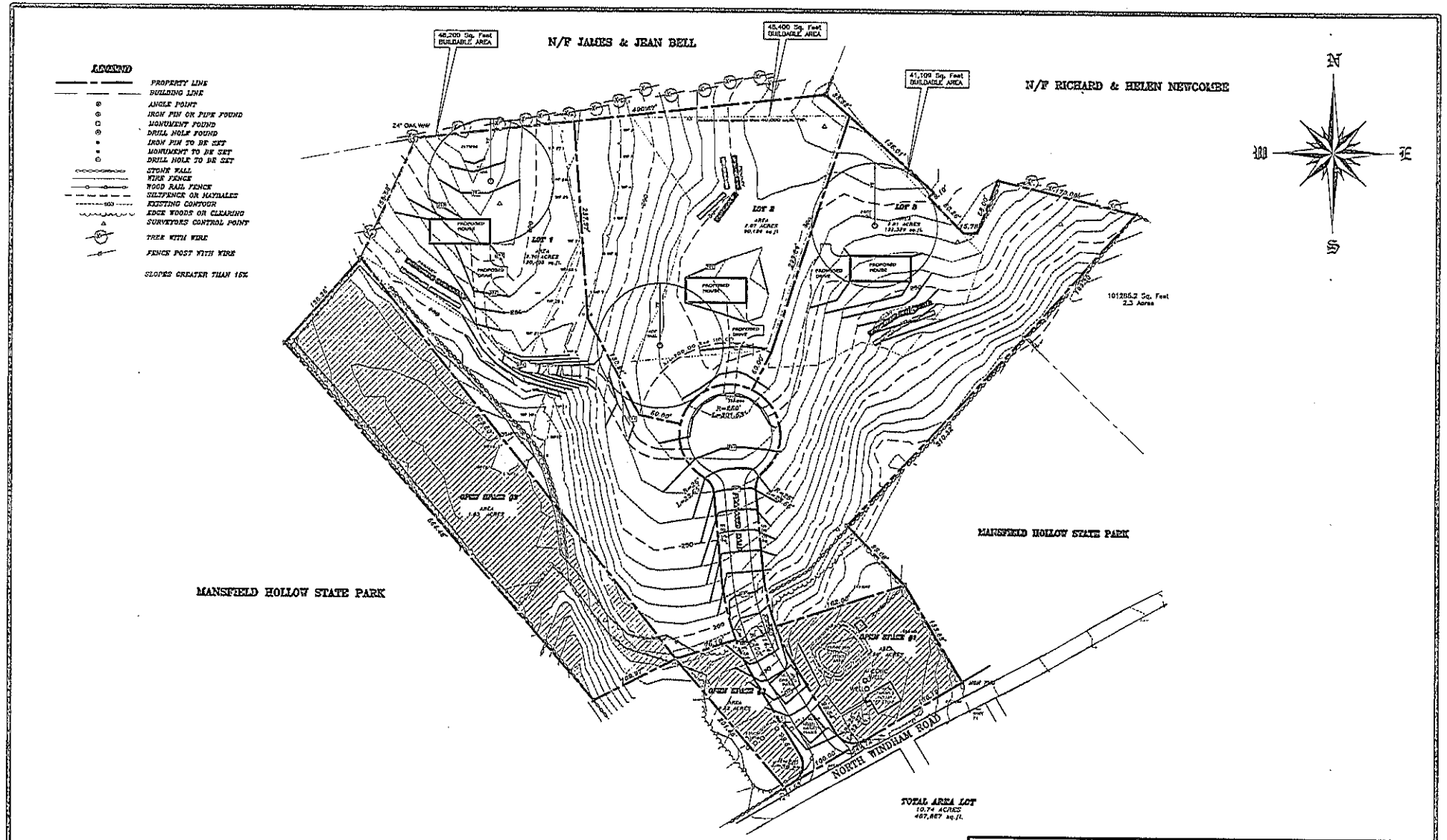
JAMES SAUVE

20 NORTH WINDHAM ROAD
MANSFIELD CONNECTICUT JULY 13, 2012

SCALE: 1" = 50 FEET

SITE ANALYSIS for property of Joseph Sauve 27 North Windham Road Mansfield, CT

John Alexopoulos Landscape Architect July 17, 2012



MAP REFERENCE:

"BOUNDARY SURVEY MANSFIELD HOLLOW LAKE", DATED 6/27/80, REVISED BY ARMY CORPS OF ENGINEERS.

GRAPHIC SCALE

50 0 50 100

(IN FEET)
1 inch = 50 ft.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS DRAWING IS NOT VALID UNLESS IT BEARS AN EMBOSSED OR COLORED SEAL OF A LAND SURVEYOR, SIGNATURE, & DATE.

ROBERT W. HELLSTROM, L.S. #13626

NO.	DATE	DESCRIPTION

REVISIONS

ROB HELLSTROM
LAND SURVEYING LLC
32 MAIN STREET
HEBRON, CT.
(860) 826-0553
(860) 826-1360 (FAX)

P.O. BOX 497
COLUMBIA, CT. 06237-0497

PRELIMINARY SUBDIVISION LAYOUT
– PREPARED FOR –
JAMES SAUVE
YIELD PLAN

29 NORTH WINDHAM ROAD
MANSFIELD CONNECTICUT

SHEET NO. 1 OF 1		JOB NO.	2011-020
DATE MAY 2, 2012	BY: RWHURDBIN H.	SCALE 1" = 50'	FILE NO. SA11020 YIELD

WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

REGIONAL PLANNING COMMISSION

December 6, 2012

University of Connecticut – Office of Environmental Policy
c/o Jason M. Coite
31 LeDoyt Road, U-3055
Storrs, Connecticut 06269

RE: UConn EIE for Potential Sources of Water Supply November 2012

Mr. Coite,

Thank you for the opportunity to comment on this important document. The Regional Planning Commission of the Windham Region Council of Governments reviewed the *Environmental Impact Evaluation for Potential Sources of Water Supply for the University of Connecticut November 2012* at their December 5, 2012 meeting. The commission offers recommendations on how proposals such as the evaluation of sources for UConn's Water Supply can better meet the goals and vision of the Windham Region Land Use Plan, WINCOG's regional guide for conservation and development. The recommendations of the Regional Planning Commission are purely advisory.

Comments:

- In November of 2011, the Windham Region Council of Governments adopted a *Resolution in Support of Watershed-Based Planning* (attached). The resolution states that the Windham Region Council of Governments supports watershed-based planning and the thoughtful consideration of the entire watershed in its regional planning efforts. The Regional Planning Commission feels that the proposals to obtain water through an interbasin transfer are not consistent with this resolution and that an interbasin transfer to provide water to Storrs should only be considered as a last resort if other sources of water prove to be unfeasible.
- The Windham Region Land Use Plan 2010 identifies Storrs and Mansfield Four Corners as the STORRS REGIONAL CENTER, one of the highest priorities for development. The plan states that "New investment in infrastructure, if necessary, should focus on improving infill capacity." The Regional Planning Commission feels that any investment in water supply infrastructure should be directed to improving the infill capacity of the STORRS REGIONAL CENTER.

Distribution: L. Painter, Mansfield; J. Finger, Windham; E. Trott, Coventry.
R:\FY 2013\Referrals\UCONN Water Supply EIE 2012.docx

- The Regional Planning Commission does not support the provision of water for additional development activities along roadway corridors that are designated as RURAL CONSERVATION AREAS or PRESERVATION AREAS in the Windham Region Land Use Plan 2010. Development in these areas and the extension of water supply infrastructure to these areas is inconsistent with the Windham Region Land Use Plan 2010.
- The Town of Mansfield has suggested an overlay zone to prohibit the development of land along the pipeline in areas not identified as development priorities. While this technique is not yet clearly described or proven to work, the Regional Planning Commission supports the concept of a "No Water Service Zone" to protect against the pressure to develop lands targeted for conservation and preservation.

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

Vote of the Regional Planning Commission on December 5, 2012, 5:1 with 3 absent.

Chaplin: Absent
Coventry: In Favor
Columbia: In Favor
Hampton: In Favor
Mansfield: Opposed*
Lebanon: In Favor
Scotland: Absent
Willington: Absent
Windham: In Favor

* Mansfield is only opposed to the first bullet (interbasin transfer).

WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

RESOLUTION OF THE WINDHAM REGION COUNCIL OF GOVERNMENTS IN SUPPORT OF WATERSHED-BASED PLANNING

WHEREAS, a healthy watershed has a direct impact on quality of life, and activities throughout a watershed affect the health of the entire watershed system; and

WHEREAS, watersheds cross municipal boundaries, making watershed health a truly regional issue; and

WHEREAS, the Windham Region Council of Governments is committed to working cooperatively to balance conservation and growth, and adopted a regional plan of conservation and development with the following goal:

> **"Development in the Windham Region should not degrade water quality.** Land within and surrounding public water supply recharge areas, lake watersheds, inland wetlands, and river and stream corridors should be used in a manner which protects water quality and quantity, preserves aquatic habitats, minimizes hazards to life and property from flooding, provides access (visual and/or physical) for recreational purposes, and retains to the maximum extent possible lake shores and stream banks in an undeveloped state such that their beauty can be enjoyed by future generations."; and

WHEREAS, the Windham Region Council of Governments has supported the designation of several official Connecticut Greenways, including the Willimantic River Greenway (2003), the Natchaug Watershed Greenway (2006), and the Shetucket River Greenway (2011); and

WHEREAS, several towns in the Windham Planning Region have endorsed Conservation Compacts for the Natchaug River Basin and the Salmon River Basin;

NOW, THEREFORE, BE IT RESOLVED, that the Windham Region Council of Governments supports watershed-based planning and the thoughtful consideration of the entire watershed in its regional planning efforts and will continue to work to ensure the long-term environmental health and vitality of the watershed, thereby enhancing the social and economic vitality of watershed communities.

The resolution was passed unanimously with 8 of nine member towns voting.

WINCOG. 700 Main Street. Willimantic, CT 06226. Phone: (860) 456-2221. Fax: (860) 456-5659. E-mail: wincog@wincog.org

Dated at Windham, Connecticut, on November 4, 2011.
WINDHAM, CONNECTICUT

I certify that the preceding is a true copy of the vote of the Windham Region Council of Governments taken at a regular meeting on November 4, 2011 in Windham, Connecticut, a quorum being present.

Windham Region Council of Governments

Joyce Okonuk, Secretary

Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on January 9, 2013 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. – Christopher Lowe for a variance of Art VIII, Sec A to construct a 28' x 36' garage approximately 25' from the rear property line where 50' is required, at 222 Warrenville Rd.

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 December 20, 2012.

Sarah Accorsi
Chairman

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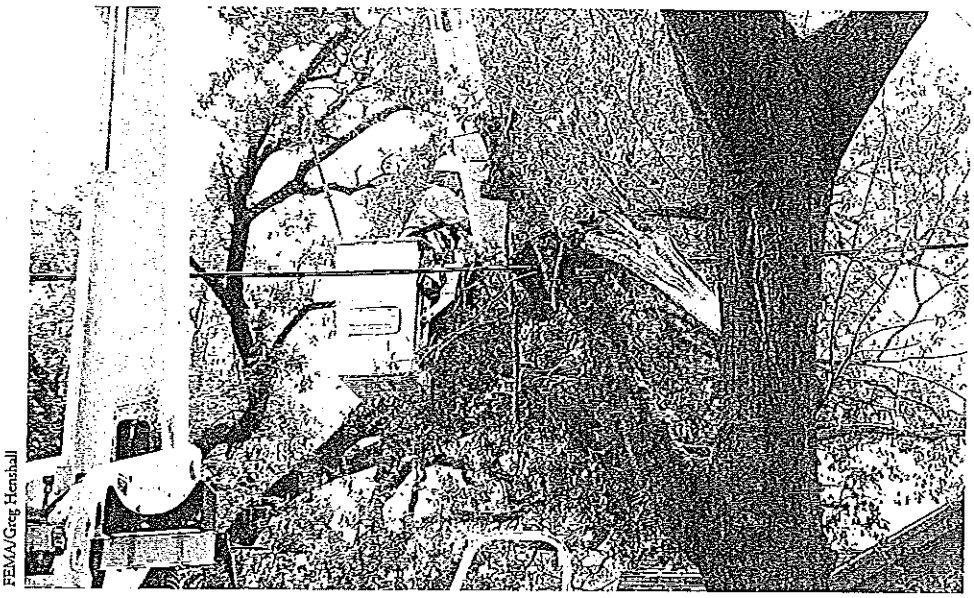
Tree Removal Imperils State's Signature Beauty

BY W. PHILLIPS BARLOW, ASLA, LEED AP



FEMA/Greg Henshall

As a landscape architect, I have been heartened to read about Governor Malloy's Placemaking initiative, "Still Revolutionary." It appears to be a great program to highlight the unique attributes of our state. The television and web ads featuring happy people in a lush New England landscape will surely attract tourist dollars into our still-struggling economy.

However, another initiative had me scratching my head; that is the campaign that state government initially undertook to remove our character-defining shade tree canopy. In the aftermath of Irene and the freak nor'easter snowstorm in late October a year ago, the immediate response was seemingly to indiscriminately remove our roadside tree canopy.

As we campaign to attract tourists to our unique attractions let's not forget that most visitors will be traveling our roadways. What will that experience be like when the green canopy has been removed, leaving just unsightly power lines? A barren, hot, featureless strip of asphalt?

When one thinks of Maine a rocky coast comes to mind, Colorado a majestic mountain peak. When one thinks of Connecticut, what immediately comes to mind? If you're like me it is tree-shaded roadways in the fall sun. Why would we destroy this resource, especially in light of the dollars being spent to attract tourists to our state?

Aesthetics aside, what about the environmental benefits of shade trees? A healthy shade tree absorbs carbon dioxide and provides shade for our roadways, helping to counteract the effects of global warming. Many Connecticut municipalities now require that trees be planted along new roads for just these reasons.

Like almost a million others throughout the state, I did not enjoy being without power or water for days on end after Irene and the limb-snapping snowstorm that followed in October. But would I give up electricity for a few days in exchange for preserving our beautiful Connecticut landscape? You bet, especially when I know that hospitals and other emergency buildings are served by generators are not compromised in the event of a power outage.

Luckily it appears that cooler heads have prevailed in the form of final recommendations made by the State Vegetation Management Task Force. This task force was convened by DEEP Commissioner Daniel Etsy at the recommendation of Governor Malloy's two storm panel. While the task force, chaired by Eric Hammerling of the Connecticut Forest and Park Association, recognized that roadside forests must be managed through removals and pruning, the importance of large trees along these roadway's was also acknowledged.

Recommendations of the task force include:

- **Centralizing informational resources about roadside trees.**
- **"Right Tree, Right Place" guidelines should be utilized in roadside planting decisions.** The simple concept is that tree selection should match the particular conditions of a site, i.e. large trees should not be planted near power lines. This makes particular sense as municipalities continue to improve their streetscapes with tree planting
- **All municipal trees wardens should be certified.** This is important as the roadside and urban forest is becoming increasingly difficult to manage without the expertise of trained professionals.
- **Provide one-time funding to assist towns with deferred tree maintenance and establishment of a tree management plan.**

Governor Malloy should waste no time in accepting the Task Force recommendations and begin implementation immediately.

— Phil Barlow is a landscape architect, principal of New Britain-based TO Design, LLC, and editor of The Connecticut Landscape Architect. *This article first appeared in* The Hartford Courant.

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