

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, March 04, 2013 ■ 7:10 PM

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

1. Call to Order

2. Roll Call

3. Approval of Minutes

- a. February 19, 2013 Special Meeting
- b. February 19, 2013 Regular Meeting

4. Zoning Agent's Report

- Monthly Activity Update
- Enforcement Update
- Request for Signage at E.O. Smith
- Other

5. Public Hearings

7:15 p.m.

New Subdivision Application, 85 & 87 Old Turnpike Road; Homework Properties, LLC; Owner & Applicant: PZC File #1315

Memos from Director of Planning and Development, Assistant Town Engineer, Fire Marshal, EHHD,

7:20 p.m.

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

Motion to Continue Hearing to March 18, 2013

6. Old Business

- a. **Subdivision Application, Beacon Hill Estates, Section II, Mansfield City Road, west of Beacon Hill Road; Eagleville Development Group, LLC, applicant: PZC File #1214-3**
- b. **Subdivision Application, 29 North Windham Road; J. Sauve, applicant: PZC File #1311**
Item to be tabled pending continued Public Hearing
- c. **New Subdivision Application, 85 & 87 Old Turnpike Road; Homework Properties, LLC; Owner & Applicant: PZC File #1315**
- d. **Other**

7. New Business

- a. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**
Memo from Director of Planning and Development

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)

- b. Scenic Road Application, Browns Road west of Storrs Road/Route 195; Jonathan Sgro, Applicant, PZC File #1010-9
- c. 2 Lot Subdivision Application, Storrs Center Phase 1C, East of Storrs Road and West of Village Street, PZC File #1246-11
- d. Proposed FY2013-2014 Budget
Memo from Director of Planning and Development
- e. Other

8. Mansfield Tomorrow | Our Plan ▶ Our Future

9. 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

10. Communications and Bills

- a. ZBA Legal Notice: 3-13-13 Hearing
- b. Other

11. Adjournment

DRAFT MINUTES
SPECIAL MEETING OF THE
MANSFIELD PLANNING AND ZONING COMMISSION
Special Meeting
Tuesday, February 19, 2013
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn, B. Ryan (5:44 p.m.)

Alternates present: A. Marcellino, V. Ward, S. Westa

Staff Present: Linda Painter, Director of Planning and Development (6:24 p.m.)
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Others Present: Larissa Brown, of Goody Clancy
Michael Looney, Associate/Senior Planner, Milone and MacBroom

Chairman Goodwin called the meeting to order at 5:40 p.m., appointing Ward to act until Ryan's arrival.

Mansfield Tomorrow | Our Plan ▶ Our Future

Larissa Brown, of Goody Clancy, and Michael Looney, of Milone and MacBroom, stated that they are in the process of interviewing various members of the community, including residential and commercial builders; attorneys; Town staff; businesspeople and land use professionals, among others. They explained that the purpose of these interviews is to learn the positives of our current regulations and as well as what areas need to be improved. Commission members expressed some of their concerns with various aspects of the current regulations and requested that the consultants consider their comments when reviewing the regulations.

In response to an inquiry about whether any other groups should be asked to participate, members suggested that UConn, ECSU, the Mansfield Historical Society and the Historic District Commission be contacted and invited to participate.

Members reviewed the applications received since the last meeting and appointed Jim Raynor to the Agricultural Focus Group; Mark Westa to the Zoning Focus Group; Lida Bilokur and Brian McCarthy to the Housing Focus Group; and George Rawitscher to the Advisory Group.

Linda Painter, Director of Planning and Development, reminded members of the March 9th workshop and open house. Rawn volunteered to attend to as the PZC observer.

Adjournment:

The Chairman declared the meeting adjourned at 6:52 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, February 19, 2013
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:03 p.m.

Minutes:

2-4-13 Meeting Minutes- Chandy MOVED, Hall seconded, to approve the 2/4/13 meeting minutes as written. MOTION PASSED UNANIMOUSLY. Hall and Ryan noted for the record that they listened to the recording of the meeting.

2-13-13 Field Trip Minutes- Ryan MOVED, Holt seconded, to approve the 2/13/13 field trip minutes as written. MOTION PASSED with Goodwin, Ryan and Holt in favor and all others disqualified.

Zoning Agent's Report:

Noted.

Public Hearings:

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

Members Holt, Plante and Pociask disqualified themselves. Chairman Goodwin opened the continued Public Hearing at 7:05 p.m. Members present were Goodwin, Chandy, Hall, Lewis, K. Rawn, B. Ryan, and alternates Marcellino, Ward and Westa all of whom were appointed to act. Linda Painter, Director of Planning and Development, noted a 2-13-13 memo from Jeff Polhemus, EHHD, that was received and distributed to members.

Ed Pelletier, Datum Engineering and Surveying, reviewed the changes to the plans dated 2-13-13 in regards to the septic/well locations as per EHHD comments, and noted no other changes were made.

Douglas Hamilton, 43 Beacon Hill Drive, expressed concern for the public safety of the current residents of Beacon Hill Drive and stated that he does not feel that Beacon Hill Drive is a "through road".

Chairman Goodwin noted that there were no additional comments from the public or the Commission. At 7:16 p.m. Rawn MOVED, Ryan seconded, to close the Public Hearing. MOTION PASSED with all in favor except Holt, Pociask and Plante who were disqualified.

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

Pociask MOVED, Chandy seconded, to postpone the continued Public Hearing until March 4, 2013 as per the applicant's request. MOTION PASSED UNANIMOUSLY.

Old Business:

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

Holt and Pociask disqualified themselves and Chairman Goodwin appointed Westa and Marcellino to act. Hall noted that he listened to the recording of the last meeting. Lewis MOVED, Hall seconded, to approve with conditions the special permit application (File #1284-2) of Lakeway Farms L.P. for A 50-unit multi-family development in a DMR zone. This approval is based on the project as described in the application and subsequent information submitted by the applicant, and as shown on plans dated December 11, 2011 as revised to January 10, 2013 and as presented at Public Hearings on November 5, 2012, January 7 and January 22, 2013.

Based on the provisions of Article X, Sections A.4.d, A.6.f, A.6.g, Section R and other provisions of Mansfield's Zoning Regulations, this approval accepts the applicants building layout with respect to setbacks from front and side property lines, location of parking and proposed minimum separation between buildings of thirty(30) to fifty (50) feet as shown on the plans. The proposed setbacks with associated landscaping enhance the overall design of the project and do not detrimentally affect abutting properties.

This approval is granted because the application is considered to be in compliance with Article V, Section B, Article X, Section A.6 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. **Permits.** No Zoning Permits shall be issued and no construction shall commence, until final plans have been approved by the Windham Water Works (water supply), Windham Engineering Department (sewer), Mansfield Public Works Department (encroachment, driveway, drainage permits) and all permits required by the Connecticut Department of Energy and Environmental Protection.
3. **Phasing.** This approval authorizes work to proceed in three (3) phases. Within each phase all site improvements for the subject phase shall be completed before any Certificate of Compliance is issued.
4. **Sidewalk.** The proposed sidewalk that extends along the front of the property and westward to connect to Sunny Acres Park shall be completed or a financial guarantee provided prior to the issuance of any Certificates of Compliance or Occupancy for units in Phase 2. A financial guarantee provided in the form of a cash bond, passbook or statement savings account or letter of credit may be approved by the PZC Chairman with the assistance of staff provided the form of such financial guarantee and the financial institution or other entity issuing any Letter of Credit is acceptable to the Town Attorney and Director of Finance. Use of a surety bond shall require Commission approval.

The amount of such financial guarantee shall not exceed the actual construction cost for the balance of public improvements yet to be constructed as determined by the PZC Chairman based on the recommendation of the Town Engineer plus a contingency amount not to exceed 10% of such costs.

5. **Dedications.** Prior to the issuance of any Certificate of Compliance, a right of way dedication along Meadowbrook Lane and the conservation easement shall be submitted by the developer, approved by the PZC Chairman with staff assistance and filed on the Land Records. The easement shall utilize the Town's model format with exceptions for trail/recreational improvements and sewer lines that pass through the easement area.

6. **Removal of Material.** Any excess material removed from the site shall be deposited in appropriate locations that comply with municipal zoning and inland wetland requirements.
7. **Erosion and Sedimentation Controls.** Prior to the commencement of any site work and the issuance of any Zoning Permit, a financial guarantee in the amount of \$5,000 shall be submitted to and approved by the PZC Chairman with staff assistance. The form of the financial guarantee shall be subject to the same terms as described in the sidewalk condition listed above. This financial guarantee will help address any drainage and erosion and sedimentation problems that are not appropriately addressed by the developer.
8. **Final Plans.** Final plans shall incorporate the following revisions:
 - a. The individual unit driveways along Meadowbrook Lane shall be eliminated. Vehicular access to these units shall be provided via either the common entry drive or the loop drive.
 - b. Due to the change in the driveway configuration for the units along Meadowbrook, revised building footprints and elevations may be needed. These units must face Meadowbrook Lane and efforts should be made to reduce the building height and massing to be consistent with the pattern of homes that face Meadowbrook.
 - c. A note shall be added to the architectural plans that the maximum height of any unit is 40 feet, as measured from the average elevation of the proposed finished grade along the wall of a building to the highest point of such building.
 - d. The elevations for the type "B" units shall be revised to break-up the roof massing.
 - e. Windows shall be added to all blank side elevations that are visible from Meadowbrook Lane or common areas.
 - f. Architectural plans shall be updated to include notes on materials and color selections.
 - g. All site lighting fixtures shall be full cut-off, dark sky compliant and consistent with the requirements of Article X, Section R.4.d and e. The applicant is encouraged to use higher efficiency light sources wherever possible.
 - h. The plans shall be revised to address comments in the January 16, 2013 memo from Assistant Town Engineer Grant Meitzler.
 - i. The plans shall be revised to address the recommendations contained in the January 15, 2013 Open Space Preservation Committee memo regarding trail design/construction and removal of debris.
 - j. A note shall be added to the plans stating that the developer will coordinate with the Mansfield Housing Authority and other state and regional agencies that promote affordable housing opportunities to market the affordable units to low and moderate income families.
 - k. An updated stormwater and landscape management plan shall be submitted by the developer to limit the use of fertilizers, pesticides and other chemicals that may be associated with the maintenance of landscape areas and the use of sand, salts and chemicals that may be associated with the maintenance of roadways and walkways. The plan shall also address ongoing maintenance of perennial plantings and incorporate the Best Management Practices identified in the notes on Sheet 4 of the approved plans.
 - l. A note shall be added to the plans stating that due to the parking configuration and lack of space to provide additional parking if needed in the future, leases shall allow a maximum of two vehicles per unit.
9. **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 with all in favor, except Goodwin who was opposed and Holt and Pociask who had disqualified themselves.

Old Business, continued:

- 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**
After a brief discussion, Chandy volunteered to work with staff on a motion for the 3/4/13 meeting.
- c. **Subdivision Application, 29 North Windham Road; J. Sauve, applicant: PZC File #1311**
Item tabled pending continued Public Hearing on 3/4/13.
- d. **New Subdivision Application, 85 & 87 Old Turnpike Road; Homework Properties, LLC; Owner & Applicant: PZC File #1315**
Item tabled pending Public Hearing on 3/4/13.

New Business:

- a. **Request to do work in conservation easement area, Dunham Pond Estates, PZC file # 1252**
Holt MOVED, Hall seconded, that the Dunham Pond Association be granted permission to 'drop' the trees identified in a 1/31/13 request from Mr. Allinson and shown in the submitted photographs, provided that no wood be removed from the easement area as part of this maintenance work. MOTION PASSED UNANIMOUSLY.
 - b. **Draft Memo to Town Council on Infrastructure Needs**
The consensus of the Commission was to support the Chairman signing and forwarding this memo to the Town Council.
- **Holt MOVED, Ryan seconded, to add to New Business, discussion on the Revised OPM Mapping. MOTION PASSED UNANIMOUSLY.
- c. **Revised OPM Mapping**
Painter reviewed the changes in detail, and after discussion, it was the consensus of the Commission that no further comments to OPM are necessary.

Reports from Officers and Committees:

Chandy gave an update regarding Town Gown explaining the proposed changes to "Spring Weekend".

Communications and Bills:

None noted.

Executive Session:

Holt MOVED, Hall seconded, to enter into Executive Session at 8:12 p.m. MOTION PASSED UNANIMOUSLY.

Present were Goodwin, Chandy, Hall, Holt, Lewis, Plante, Pociask, Rawn, Ryan, Marcellino, Ward, Westa and Linda Painter, Director of Planning and Development.

Pociask MOVED, Holt seconded, to end the Executive Session at 8:17 p.m. MOTION PASSED UNANIMOUSLY.

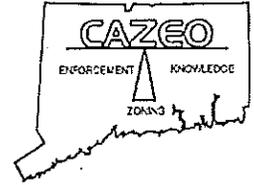
Adjournment: The Chairman declared the meeting adjourned at 8:18 p.m.

Respectfully submitted,

Katherine Holt, Secretary



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: February 27, 2013

MONTHLY ACTIVITY for February, 2013

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Newcity	Lot 20, Sheffield Dr.	1 fm dw

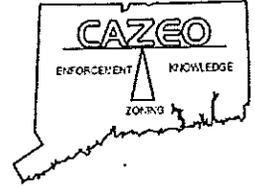
CERTIFICATES OF COMPLIANCE

Cumberland Farms	1660 Storrs Rd.	retail gas & convenience store
Rossi	818 Storrs Rd.	house addition

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Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

T0: Planning & Zoning Commission
From: Curt B. Hirsch, Zoning Agent
Date: February 26, 2013

Re: Booster signage at E.O.S. High School

Regional School District 19 Superintendent, Bruce Silva, referred a request to me that he received from the E.O. Smith Football Booster's. They would like to display sponsorship banners at the football field behind the school. The attached 2/14/13 letter from Kim Donald, the Booster's Vice President, explains this request and includes examples of the type of banner they wish to display. Some Commission members may remember that the Mansfield Parks & Rec. Department came before us a few years ago with a similar request for sponsorship signage at the athletic fields at Southeast Park on Warrentville Road. Southeast Park is a Town-owned facility. Several members at that time, expressed concern over 'commercial' advertising on a Town site that was visible from a public road and though approved, the Commission placed restrictions on their use. Most significant was that the banners could only be displayed during scheduled events and had to be removed daily.

E.O. Smith is owned and operated independently from the Town. The athletic fields are not visible from any public roads and only partially viewable from the parking area between the Community Center and the tennis courts. From a practical matter, I don't consider the display of banners at the football field significantly different than hanging banners inside the gym of the high school. Unless there is objection from the PZC, it is my intention to inform the Superintendent that the display of banners, as proposed in the 2/14/13 letter form the Booster's, does not require any zoning approval or permit.

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Ref. #5

Bruce Silva

From: Lynda Breault
Sent: Tuesday, February 19, 2013 9:00 AM
To: Bruce Silva
Subject: FW: EO Smith Football Boosters Fundraiser-Banners
Attachments: banner photos.docx

From: orlandkim@charter.net [mailto:orlandkim@charter.net]
Sent: Thursday, February 14, 2013 11:45 PM
To: Superintendent's Office
Cc: Steve Robichaud; Jody Minotti; Kim Donald; Sue Kaeser; Diane Hannon; Kristen Tracy
Subject: EO Smith Football Boosters Fundraiser-Banners

Hi Mr. Silva,

I am on the EO Smith Football Booster Club Board. We are working on a fundraiser for the football team at EO Smith. We have been checking into placing banners on the fence around the field. We started talking about this idea last year, and we are hoping that this plan can be started for the 2013-2014 school year. I believe Jody Minotti discussed this idea with Steve Robichaud last year, and we were instructed to explain to you what our plans were going to be. Last year, the timing had past and we were unable to act on the idea. This year, however, we would like to go ahead with the banners and place them around the field pending approval from the school.

Our Ideas for the banners:

All banners to be placed by the Football Booster Club with fundraising purpose to benefit the EO Smith Football Team

Annual school year fundraiser

Banners to be displayed on the field for each school year, Fall and Spring Sports, with removal during the winter months

Banners to be placed at end zone areas

Banner colors: Black or Red color choice with White writing on banners

Banner size: 3ft. x 8ft.

School fence section approx. size: 4ft. x 10ft.

Banners created by Art Guys

Banner costs \$108/banner, Football Boosters will charge \$250/banner

Examples of banner ideas attached. These sample banners are located on the Mansfield Little League Fields at Southeast. Banner size: 3ft. x 8ft., Fence section approx.: 4ft. x 10ft. at Southeast Fields.

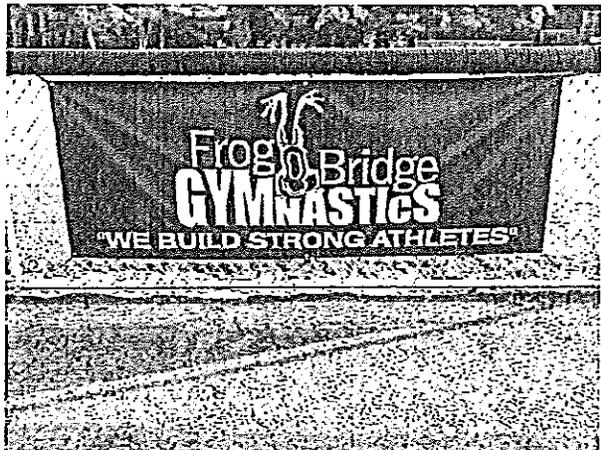
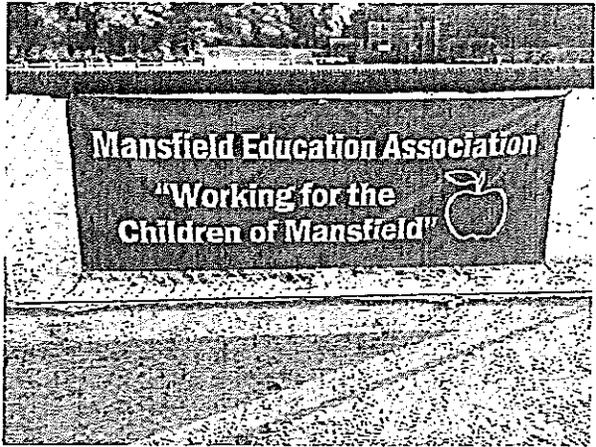
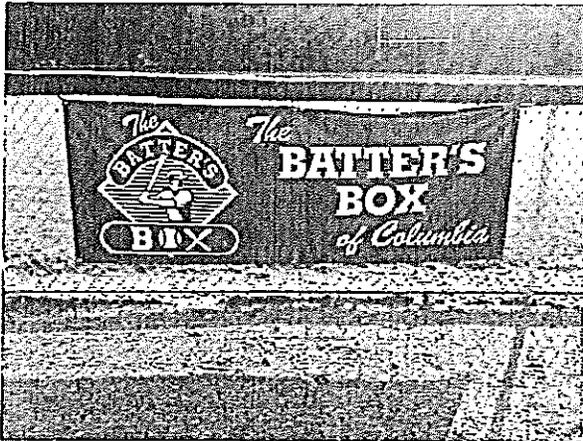
We look forward to hearing from you regarding this matter. We would like to begin this fundraiser for the banners by incorporating them into our sales for the annual EO Smith Football Golf Tournament.

Sue Kaeser called me today and explained that she spoke to you today regarding the Football Boosters ideas about the banners. If you have any further questions, please contact me at orlandkim@charter.net, cell-860-933-4137, or Sue at suekaeser@charter.net, cell-860-208-6165.

Thank you for your consideration and help,

Kim Donald
EO Smith Football Booster Vice President.

2/20/2013



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: February 28, 2013
Subject: Homeworks Properties (85-87 Old Turnpike Road)
Subdivision Application (2 lots)
(PZC File 1315)

Project Description

The subject property is located in an RAR-90 zone and comprised of a 5.75 acre parcel with approximately 386.55 located on the north side of Old Turnpike Road, east of Moulton Road. Pursuant to Section 7.6, the applicant is requesting a reduction in the frontage requirements Lot #2. This request is based on a yield plan that demonstrated sufficient frontage for two lots could be achieved with the creation of a cul-de-sac street.

The subject property is located in the Four Corners Historic Village and on a designated scenic road.

Review of Proposed Subdivision Plan

The following comments are based on a review of the 2-page plan set dated December 12, 2012 for compliance with the Mansfield Zoning and Subdivision Regulations.

Lot Layout

As noted above, the subject property is approximately 14.5 feet short of having sufficient frontage on Old Turnpike Road to support two lots. The applicant has demonstrated through a yield plan that sufficient frontage could be achieved through the creation of an extremely short cul-de-sac street¹, and is therefore requesting a reduction in the frontage requirements to allow two lots to be developed without the construction of a new street. Lot 1 would have 279.13 feet of frontage and Lot 2 would have 124.68 feet of frontage.

Lot Size and Configuration

Both lots will exceed the 90,000 square foot minimum area required in the RAR-90 zone. While the proposed frontage for Lot 2 is much narrower, the side boundary lines were located to be coincident with small sections of existing stone wall that intersect with the stone wall located parallel to the street. This design is consistent with Section 7.7, which encourages the use of stone walls to delineate property lines.

¹ As the Town has not adopted any specifications pertaining to the minimum length of a cul-de-sac street, the proposed cul-de-sac, while unusual, technically met the minimum requirements to be considered as part of the yield plan.

Note 4 on Sheet 2 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 correct this note.

Building Setback Lines

In addition to being located along a scenic road, the proposed subdivision is located within a designated Historic Village and is subject to the design requirements contained in Article X, Section J of the Zoning Regulations. The purpose of these regulations is to help preserve historic structures, neighborhoods and other areas of historic or archeological importance. As such, new construction is required to comply with the following requirements:

- a) New buildings and site improvements shall be designed to fit the individual characteristics of their particular site and village neighborhood. Careful consideration shall be given to promoting compatibility in building size, architectural form, massing, detail and materials. This includes façade mass, façade projections or recesses, windows, doors, roof mass and profile, as well as other architectural features.
- b) All structural elements shall be in scale with and proportionate to adjacent buildings and other visual structures.
- c) Overall spacing between roadside structures within the village area shall be maintained.
- d) Setbacks from roadways and property lines shall be consistent with neighboring structures within the village areas.
- e) The height of new buildings shall be consistent with neighboring structures within the village area. One and one-half to two and one-half story structures are typical in Mansfield's historic village areas. Through the use of variations in building height, roof line and grade definition, the perceived high of buildings can be influenced.
- f) Building and site improvements shall be designed to avoid impacts on significant trees, stone walls, scenic views and vistas and other features that contribute to a historic village area.
- g) Traditional building materials, such as wood siding and brick that reflect Mansfield's architectural tradition shall be used. Modern materials, such as fiber cement siding, that have the same visual characteristics as wood are considered acceptable.

In accordance with Section (d) of the above design standards, the proposed front setbacks shown for the BAE and the new homes are too large and need to be reduced to be consistent with the historic pattern of buildings along Old Turnpike Road. The front boundary of the BAE on each lot should be shifted to be consistent with the setback of the existing farmhouse on Lot 1 (approximately 45 feet from the front property line). This will require a reduction to the front setback; however, such a reduction is consistent with the above design standards. Proposed conceptual home locations should also be shifted toward the front of the property.

Additionally, given the location of the property on a scenic road and within the Historic Village area and on a scenic road, the final design, massing and location of the new homes is critical to ensuring that the character of Old Turnpike Road is maintained. While the above design standards do not prohibit demolition of existing buildings, the applicant is strongly encouraged to retain and renovate the existing house on Lot 1 rather than demolishing it and building a new home.

To ensure that any new homes developed on the subject property are consistent with the above design standards and retain the character of the scenic road, Commission approval of the home placement and design should be required as a condition of subdivision approval.

Trees and Stone Walls

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

- *Stone Walls.* No changes to the stone walls are proposed. Note 13 should be amended to require that the stone walls be preserved and maintained in perpetuity.
- *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. This is of particular importance along the front property line, as the existing trees, both large and small, are a key part of the scenic road designation. Removal of any of these trees would require a public hearing by the Commission and approval by the Town Council in accordance with the Scenic Road ordinance. The trees should also be retained along the side boundary lines as these are characteristic of the general area. The row of volunteer trees located west of the existing house should also be retained pursuant to a December 14, 2012 memo from John Alexopoulos to Ed Pelletier.

Access

On Lot 1, the easternmost driveway would be removed, and the current western driveway that provides access to a small parking lot would be retained and used for access. Access to Lot 2 would be provided in the location of a break in the stone wall for an old farm lane. The driveway apron would be paved and a gravel driveway installed beyond the wall. The addition of the driveway apron in and of itself does not constitute an alteration that would require Town Council approval pursuant to the scenic road ordinance. However, any work proposed at the time of development that would require changes to Old Turnpike Road, including alteration of the stone wall, removal of vegetation within the right-of-way, grading, etc. would require a public hearing by the Commission and subsequent approval by the Town Council.

Utilities

Underground Utilities

Pursuant to Note 6 on the subdivision plan, all utilities will be installed underground.

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 found the lots to be capable of supporting two houses. However, the existing well is located very close to the current farmhouse, between the farmhouse and the street. Depending on the location of any new house on that lot, or if footing drains were to be installed on the existing farmhouse as part of a renovation, the well may need to be abandoned and relocated to meet the requirement that footing drains be at least 25 feet from the well. As noted above, any new home should be located close to the street, in approximately the same location as the current farmhouse, which may require the relocation of the well.

Open Space

No open space dedications or conservation easements are proposed as part of the subdivision. The application was referred to both the Conservation Commission and the Open Space Preservation Committee for review. Neither entity requested any open space or conservation areas.

Summary/Recommendations

Based on the above analysis, the following should be considered as part of any approval discussion:

- Based on the scenic road designation for Old Turnpike Road, the creation of a new cul-de-sac to meet the frontage requirements for a second lot would have a much greater impact on the scenic road than the requested reduction in frontage. As such, the requested frontage reduction is consistent with Section 7.6 of the Subdivision Regulations provided the reduction is clearly noted on the final subdivision plan and included in the deeds of the two lots.
- As the subject property is located both on a scenic road and in a designated historic village, the following conditions should be applied to development of the two lots:
 - The applicant is strongly encouraged to preserve the historic farmhouse on Lot 1 in lieu of demolition and construction of a new home.
 - PZC approval of the design and setback of any new homes developed on the property should be required to ensure compliance with the design criteria for historic villages contained in Article X, Section J of the zoning regulations.
 - The setbacks of the new homes should be consistent with the pattern of development along Old Turnpike Road, which features homes located closer to the street than currently proposed on the subdivision plan. To be consistent with these setbacks, the Commission would also need to approve a reduction to the required front yard setback in accordance with Section 7.6 of the Subdivision Regulations

If the Commission should approve the proposed subdivision and reductions to lot frontage and front setbacks, the following changes to the final subdivision plan should be required as part of any approval motion:

- Correction to Note #4 to state that the proposed lots contain 40,000 square feet of suitable area
- Amendment to Note 13 to state that the existing stone walls will be preserved and maintained in perpetuity
- Relocation of the front boundary of the proposed BAE lines on both lots to be coincident with the location of the existing house and removal of the the proposed home locations from the plan.
- Addition of a note requiring PZC approval of the design and location of any new homes in accordance with Article X, Section J of the subdivision regulations, encouraging the reuse of the existing farmhouse on Lot 1 and acknowledging that demolition of the farmhouse and development of a new home on the property may require the relocation of the well to ensure that any new home meets both the design standards and requirements for separation between footing drains and wells.
- Addition of notes regarding the reduction in lot frontage and front setbacks and requiring the reductions to be clearly noted on the deeds to the two lots
- Addition of trees to be retained and notes regarding protection during construction

NOTES

- The analysis and recommendations contained in this report are based on the following information submitted by the applicants:
 - Application submitted January 25, 2013 and received by the PZC on February 4, 2013, including:
 - Two Page Plan Set dated December 12, 2012 prepared by Datum Engineering and Surveying
- The following correspondence regarding the proposed development has been received:
 - Memo from Linda Painter, Director of Planning and Development, dated January 3, 2013
 - Email from Elizabeth Wassmundt, 54 Old Turnpike Road, dated January 6, 2013
 - Letter from Rudy Favretti, 1066 Middle Turnpike, dated January 7, 2013
 - Email from Denise Abercrombie and Jonathan Anderson, 185 Old Turnpike Road, dated February 18, 2013
 - Memo from Francis Raiola, Fire Marshal, dated February 21, 2013
 - Letter from Ronald Kelly, 29 Bundy Lane, undated
 - Memo from Jeff Polhemus, Eastern Highlands Health District, dated February 27, 2013
- 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 February 13, 2013 have been submitted.
- The Public Hearing on this item will be opened on March 4, 2013 and must be closed by April 8, 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.

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Memorandum:

February 27, 2012

To: Planning & Zoning Commission

From: Grant Meitzler, Assistant Town Engineer
Inland Wetland Agent

Re: Homeworks Properties LLC - Old Turnpike Rd
2 lot Subdivision

Plan reference: dated revised to 12-12-2012

This application proposes removal of an older apartment building and a split of the property into two new building lots. The land is partially wooded and in large part open hayfield. Old Turnpike Rd is a Scenic Road.

Driveway sight line distances are specifically noted and exceed the required 250 feet.

It is my understanding that the PZC consideration of this Proposal may require moving the proposed house on Lot 2 closer to the road and this wetland area. Considering the isolated and disturbed nature of this wetland area I do not object to such a condition.

Silt fence protection has been provided downhill of septic system areas. The plan notes also indicate sediment & erosion protection around stockpile Areas. Tracking pads have been shown for each new driveway.

Steve Rogers is named as the person responsible for implementing the sediment and erosion plan.

Lots 1 and 2 are 90,000 and 159,000 sq.ft. respectively. Driveways are noted as being less than 15% slope.

I recommend minor grading along the edge of Old Turnpike Rd to maintain the current flow past the two driveways and downhill on the road to the east rather than into either of the two new lots. There is presently a 15" street drain that carries water from the shoulder area of Lot 1 to the south side of Old Turnpike Rd.

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Town of Mansfield Mansfield Fire Department



To: Planning and Zoning Commission
From: Fran Raiola, Acting Deputy Chief/Fire Marshal *FR*
CC: Linda Painter, Director of Planning
Date: February 21, 2013
Re: 85 & 87 Old Turnpike Road – Homeworks Properties PZC File # 1315

After reviewing the plans dated December 12, 2012 for the above referenced subdivision, I find the plans to be in compliance with the requirements of the Town of Mansfield Subdivision Regulations for Driveway Length Standards and Emergency Vehicle Access.

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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

MEMO

To: Linda Painter, Director of Planning and Development, Mansfield

From: Jeff Polhemus, RS 

Cc: Edward Pelletier, L.S., Datum Engineering and Surveying, LLC

Date: February 27, 2013

Re: Homework Properties
Proposed 2 Lot Subdivision, 85 & 87 Old Turnpike Road, Storrs, CT
Plan Prepared by Datum Engineering and Surveying, LLC
Dated December 12, 2012, revised through February 25, 2013

The subdivision plan referenced above has been reviewed for compliance with the State of Connecticut Public Health Code (PHC) and Technical Standards and we find that the two proposed lots are suitable for development as shown with four-bedroom single-family dwellings served by on-site subsurface sewage disposal systems and private water supply wells with the following comments and conditions:

1. Lot # 1 also complies with the requirements of PHC Section 19-13-B100a for replacement of the existing dwelling.
2. The existing septic system serving the dwelling at 85 Old Turnpike Road shall be located and all hollow structures (septic tank, cesspool, leaching pits, etc.) shall be properly abandoned in accordance with the requirements of the Technical Standards for Subsurface Sewage Disposal Systems.
3. Please note that if the house location on lot #1 is changed, no foundation drains or footing drains can be installed within 25 feet of the existing well.

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DATUM ENGINEERING & SURVEYING, LLC
132 Conantville Road
Mansfield Center, CT 06250

Phone: 860-456-1357
Fax: 860-456-1840
Edward Pelletier, L.S.
Email: e.pelletier@datumengr.com

February 28, 2013

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

Re: Homeworks Properties

Dear Ms. Painter:

The following is a response to staff questions regarding the Homeworks Properties subdivision application:

- 1.) The plans have been revised on February 25, 2013 to address concerns from Eastern Highlands Health District regarding the location of the existing well located on Lot #1.
- 2.) The plans have been revised to show the location of wetland soils beyond the subject site boundary lines per Richard Zulick (soil scientist).
- 3.) A copy of a yield plan has been enclosed.
- 4.) The proposed subdivision application will not require any removal of trees or stonewalls along Old Turnpike Road. The only modification along the road frontage will be installation of the required paved aprons.
- 5.) A conventional subdivision plan would require the construction of a new road approximately 150 feet in length along the westerly boundary. The construction of the new road would require the removal of approximately 60 feet of the existing stonewalls and change the scenic look of Old Turnpike Road. The granting of frontage waivers will maintain the existing features along Old Turnpike Road as the proposed drives will use the existing site accesses.

Respectfully Submitted


Edward Pelletier

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TO: MANSFIELD PLANNING AND ZONING COMMISSION

FROM: RUDY J. FAVRETTI, 1066 MIDDLE TURNPIKE, BOX 403, STORRS, CONNECTICUT 06268

Rudy Favretti
1/7/13

SUBJECT: Subdivision Design Request, 85-87 Old Turnpike Road

Concerning this design request, I would like to call your attention to our Zoning Regulations, Section 10, section J, entitled "Special requirements for Plan of Conservation and Development Designated Historic Villages."

Mansfield's Plan of Conservation and Development designates the Old Turnpike Road as part of of the hamlet Four Corners as shown on Map 5 of that document (copy attached).

In Section 10-J-1 (Intent), the Four Corners area is designated as one of the ten significant historic hamlets/villages of the seventeen villages/hamlets within the town.

I shall not repeat the Review Criteria designated in Section 10-J-2 because a copy of this section is attached. However, I point out that the proposed plan, which has been presented for the two lot subdivision at 85-87 Old Turnpike, does not conform to more than half of the Review Criteria set forth in this section.

Further, part 1 (Intent) of Section 10-J, "emphasizes the importance of preserving historic structures, historic neighborhoods..." The destruction of the Freeman Farmhouse would be a great loss to the historic fabric of the Old Turnpike, or "the neighborhood," as referred to in this Section of our regulations. I attach "pages 48-52 from the book entitled MANSFIELD FOUR CORNERS (by Rudy J. Favretti) which describes the historic significance of the house which is proposed to be destroyed. This house is an important feature because it not only relates to the settlement of the town and its development through the 18th and 19th centuries, but it also relates to the influx of various nationalities and ethnic groups in the late 19th and 20th centuries, an important part of the history of our great nation.

I strongly recommend that the Commission carefully consider the points laid out in Section 10-J-1 and 2 of our Regulations in making a decision on this design request.

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SECTION 10

J. Special Provisions for Plan of Conservation and Development designated Historic Village Areas

1. Intent

Mansfield's Plan of Conservation and Development emphasizes the importance of preserving historic structures, historic neighborhoods and other historic and/or archaeological resources. Although seventeen (17) separate historic village areas are identified in Mansfield's Master Plan, ten (10) of these areas have retained common characteristics that warrant special protective measures. To help preserve and enhance the character of these remaining village areas, the following special provisions have been adopted. These provisions shall apply to the following historic village areas as specifically identified on Map 5 of Mansfield's Plan of Conservation and Development: Eagleville, Gurleyville, Hanks Hill, Mansfield Center, Mansfield Depot, Mansfield Four Corners, Mansfield Hollow, Mount Hope, Spring Hill and Wormwood Hill.

2. Special Historic Village Area Review Criteria

All exterior construction within the ten (10) historic village areas noted above in Section 1, including but not limited to new primary or accessory structures, building additions, swimming pools, signs and site work or site improvements, that require site plan or special permit approval pursuant to Article V, Sections A or B of these regulations and/or Zoning Permit approval pursuant to Article XI, Section C of these regulations shall comply with the following provisions:

- a. New buildings and site improvements shall be designed to fit the individual characteristics of their particular site and village neighborhood. Careful consideration shall be given to promoting compatibility in building size, architectural form, massing, detail and materials. This includes façade mass, façade projections or recesses, windows, doors, roof mass and profile, as well as other architectural features.
- b. All structural elements shall be in scale with and proportionate to adjacent buildings and other visual structures.
- c. Overall spacing between roadside structures within the village area shall be maintained.
- d. Setbacks from roadways and property lines shall be consistent with neighboring structures within the village areas.
- e. The height of new buildings shall be consistent with neighboring structures within the village area. One and one-half to two and one-half story structures are typical in Mansfield's historic village areas. Through the use of variations in building height, roof line and grade definition, the perceived high of buildings can be influenced.
- f. Building and site improvements shall be designed to avoid impacts on significant trees, stone walls, scenic views and vistas and other features that contribute to a historic village area.
- g. Traditional building materials, such as wood siding and brick that reflect Mansfield's architectural tradition shall be used. Modern materials, such as fiber cement siding, that have the same visual characteristics as wood are considered acceptable.

Historic Villages

Legend

 Historic villages or hamlets

from:
Plan of Conservation
and Development
MAP 5





Julia and Benjamin Ogushwitz (standing, far right), with relatives and boarders, about 1908.

THE FREEMAN FARM

"Boarding House" - 85 & 87 Old Turnpike
(TYPE B - modified)

It is not known for certain whether a house stood here when Edmund Freeman V (1711-1800) acquired the land in about 1750. He and his wife, Martha Otis Freeman, lived first with his father, Edmund IV, on Spring Hill after they came to Mansfield between 1741-43.

In addition to establishing this farm, Freeman, a graduate of Harvard, represented Mansfield for eighteen terms in the General Assembly between 1762-1780. He also served some terms as Selectman. In 1748 and 1749, he was surveyor of lands for Windham County (of which Mansfield was a part), having been appointed by the General Assembly. His skill as a surveyor

(OVER)

store, looked around, and with Jacob Berens, purchased the 194 acre Freeman Farm for \$2100.00. (Henry Knowlton had purchased the other fifty plus acres to add to his home lot (No.6). The Jewish Agricultural and Industrial Aid Society loaned money for its purchase. Berens went back to New York in 1912.

Benjamin Ogushwitz had a small dairy herd, and a large poultry flock. The eggs were sold in Hartford on Fridays and in Worcester on Tuesdays. Julia, his wife, ran the house and took in summer boarders, mostly friends and relatives from New York. This enterprise continued until World War II. Over the years, Julia and Benjamin Ogushwitz greatly modified the floor plan to accommodate their boarding house enterprise.

The original barn for this property stood northwest of the house; later one was built directly across the Turnpike from the house, and the foundations are still evident. North of the dwelling was a large orchard. Well into the 19th century, a pear tree grew there. Edmund V brought it to Mansfield from Cape Cod when he came here a century before.

To: Mansfield Planning and Zoning Commission

From: Denise Abercrombie and Jonathan Andersen

Subject: Subdivision Request, 85-87 Old Turnpike Road

Date: February 18, 2013

We write to express our reservations concerning a request to the Planning and Zoning Commission to allow an exception to frontage requirements for planned development at 85-87 Old Turnpike Road.

We live with our two sons in the Mason-Knowlton Place at 185 Old Turnpike Road. We bought the house from Denise Merrill in May 2006, and in 2009 we were awarded a Connecticut Trust for Historic Preservation Barn Grant. We have since refurbished the unique English miller's barn (c. 1800) in part with funds from this grant.

In researching our property for the grant, it became clear to us how our home fits into an important history on a designated scenic road. (See Rudy Favretti's *Mansfield Four Corners: What It Used to Be & George Washington Didn't See*). On January 1, 2013 we were delighted to receive a letter from the CT Trust for Historic Preservation which nominates our property to the State Register of Historic Places.

On the heels of this letter, we were shocked and very disappointed to learn that the Freeman Farmhouse at 85-87 Old Turnpike Road may be demolished, and that a two-lot subdivision with a cul de sac is being proposed on our historically important road. We know Steve Rogers to be a good neighbor and conscientious citizen; however, we do feel compelled to point out that this development plan is not in keeping with the preservation efforts of the Mason Mill site on the Fenton River (Joshua's Trust) and many other antique homes on Old Turnpike.

Since Mansfield Four Corners has succumbed to other less historically-minded commercial developments (e.g. Cumberland Farms), and the pace of ambitious development in other parts of town has increased dramatically (e.g. Storrs Center, the UConn Tech Park, etc.), we have become even more committed to retaining the agricultural and scenic character of the town, especially in historically significant sections like Old Turnpike Road.

We urge the Planning and Zoning Commission not to allow the exception of a frontage requirement at 85-87 Old Turnpike. We also hope you encourage renovation of the Freeman Farmhouse in order to preserve the rural character of one of Mansfield's most historically significant roads.

Sincerely,



Denise Abercrombie & Jonathan Andersen

185 Old Turnpike Rd.

Storrs, CT 06268

Mansfield Planning and Zoning Commission

Subject: Subdivision Request, 85-87 Old Turnpike Road

I have recently learned of the proposal to subdivide the property on Old Turnpike Road and demolish the Freeman Farmhouse (old Ogushwitz house), 85-87 Old Turnpike Road.

This is not a good idea and not in the best interests of our community. Old Turnpike was officially designated as a Historic/Scenic Road about 25 years ago as a part of the effort to retain the historic character in important parts of our town. It expressly prohibits many changes in the existing properties, such as changing the appearance of buildings visible to the road, cutting trees, altering stone walls, etc.

Previous owners on the road have kept that appearance by renovating houses in the interior but maintaining the exterior facades of the houses and their outbuildings, as well as the meandering stone walls. My wife and I did this with the Knowlton House, 85 Old Turnpike Road, and Mr. Cichowski did the same at 15 Old Turnpike. He also transported and rebuilt a historic house, the Ash House, at one end of the road. As you know, half the road remains unpaved for the same reason and also retains old shepherd stones on both sides of the road. It is no accident that these old houses are known for the past owners' names. If we wish to retain the quality and appearance of our town we must make an effort to retain the character of scenic districts of Storrs.

To allow a two-lot subdivision and a short cul de sac, just to skirt the frontage requirement that protects the rural and historic character of our town, is unconscionable especially at a time we are asking our fellow citizens to put up money to create more open space. Why would we want to make exceptions that cause less open space and deteriorate the quality of our town? I ask that this exception not be allowed. Far better is to let the developers use their imagination to renovate the existing building into more efficient space. That this can be done has been demonstrated on other houses on the same road.

Thank you.



Ronald W. Kelly
29 Bundy Lane
Storrs, CT 06268

Jessie Neborsky

From: Elizabeth Wassmundt <etwno1@sbcglobal.net>
Sent: Sunday, January 06, 2013 11:47 PM
To: PlanZoneDept
Subject: subdivision 85-87 Old Turnpike Road

January 6, 2013

To: Planning & Zoning Commission

Re: Subdivision 85-87 Old Turnpike Road, Storrs, CT

Refer to the letter to Ed Pelletier from John Alexopoulos dated December 14, 2012. Paragraph two states that the property has an existing residence with a detached garage. I believe that to be incorrect. I believe that the property has a multifamily residence and a detached, cottage type residence. I believe there is no detached garage. The cottage has been rented, and lived in, for several years by Nathan Wells.

Please remember that Old Turnpike Road is a designated scenic road. Thank you.

Elizabeth T. Wassmundt
Storrs, CT 06268

54 Old Turnpike Road

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.

Chapter 155. SCENIC ROADS

§ 155-1. Title.

§ 155-2. Legislative authority; criteria.

§ 155-3. Designation authority; additional considerations.

§ 155-4. Application requirements.

§ 155-5. Public hearing; voting; appeals.

§ 155-6. Alterations or improvements.

§ 155-7. Review of alterations.

§ 155-8. Enforcement; penalties for offenses.

[HISTORY: Adopted by the Town Council of the Town of Mansfield 4-10-1995, effective 5-19-1995. Amendments noted where applicable.]

GENERAL REFERENCES

Parks and recreation areas — See Ch. **137**.

Streets and sidewalks — See Ch. **166**.

Park rules and regulations — See Ch. **A194**.

Road permit engineering standards and specifications — See Ch. **A195**.

§ 155-1. Title.

This chapter shall be known and may be cited as the "Town of Mansfield Scenic Roads Ordinance."

§ 155-2. Legislative authority; criteria.

Pursuant to the provisions of Section 7-149a of the Connecticut General Statutes, the Town of Mansfield shall provide for the designation of town roads ("highways") or portions thereof as scenic roads and shall maintain the scenic nature of highways or portions thereof so designated. To be considered as a scenic road, the highway or portion of the highway to be designated a scenic road shall be free of existing or potential (based on the Mansfield Plan of Development designations for commercial and industrial land uses) intensive commercial development, shall be free of intensive vehicular traffic and shall meet at least one of the following criteria:

- A. It is unpaved.
- B. It is bordered by mature trees or stone walls along a majority of its length.
- C. The traveled portion is no more than twenty (20) feet wide along a majority of its length.
- D. It offers scenic views or vistas such that persons other than residents living on the road routinely walk, drive or ride on this road to experience said views.
- E. It blends naturally into the unique or scenic surrounding terrain, such as ledge outcrops, steep hills, protected forests, wetland areas, etc.
- F. It parallels or crosses over brooks, streams, lakes or ponds that are regarded as scenic as in Subsection **D** above.

§ 155-3. Designation authority; additional considerations.

The authority to designate a town road ("highway") or any portion of any town road ("highway") as a scenic road pursuant to Section 7-149a of the Connecticut General Statutes is hereby delegated to the Planning and Zoning Commission of the Town of Mansfield. In addition to the criteria cited in § 155-2, the Planning and Zoning Commission shall consider the nature of vehicular and pedestrian traffic and accident history on the subject road and other roads in the vicinity, the Plan of Development roadway classifications for the subject road and other roads in the vicinity and the overall protection of the public's health and safety. Roads designated as collector or local streets in the Plan of Development are eligible for the scenic road designation. All proposed scenic roads shall be referred to the Mansfield Traffic Authority for a report to be received prior to the public hearing provided for in § 155-5A.

§ 155-4. Application requirements.

Where a town highway or portion thereof is to be considered for designation as a scenic road, a completed application form (to be available in the Planning Office) and applicable portions of the Assessor's maps showing the proposed length of the scenic road and all abutting property owners shall be submitted to the Planning and Zoning Commission. Said application shall include a statement justifying the proposed scenic road designation, a list of the names and addresses of all property owners (based on the current Assessor's records) with frontage abutting the proposed length of scenic road and an area for the abutting property owners to sign the application indicating their approval of the proposed length of scenic road. A public hearing to consider a scenic road designation shall not be held unless the owners of a majority of the frontage abutting the designated portion of the highway have indicated their approval of the scenic road designation.

§ 155-5. Public hearing; voting; appeals.

- A. Where a town highway or portion thereof is to be considered for designation as a scenic road, the Planning and Zoning Commission shall hold a public hearing on the proposal. Hearing notices and deadlines shall be in accordance with the provisions of Section 8-7d of the Connecticut General Statutes. The Planning and Zoning Commission shall have the right to designate an annual deadline or deadlines for the submission of new scenic roads proposals and the right to conduct joint hearings on scenic road proposals. Notification of the public hearing shall be sent by the Planning and Zoning Commission to the Town Council and the owners of lot frontage abutting the portion of the highway which is proposed to be designated as a scenic road.
- B. Following the public hearing, the Planning and Zoning Commission shall vote on the proposed designation pursuant to the procedures set out in Section 8-7d of the Connecticut General Statutes. The designation shall become effective upon such date as the Planning and Zoning Commission shall establish. Any or all of the proposed length of highway may be designated as a scenic road, except that no highway or portion thereof may be so designated as a scenic road unless, in accordance with Section 7-149a of the

Connecticut General Statutes, the owners of a majority of the frontage abutting that designated portion of the highway agree to the designation by filing a written statement of approval with the Town Clerk of the Town of Mansfield on or before the date on which the designation is to become effective.

- C. The scenic road designation may be rescinded by the Planning and Zoning Commission using these procedures; also necessary is the written concurrence of the owners of a majority of the road frontage abutting the portion of the highway whose designation as a scenic road is to be rescinded.
- D. Any person aggrieved by a designation of or refusal to designate a highway or portion of a highway as a scenic road by the Planning and Zoning Commission pursuant to this chapter may appeal such designation in the manner and utilizing the same standards of review provided for appeals from the decisions of the Planning and Zoning Commission under Section 8-8 of the Connecticut General Statutes.

§ 155-6. Alterations or improvements.

- A. Except as provided in Subsections **C**, **D** and **E** hereof; any person, corporation and/or town agency may petition the Planning and Zoning Commission to alter or improve a scenic road designated under this chapter, and the Planning and Zoning Commission shall, after public hearing in accordance with § **155-5A** above, forward the same with its recommendation thereon to the Town Council for action pursuant to Subsection **B** hereof. This review process shall constitute compliance with the referral requirements of Section 8-24 of the Connecticut General Statutes.
- B. Any highway which has been designated as a scenic road under this chapter may be altered or improved, including but not limited to widening of the right-of-way or traveled portion of the highway, paving, changing the grade, straightening, removing of stone walls or removing of mature trees, only upon approval by the Town Council by a simple majority if recommended by the Planning and Zoning Commission under Subsection **A** above or by a two-thirds (2/3) vote if not so recommended. The Council shall record in its minutes the reasons for such approval or denial.
- C. Emergency, routine and minor maintenance on any highway which has been designated as a scenic road under this chapter shall be continued by the town without the necessity of Council vote, review by the Planning and Zoning Commission or public hearing. Such work shall include the removal of dead, diseased, damaged or dangerous trees and branches of trees; trimming of the tree branches that encroach on the traveled portion of the highway below the height needed to allow school buses, emergency vehicles and town road maintenance vehicles to pass; trimming or removal of brush and removal of boulders or other obstacles that encroach on the traveled portion of the road; necessary trimming for utility lines; trimming of brush to enhance and protect scenic views, stone walls and mature trees; correction of drainage problems; striping, graveling, filling, retreatment, including but not limited to overlay paving and chipsealing and repair of existing roadway

surfaces; grading; snowplowing; sanding; and emergency repairs to said road in the case of a natural disaster making it impassable or unsafe for public travel.

D. Alterations or improvements.

- (1) Any highway which has been designated as a scenic road under this chapter may be altered or improved, including but not limited to widening of the right-of-way or traveled portion of the highway, paving, changing the grade, removal of the stone walls, ledge or boulders, installation of drainage facilities, straightening or removal of vegetation, including mature trees, provided that the Planning and Zoning Commission determines that said alterations or improvements are necessary to protect and promote public safety in conjunction with the approval of a new driveway, a new highway or a new subdivision or other land use development that is accessed by the subject scenic road and is under the Planning and Zoning Commission's regulatory jurisdiction. Any alteration or improvement to a scenic road shall not be approved unless a public hearing has been held on the subject project.
- (2) Any alterations or improvements authorized by this section shall be the minimum necessary to address safety issues associated with the new driveway, highway or land use development, and any approved alteration or improvement shall be designed to minimize impacts on the scenic characteristics of the subject scenic road. No alteration or improvement shall be approved by the Planning and Zoning Commission until potential alternative solutions have been considered thoroughly. Stone wall relocations and reconstructions, the planting of new trees, shrubs or flowers, the installation of underground utilities and other mitigating measures may be required by the Planning and Zoning Commission in conjunction with its authorization of alterations or improvements to scenic roads.

E. Scenic highway designations shall in no way interfere with normal agricultural operations as determined by the Connecticut Commissioner of Agriculture.

§ 155-7. Review of alterations.

Any alterations and improvements of a designated scenic road shall be carried out so as to preserve to the highest degree possible the scenic characteristics of the highway. Any proposed alteration to a scenic road shall be reviewed with due regard to the following parameters:

- A. A thorough review of alternative solutions to minimize impacts on scenic characteristics.
- B. Speed limits. Scenic values often are correlated with lower speeds. Speed limits on scenic roads shall be posted and enforced.
- C. Curves. Scenic values often are correlated with the existence of curves which allow a constant unfolding of new and changing views. Curves shall not be eliminated unless necessary for traffic safety.

- D. Grades. Hills and valleys often are correlated with scenic values. They shall not be destroyed by cuts and fills unless necessary for traffic safety.
- E. Widths. A narrow road often is correlated with scenic beauty. Designated highways should not be widened unless necessary for traffic safety.
- F. Side slopes. Existing steepness of side slopes often is preferable to reduction of gradient by extensive removal of soil and rock. This is especially true where the slope is fully stabilized and where it is rich with existing ground cover, shrubs and trees.
- G. Vistas. vistas of distant landscapes shall be preserved by suitable vegetation management techniques.
- H. Utility lines. Wherever possible, utility lines should be put underground. Where they are overhead, the utility corporations should be encouraged to cooperate by implementing suitable vegetation management techniques which preserve the wildflowers and the shrubs.
- I. Vegetation. Vegetation on the side of the road shall be managed in such a way as to preserve wildflowers, shrubs of ornamental wildlife values and trees. Overarching isolated trees and the canopy of a closed forest can have extremely high scenic value.
- J. Billboards, sand, gravel and salt piles, refuse disposal and other unsightly structures or situations shall be forbidden. Where possible, scenic and preservation easements should be acquired from adjacent owners to ensure the continuance of natural relief, desirable features and scenic and historic values in the public interest.

§ 155-8. Enforcement; penalties for offenses.

Editor's Note: Amended at time of adoption of Code; see Ch. 1, General Provisions, Art. I. This chapter shall be enforced by the Planning and Zoning Commission, acting through its designated enforcement officials. A violation of this chapter shall be an infraction for each day that such violation continues, and such other legal remedies as may be available to the Planning and Zoning Commission. If enforcement is sought through the courts and judgment is rendered for the town, the court, in the event of a willful violation, shall award to the town, as costs, a reasonable attorney's fee.

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Sauve Consulting, LLC.

REAL ESTATE APPRAISERS & CONSULTANTS

JAMES G. SAUVE, PRESIDENT

P.O. Box 46
Marlborough, CT 06447
Telephone: (860) 214-8643
Facsimile: (860) 467-6734
E-MAIL: sauve35@comcast.net

Ms. Linda Painter
Director of Planning and Development
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, Ct 06268

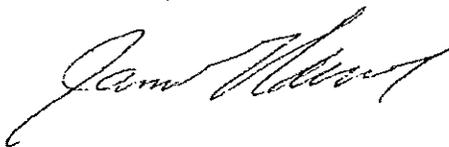
Dear Ms. Painter,

Re: Proposed Subdivision 29 North Windham Road

I, James Sauve, would like to grant a 30 day extension to continue the Public Hearing period for the Sauve Subdivision on North Windham Road, to allow time to receive comments from CT DEEP and submit them for the record.

Thanks you.

Sincerely,



James G. Sauve

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



LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission (PZC)
From: Linda M. Painter, AICP, Director of Planning and Development *LMP*
Date: February 28, 2013
Subject: Paideia Request to Construct Exhibit Area and Upper Plaza of Amphitheatre Project at 28 Dog Lane, PZC File # 1049-7

In 2011, the applicant submitted a revised plan for the proposed exhibit hall and associated plaza. Due to inconsistencies between the site plan prepared by the architect and the landscape plan prepared by the landscape architect, the Commission tabled consideration of the revised plans until new plans were submitted. The applicant submitted new plans last week and would like to proceed with the modification request. Due to the length of time that has passed and the number of new members on the Commission, I recommend that a field trip be scheduled prior to Commission consideration of the revised plans.

If the Commission concurs, the field trip would be scheduled for the afternoon of March 13, 2013.

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RECEIPT OF APPLICATION FOR DESIGNATION AS A SCENIC ROAD

_____, move and _____, seconds to receive the application for Designation as a Scenic Road (file # 1010-9)

submitted by Jonathan Sgro

for eastern-most one-half mile of Browns Road

as described in an application dated 2-25-13

and to refer said application to the Mansfield Town Council, Mansfield Traffic Authority and to property owners with street frontage along the proposed portions of the subject road for scenic road designation for review and comment, and to set a Public hearing for _____.

April 15, 2013

May 20, 2013

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APPLICATION FOR SCENIC ROAD DESIGNATION
(see Scenic Road Ordinance adopted by Town Council)
(A separate application is required for each proposed Scenic Road.)

file 1010- 9
date filed 2-25-13

Applicant Jonathan Sgro / 
(please PRINT) (Signature)

Address 57 Browns Rd. Storrs, CT 06268 Phone 860-420-7279

Other persons who may be directly contacted regarding this application (if any):

Name _____ Phone _____
(please PRINT)

Address _____

Road (or portion thereof) to be considered for designation as a Scenic Road: Browns Road, starting at intersection of Storrs Road. Extending .48 miles (2530 ft) west.

The following information shall be submitted as part of this application:

- A. Statement of Justification addressing criteria contained in Sections 2 and 3 of the Mansfield Scenic Road Ordinance. This statement shall also include information documenting that the majority frontage requirement of Section 4 of the Scenic Road Ordinance has been met.
- B. Applicable portions of the Assessor's aerial maps (available in Town Clerk's Office) depicting the proposed Scenic Road (or portion thereof) and including property lines, as per the Assessor's current records, for lots with frontage on the proposed length of Scenic Road. The names of each current property-owner with frontage on the proposed length of Scenic Road shall be included on these maps.
- C. A separate listing of the names and addresses of all property-owners (based on the Assessor's current records) who have frontage on the proposed length of Scenic Road, with information on the length of frontage of each abutting property, and including space for each abutting property-owner's signature, to indicate clearly their approval of the proposed length of Scenic Road.
A Public Hearing to consider a Scenic Road designation shall not be held unless the owners of a majority of the frontage abutting the designated portion of road have indicated by their signatures their approval of the Scenic Road designation. Signatures shall be obtained from all record owners of a subject parcel for the parcel to qualify as part of the majority frontage requirement.
- D. Photographs of the proposed length of Scenic Road, to help address criteria contained in Secs. 2 and 3 of the Mansfield Scenic Road Ordinance.

The following additional information (if any) is submitted as part of this application: _____

APPLICATION FOR SCENIC ROAD DESIGNATION

Browns Road
February 2013

Statement of Justification

Regarding the stretch of Browns Road, starting at Storrs Road, following west for ½ mile, to be considered for designation as a Scenic Road:

The road does not have any commercial development nor does it have intensive vehicular traffic. Many minutes can pass during the day where no vehicles travel the road.

The road meets three out of the six recommended criteria (where one is required):

The entire length is heavily wooded with many mature trees. A few stone walls border the road, along with the famous and impressive Leonard Dewing wall which stretches along the majority of this proposed street length. The Dewing wall's main builder was Rand White and was finished in 1884. It has historical significance as it is said to have been built to employ Civil War veterans, as well as to be a walkway to the church.

People routinely walk this length of road to take in the view of the wall or to even walk on the wall itself. The road is also traveled for access to the Mansfield Center Historic area – including access to the General Store, Church, Post Office, Library, and Southeast School. Walking down the hill of Browns Road provides a scenic view of Mansfield Center – including the old brick library building. Bicyclists also frequent this route.

The stone walls help to blend the road into the natural surroundings, which also include the steep hill and a small stream and swamp area. Along the western end of the proposed scenic stretch, the northern border of the road is protected Joshua's Trust forest.

The majority frontage requirement has been met: property owner information and signatures are attached.

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APPLICATION FOR SCENIC ROAD DESIGNATION

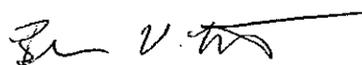
Browns Road
October 2012

Property Owners with Frontage

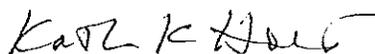
29-91-3: 557 Storrs Rd
FRONTAGE: 98 ft.
OWNER: MCDONALD ERICKA J and CO-OWNER: MCDONALD MICHAEL J
MAILING ADDRESS: 557 STORRS RD 06250

29-96-6: 549 Storrs Rd
FRONTAGE: 200 ft.
OWNER: FIRST CHURCH OF CHRIST
MAILING ADDRESS: PO BOX 36 06250

29-96-5: 11 Browns Rd
FRONTAGE: 182 ft.
OWNER: MUTCH BRYNDEN V and DANA L
MAILING ADDRESS: 11 BROWNS RD 06268



28-91-27: 563 Storrs Rd
FRONTAGE: 1034 ft.
OWNER: HOLT KATHERINE
MAILING ADDRESS: PO BOX 163 06250



29-96-4: 21 Browns Rd
FRONTAGE: 352 ft.
OWNER: DAVIS JACK M
MAILING ADDRESS: PO BOX 471 06250

29-96-3: 29 Browns Rd
FRONTAGE: 265 ft.
OWNER: STANTON JOHN O and MARY L
MAILING ADDRESS: 29 BROWNS RD 06268



29-96-2: 45 Browns Rd
FRONTAGE: 265 ft.
OWNER: BATCHELOR FEDERICA A
MAILING ADDRESS: 45 BROWNS ROAD 06268



28-91-27-2: 52 Browns Rd
FRONTAGE: 470 ft.
OWNER: BARNES PATRICIA L and MORGAN C
MAILING ADDRESS: 52 BROWNS RD 06268



29-96-1: 57 Browns Rd
FRONTAGE: 420 ft.
OWNER: SGRO JONATHAN and GWENDOLYN
MAILING ADDRESS: 57 BROWNS RD 06268



28-96-16: 71 Browns Rd
FRONTAGE: 233 ft.
OWNER: MORAN MICHAEL S and CAROL M
MAILING ADDRESS: 71 BROWNS ROAD 06268

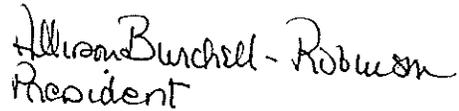
28.91.27-CE & 28.91.27-4
FRONTAGE: 71 ft.
OWNER: DRUMLIN STUDIOS I LLC
MAILING ADDRESS: 11 STORRS HGHTS RD 06268

28-91-27-1: 74 Browns Rd
FRONTAGE: 264 ft.
OWNER: SAWTELLE TIMOTHY and NOELLE L
MAILING ADDRESS: 74 BROWNS RD 06268



28-91-27-3: 76 Browns Rd
FRONTAGE: 0 ft.
OWNER: BLANCHARD DANIEL R and JENNIFER L
MAILING ADDRESS: 76 BROWNS RD 06250

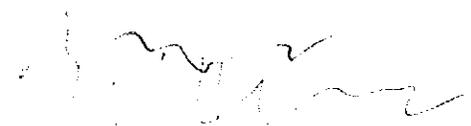
28.91.27-1A
FRONTAGE: 640 ft.
OWNER: JOSHUA S TRACT CONSERVATION and HISTORIC TRUST INC
MAILING ADDRESS: P O BOX 4 06250



28-96-15: 79 Browns Rd
FRONTAGE: 291 ft.
OWNER: HAWKINS JOHN W and KATHLEEN M
MAILING ADDRESS: P O BOX 101 06250

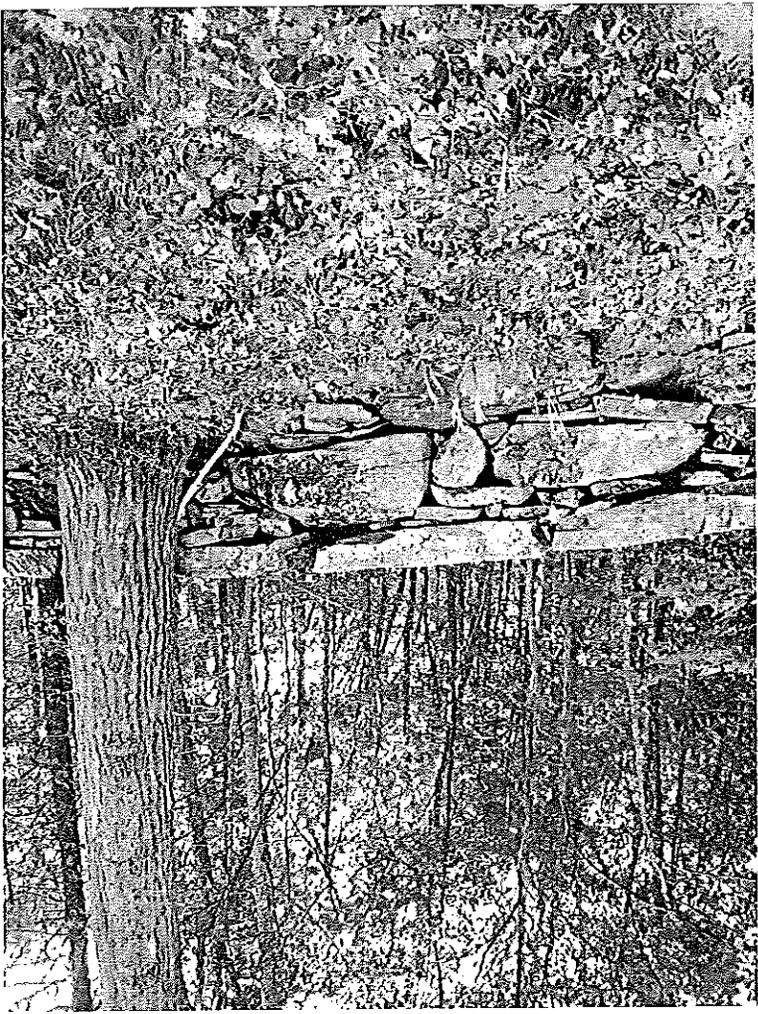


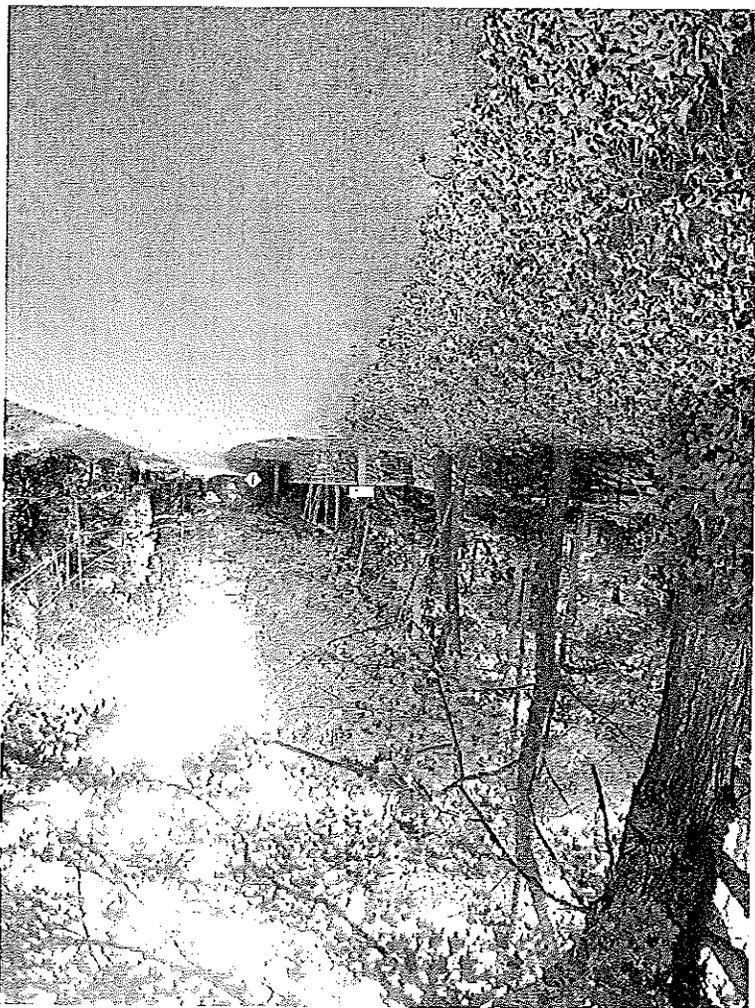
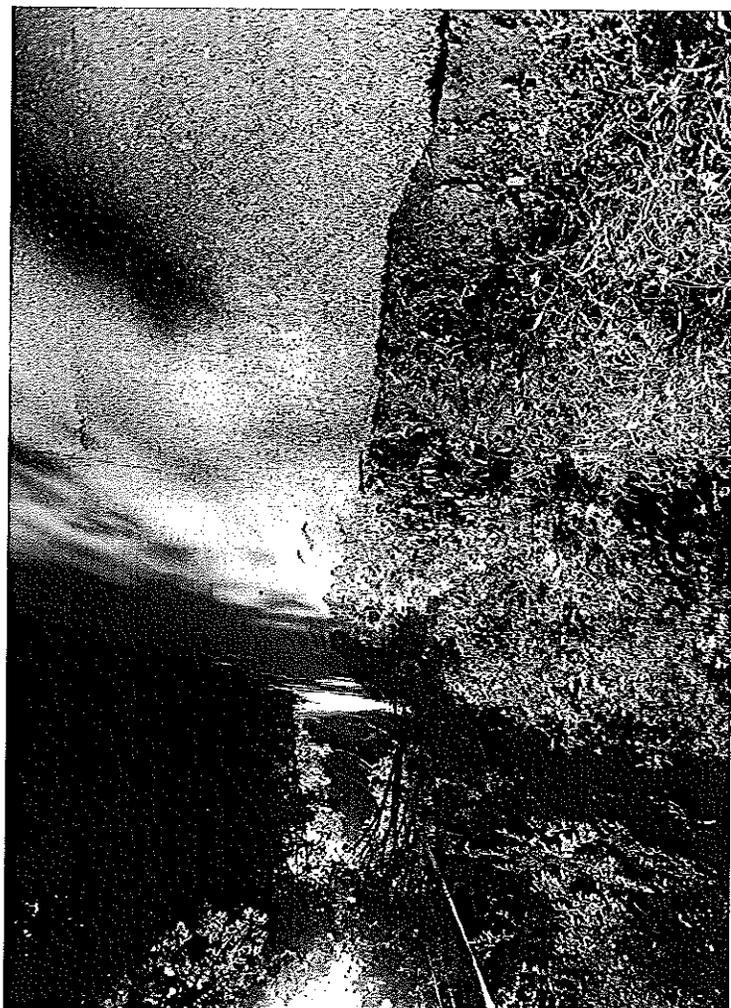
28-96-15-1: 87 Browns Rd
FRONTAGE: 139 ft.
OWNER: WILES BENJAMIN A and CO-OWNER: HERRERA VERONICA M
MAILING ADDRESS: 87 BROWNS RD 06268

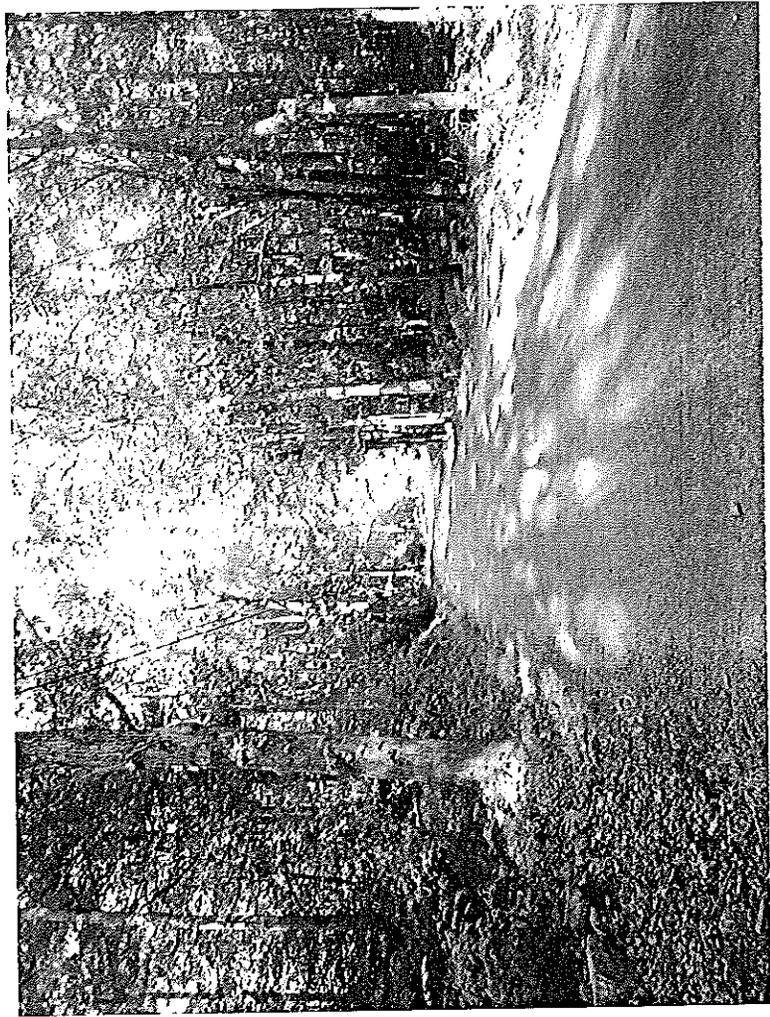


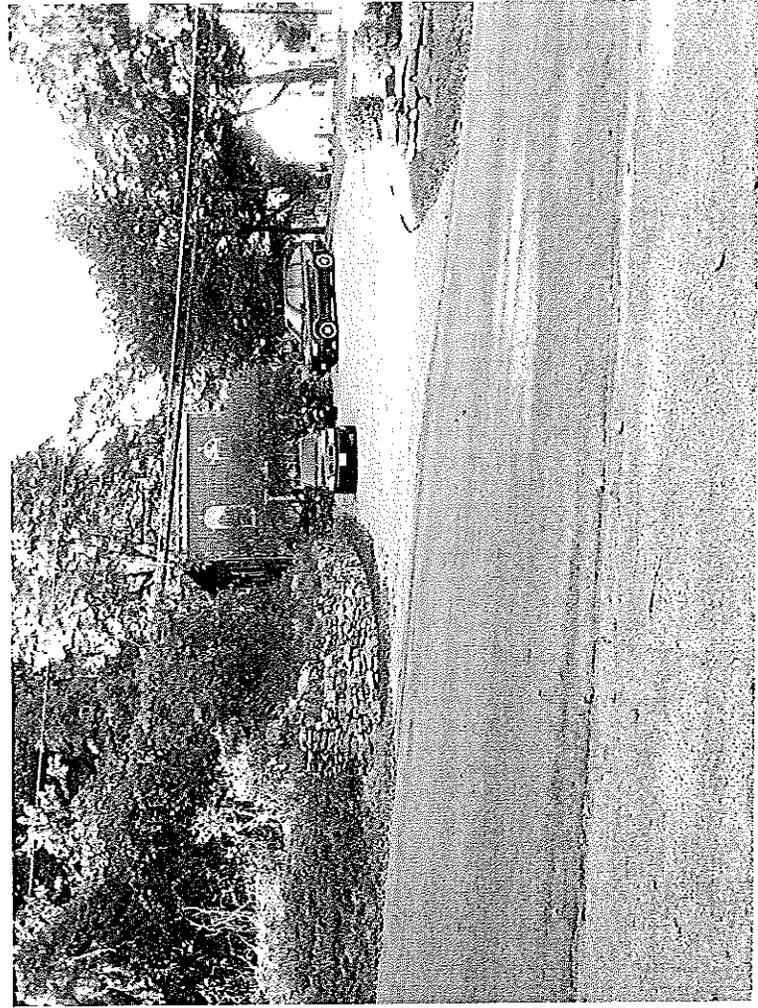
28-96-14: 91 Browns Rd
FRONTAGE: 202 ft.
OWNER: WESTA MARK E and SUSAN P
MAILING ADDRESS: 91 BROWNS RD 06268

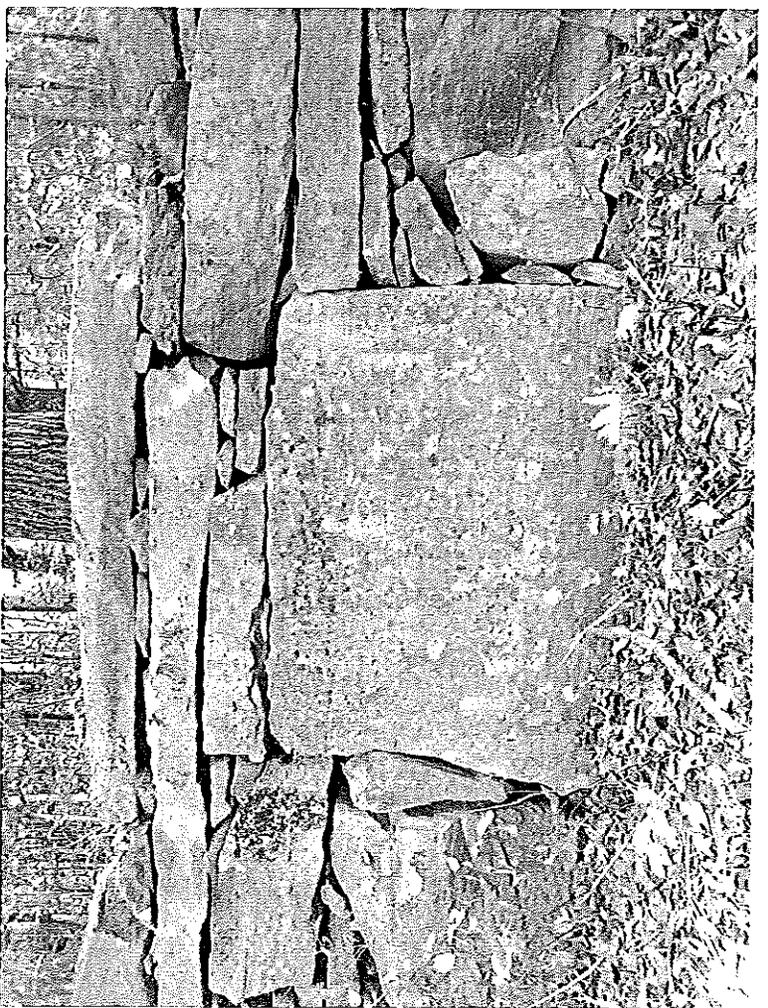
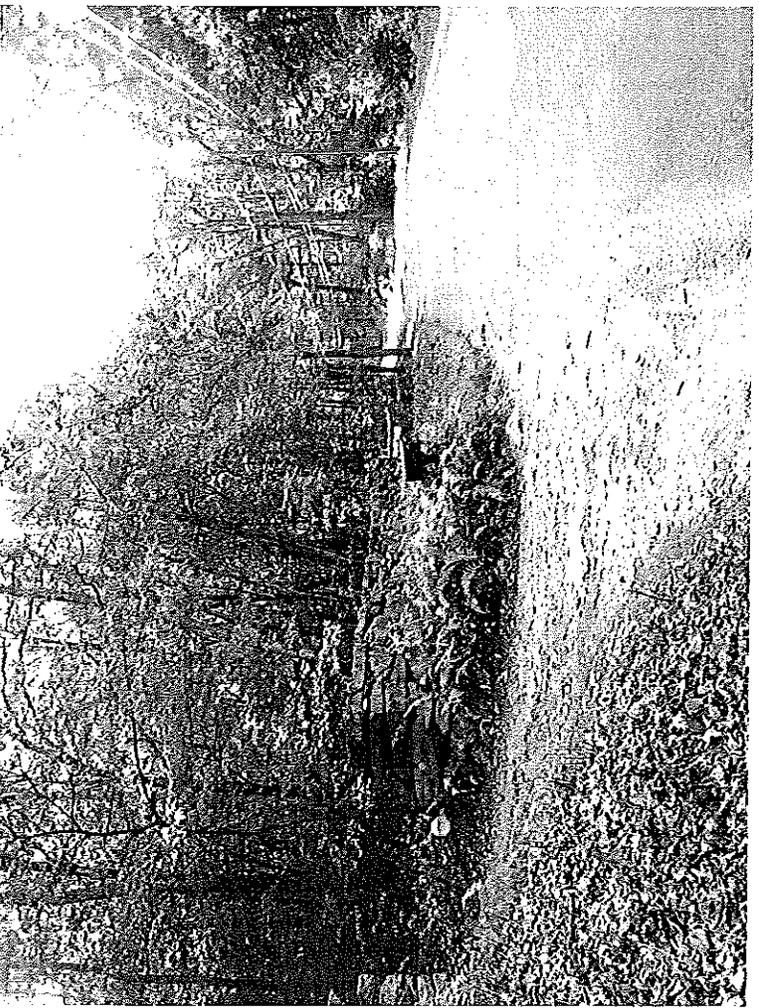












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RECEIPT OF APPLICATION FOR A SUBDIVISION:

_____, move and _____ seconds to receive the

SUBDIVISION application (file # 1246-11)

submitted by Storrs Center Alliance, LLC

for a 2-lot subdivision

on property located at South of Dog Lane, East of Storrs Road and West of Village Street

as shown on plans dated 10/08/12,

and as described in other application submissions, and to refer said application to the staff for review and comments.

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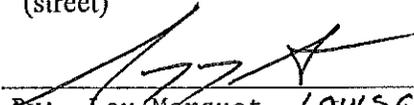
file # 1246-11
filing date 2-28-13

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

Name of subdivision Storrs Center Phase 1C Subdivision

Name of subdivider (applicant) Storrs Center Alliance, LLC Phone # 845-351-2900
(please PRINT)

Address P.O. Box 878 Tuxedo Park NY 10987
(street) (town) (state) (zip)

Signature  (owner)
By: Lou Marquet LOUIS G. MARQUET (optionee) _____ Date 2/27/13
MANAGER

OWNER (IF OTHER THAN SUBDIVIDER)

Name _____ 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:
South of Dog Lane, east of Storrs Road (State Route 195) and West of Village Street

Zoning district SC - SDD Total # of acres 1.26
Total # of lots 2

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 _____

STORRS CENTER ALLIANCE, LLC
P.O. Box 878
Tuxedo Park, NY 10987

Via Hand Delivery

February 27, 2013

JoAnn Goodwin, Chair
Mansfield Planning and Zoning Commission
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

Re: **Storrs Center Alliance, LLC**
Application for Two Lot Subdivision
Storrs Center Special Design District

Dear Chairman Goodwin and Members of the Commission:

Storrs Center Alliance, LLC owns a 1.26 acre parcel of land located south of Dog Lane, east of Storrs Road (State Route 195) and west of the new Village Street (the "Property"). The Property is located within the Storrs Center Special Design District (SC-SDD), and is referred to as Phase 1C of the Storrs Center project.

Storrs Center Alliance desires to subdivide the Property into two lots (Parcel 1 and Parcel 2). The attached diagram entitled "Storrs Center Phase 1C Subdivision Plan" depicts the Property and the proposed two lots. Parcel 1 would be 0.681 acres in size, and Parcel 2 would be 0.583 acres in size. Both parcels would have public street frontage on Storrs Road and Village Street. The SC-SDD does not have a minimum lot size or other lot dimensional criteria that are relevant to this request.

The Zoning Regulations set forth an extensive review and approval process before any property can be rezoned to SC-SDD. The Property went through such a review process before being rezoned to SC-SDD in June, 2007, as part of a rezoning of 47 acres of land. Information that was provided in support of the rezoning included existing topography and land features, roads and sidewalks, wetlands and watercourses, zoning information, drainage analysis, traffic and parking analysis, landscaping, utilities and other infrastructure, and building design. The Zoning Regulations also require a second thorough review during the zoning permit process. Detailed development information must be prepared, submitted and reviewed before a zoning permit may be issued for the development of any property within the SC-SDD.

JoAnn Goodwin, Chair
Planning and Zoning Commission
February 27, 2013
Page 2

In short, the SC-SDD zoning process provides a very thorough and comprehensive review process for all proposed development within the district. Virtually all of the information that is required as part of the typical subdivision review process in Mansfield (which is primarily relevant to residential subdivisions which have no other development review process) would be duplicative of these reviews or not pertinent. For these reasons, the application respectfully submits that such information is not needed for the review of this particular subdivision application.

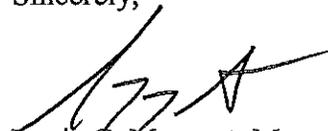
We believe that the enclosed Storrs Center Phase 1C Subdivision Plan contains all of the information that is required to effect a subdivision of the Property. The subdivision plan has been prepared to class A-2 standards; includes a legend, notes, scale, north arrow and location map; depicts existing property lines, roadways and easements of record; and depicts the proposed parcel boundaries. Signature blocks have also been included.

Enclosed for your review are the following materials:

1. Subdivision Application Form
2. Storrs Center Phase 1C Subdivision Plan, Sheet BS-6, prepared by BL Companies, Inc., dated 10/08/2012, with a revision date of 2/26/2013
3. Application fee of \$710

Please let me know if you have any questions or require any further information about this request. Thank you.

Sincerely,



Louis G. Marquet, Manager
Storrs Center Alliance, LLC

Enclosures

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 *LMP*
Date: February 28, 2013
Re: FY2013-2014 PZC/IWA Operating Budget

Attached is proposed budget for PZC/IWA operations for FY 2013-14. The proposed operating budget of \$9,680 includes an increase of \$1,580 from the approved FY 2012-13 budget for professional/technical services and advertising. The professional/technical services fund is intended for transcription of hearings related to items that are appealed to Superior Court. The additional advertising funds are based on the proposed schedule for adoption of the updated POCD and Zoning/Subdivision Regulations.

_____ MOVES, _____ SECONDS to authorize the Chair to submit a letter of support to the Town Council for the proposed FY2013-2014 PZC/IWA Operating Budget (Account 52100).

Town of Mansfield

Standard Budget Report

Budget Fiscal Year: 2014 to 2014

Account# and Description	2012 Actual	2013 Base Budget	2013 Budget	2013 Actual YTD	2013 Est. Actual	2014 Proposed Bud
52100 Planning/Zoning Inland/Wetlnd						
52202 Travel/Conference Fees	196	200	200	65	200	200
52203 Membership Fees/Prof Dues	165	300	300	75	300	230
53120 Prof & Tech Services	210	0	0	0	0	650
53122 Legal Services	178	0	0	5,220	0	0
53924 Advertising	5,327	6,500	6,500	2,390	6,500	7,500
53925 Printing & Binding	110	1,000	1,000	7	1,000	1,000
54214 Reference Bks & Periodicals	18	100	100	0	100	100
Total 52100 Planning/Zoning Inland/Wetlnd	6,204	8,100	8,100	7,757	8,100	9,680
*** Grand Total ***	6,204	8,100	8,100	7,757	8,100	9,680

***** Selection Legend *****

Account Type: E
 BudYr: 2014 to 2014
 Department: 52100 to 52100
 Budget Group 1: TOWNPLN
 Entity Type: Town and School
 Account Sub Type: P
 Column 1: 1 Year Prior Actuals
 Column 2: Current GL Fiscal Year Original Budget
 Column 3: Current GL Fiscal Year Adjusted Budget
 Column 4: Current GL Fiscal Year Actuals
 Column 5: Estimated Actuals
 Column 6: Next Year Proposed Budget

PZC Subcommittee on Infrastructure Meeting
Wednesday, February 13, 2013
Room C
Audrey Beck Building, Mansfield, CT

Present: Kay Holt, Alex Marcellino
Absent: Peter Plante

The meeting started at 2 PM. This was an introductory meeting, without town staff, and no chairman was elected. Kay Holt volunteered to take the minutes.

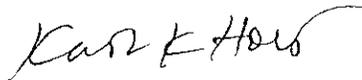
Prior to the meeting, Lon Hultgren, Director of Public Works, and Curt Hirsch, Zoning Enforcement Officer, provided a prioritized list of sidewalk and bicycle path projects that had been agreed on by the Mansfield Transportation Advisory Committee. In addition, they provided various maps: a town roads map, dated July 2008; a zoning map, dated June 2011; and the Mansfield Walkway/Bikeway Planning Map, dated December 2012.

Holt and Marcellino had a brief discussion on where we felt future sidewalks should be located. We looked to see what sidewalks were already in place, or were given high priority to be built. We concentrated on the areas identified in the Town Plan that are served by water and sewer, such as high density residential zones, business-commercial zones, institutional zones and the SC-DD (Storrs Center-Design District).

We agreed to study the maps and lists at home.

Next meeting: Thursday, February 21, at 2 PM, in the Council Chambers.
Meeting closed/adjourned at 2:45 PM.

Respectfully submitted,
Katherine (Kay) Holt



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Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on March 13, 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. – H-K Properties LLC claiming Zoning Agent Error in the issuance of a Certificate of Compliance for Michael's, at 95 Storrs Rd, per Art XI, Sec G.1.a.

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 February 21, 2013.

Sarah Accorsi
Chairman

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