

MEETING NOTICE AND AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting

Monday, June 3, 2013 ■ 7:05 PM

Or upon completion of Inland Wetlands Agency Meeting
Audrey P. Beck Municipal Building ■ 4 South Eagleville Road ■ Council Chambers

1. Call to Order

2. Roll Call

3. Approval of Minutes

- a. May 20, 2013 Regular Meeting

4. Zoning Agent's Report

- Monthly Activity Update
- Enforcement Update
- Other

5. Public Hearings

a. **7:10 p.m.**

Special Permit Application, Efficiency Unit, 92 Cedar Swamp Road; T. & C. Jeffers, Owner & Applicant (File # 1318)

Memos from Director of Planning and Development, EHHD

b. **7:25 p.m.**

Gravel Permit Renewals

- **Banis property on Pleasant Valley Road (File #1164)**
- **Hall property on Old Mansfield Hollow Road (File #910-2)**
- **Green Property, 1090 Stafford Road (File #1258)**
- **Mason Brook LLC/Kueffner Property, 3 Merrow Road (File #1309)**

Memos from Zoning Agent, Assistant Town Engineer

6. Old Business

- a. **Special Permit Application, Efficiency Unit, 92 Cedar Swamp Road; T. & C. Jeffers, Owner & Applicant (File # 1318)**

b. **Gravel Permit Renewals**

- **Banis property on Pleasant Valley Road (File #1164)**
- **Hall property on Old Mansfield Hollow Road (File #910-2)**
- **Green Property, 1090 Stafford Road (File #1258)**
- **Mason Brook LLC/Kueffner Property, 3 Merrow Road (File #1309)**

- c. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**

(Tabled until 6/17/13)

- d. **Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-13)**
(Tabled pending 6-17-13 Public Hearing)

- e. **Other**

7. New Business

- a. **Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)**

- b. **Discussion of Zoning Regulations**

- c. **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. **Subcommittee on Infrastructure**
- e. **Planning and Development Director's Report**
- f. **Other**

10. Communications and Bills

- a. **May 2013 Conservation Commission Minutes**
- b. **Referral: Proposed Amendments to Town of Windham Zoning Regulations**
- c. **Other**

11. Adjournment

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, May 20, 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 7:00 p.m.

Minutes:

5-6-13 Meeting Minutes- Hall MOVED, Plante seconded, to approve the 5/6/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY. Goodwin noted for the record that she listened to the recording.

5-15-13 Field Trip Minutes – Ryan MOVED, Holt seconded, to approve the 5/15/2013 Field Trip Minutes as presented. MOTION PASSED UNANIMOUSLY by Ryan, Holt, Goodwin and Hall; all others disqualified.

Zoning Agent's Report: Goodwin requested information on weed/overgrown areas near Cumberland Farms and information on work by entrance of Eastbrook Mall. Pociask requested information on the timing of the first approval for Padeia (the church, not the amphitheater).

Old Business:

- a. **Special Permit Application, Efficiency Unit, 92 Cedar Swamp Road, T. & C. Jeffers, Owner & Applicant (File # 1318)**
Tabled pending June 3, 2013, Public Hearing.
- b. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**
Tabled pending staff review.
- c. **Gravel Permit Renewals**
 - **Banis property on Pleasant Valley Road (File #1164)**
 - **Hall property on Old Mansfield Hollow Road (File #910-2)**
 - **Green Property, 1090 Stafford Road (File #1258)**
 - **Mason Brook LLC/Kueffner Property, 3 Merrow Road (File #1309)**Tabled pending June 3, 2013, Public Hearing.

New Business:

- a. **Application to Amend the Zoning Regulations, Storrs Center Alliance, LLC, applicant, (File #1246-13)**
Holt MOVED, Ryan seconded, to receive the application submitted by Storrs Center Alliance, LLC to create a new Article X, Section S.4.a (xxvii) of the Mansfield Zoning Regulations, File #1246-13 as submitted to the Commission, and to instruct the applicant to work with the Director of Planning and Development on final wording prior to advertising, and to refer said application to WINCOG and the Town Attorney for review and comment and to set a Public Hearing for June 17, 2013. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow | Our Plan ▶ Our Future:

Painter distributed a schedule of upcoming meetings. Members identified issues of concern from the Commission's perspective, including: need for zoning regulation revisions to address problematic issues that have come to the Commission's attention during the review of previous projects; need to ensure that we maintain a sense of place, particularly in our historic and rural neighborhoods; looking at traffic impacts in a holistic way that addresses not only increases in vehicular traffic but impacts on bicycle and pedestrian networks as well; exploring alternatives to standard sidewalks that will provide needed pedestrian connectivity in a more economical way; need to review best practices in other communities; and how the Town can have more influence on UConn's growth, given the potential impacts of its growth on the community.

Members agreed to form two subcommittees based on their individual strengths and areas of expertise, one which will focus on the plan update and one which will focus on zoning regulation revisions. Goodwin requested that an agenda item on zoning regulation issues be placed on the June 3rd agenda, separate from the Mansfield Tomorrow Update to discuss regulatory concerns related to past projects. Pociask suggested reviewing prior appeals of Commission actions as a starting point.

Reports from Officers and Committees: Holt noted that the Regional Planning Commission director has resigned, but the RPC will continue to meet without her. Marcellino reported on the activities of the Subcommittee on Infrastructure. Goodwin requested that a subcommittee report be made a standing item on the agenda. A full presentation from the committee will be scheduled for a future meeting once it has completed its work.

Communications and Bills: None noted.

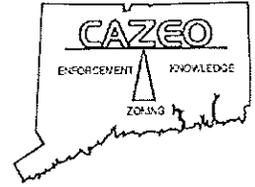
Adjournment: The Chairman declared the meeting adjourned at 8:37 p.m.

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: May 29, 2013

MONTHLY ACTIVITY for May, 2013

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Lawrence	16 Pinewoods La.	14 x 18 addition
Lowe	86 Puddin La.	27' above pool
Crepeau	244 S. Eagleville Rd.	12 x 16 shed
Manning	41 Stafford Rd.	6 x 11 deck
Anderson	38 Ellise Rd.	8 x 12 shed
Gile	140 Wormwood Hill Rd.	8 x 10 shed
Ducharme	485 Stafford Rd.	12 x 20 deck
Smith	243 Atwoodville Rd.	enlarge deck
Newcity	Lot 14 Windwood Acres	1 fm dw
Turner	123 Dog La.	Pergola
Szymaszek	14 Buckingham Rd.	12 x 20 shed
Raggi	59 Riverview Rd.	24 x 26 garage
Klar	185 S. Bedlam Rd.	14 x 36 building
Shepard	47 Circle Dr.	13 x 21 deck
Lapointe	63 Wormwood Hill Rd.	rebuild deck
Guzowski	507 Woodland Rd.	14 x 25 ingr. pool

CERTIFICATES OF COMPLIANCE

Dewart	507 Woodland Rd.	barn
Hultgren	404 Woodland Rd.	shed
Hultgren	404 Woodland Rd.	enlarge deck
Hurlock	9 Dunham Pond Rd.	solar array
Mayer	46 beacon Hill Rd.	deck
Spring Hill Properties	30 beacon Hill Rd.	1 fm dw
Perkins	228 Browns Rd.	shed
Stevens	415 Bassett's Bridge Rd.	barn addition
Weiner	70 Birchwood Hts. Rd.	deck
Glasberg	29 Lodi Dr.	above pool & deck
Friendly Fire game Room	9 Dog La, # 110	retail store

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To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent 
 Date: May 21, 2013

Re: *Monthly Report of Zoning Enforcement Activity*
For the month of April, 2013

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	22	10	8	99	84
Certificates of Compliance issued	5	6	7	71	76
Site inspections	21	30	11	274	242
Complaints received from the Public	11	2	2	49	37
Complaints requiring inspection	10	2	2	40	28
Potential/Actual violations found	5	2	1	29	19
Enforcement letters	10	9	3	83	59
Notices to issue ZBA forms	0	0	0	7	8
Notices of Zoning Violations issued	1	1	1	25	11
Zoning Citations issued	0	0	0	9	8

Zoning permits issued this month for single family homes = 1, 2-fm = 0, multi-fm = 0
 2012/2013 fiscal year total: s-fm = 5, 2-fm = 0, multi-fm = 0

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TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: May 30, 2013
Subject: Special Permit Application
Efficiency Unit – 92 Cedar Swamp Road
File 1318

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

Project Description

The applicant is requesting special permit approval for an efficiency unit in association with an existing single-family home on property located at 92 Cedar Swamp Road. The efficiency unit would be constructed as part of an addition to the southeast side of the home. As part of the overall renovation project, the owners are also planning to bump out the front of the garage to allow for an interior connection to the home and construct a bonus room over the garage.

The applicant has provided a site plan and elevations of the proposed addition. Since the site plan was prepared based on an A-2 survey of the as-built foundation, the applicant is requesting a waiver of Article V, Section 5.3.d.2, which requires that the original signature and seal of the professional engineer and/or surveyor responsible for the plan be provided.

Compliance with Zoning Regulations

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

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

The proposed efficiency unit is approximately 940 square feet, which equates to ±34% of the floor area of the home (2,766 square feet according to information submitted by the applicant).

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

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

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

The applicant indicated in the Statement of Use that the home is owner-occupied and the efficiency apartment would be occupied by the mother of one of the owners. **A notarized affidavit certifying owner occupancy needs to be provided. The owner's agent has indicated this certification will be submitted prior to the public hearing.**

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

According to the plans submitted, interior access to the efficiency apartment will be provided as part of the addition and renovation of the existing home.

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

The property currently has two parking spaces in the garage and a third unobstructed space is available in an existing hammerhead portion of the driveway.

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

Pursuant to the statement of use submitted, the unit will be occupied by one person.

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

The lot on which the home is located contains 50,500 square feet according to A-2 foundation survey on record in the Zoning Office. The lot was created in 2000 as part of the Cantor-Grouse subdivision. At that time, the property was zoned RAR-40. The rezoning of the property in 2006 to RAR-90 made the lot non-conforming to current standards. Article VIII, Section B.4 provides special dimensional requirements for non-conforming lots of record if standard setbacks cannot be met in a reasonable manner due to the non-conformity. Specifically, the required setbacks from the front and rear lot lines may be reduced to 1/3 of the lot frontage, and the side setbacks may be reduced to 1/6 of the lot frontage.

Based on the provisions for non-conforming lots, the minimum front yard setback for this property would be 51.9 feet and the minimum side yard setback would be 25.9 feet. The proposed addition will have a front setback of 52.8 feet and a side setback of 26.5 feet, both of which conform to the reduced setbacks as noted.

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

The addition would be located on the southeast side of the home, and will be separated from the main living area of the existing house by the two car garage, which is being extended forward to accommodate an interior connection between the efficiency unit and the home in the rear of the existing structure. The proposed addition does include a front entry for the efficiency unit, separate from the front porch for the house. The location of this entry does increase the appearance of the home as a two-family rather than one-family home; however, it should be noted that if the addition were simply for an expansion of living area for the existing home and not an efficiency unit, there would be no regulations precluding this design.

If the Commission concurs that the proposed front entry detracts from the appearance of the house as a single-family home, the effect could be reduced by eliminating the front entry and installing a sidewalk connecting the garage to the side entry. This side entry could be covered provided setback requirements are met.

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

The Eastern Highlands Health District has approved the B100A application for the change in use from a 3-bedroom single family dwelling to a 3bedroom single-family dwelling with a 1-bedroom efficiency unit.

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

Based on available maps, the nearest Flood Hazard Zone appears to be located over 300 feet from the property.

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

The property has 155.72 feet of frontage on Cedar Swamp Road. As the property is a non-conforming lot of record, the minimum required 200 foot frontage for the RAR-90 zone does not apply pursuant to Article VIII, Section B.4.a.

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

Pursuant to information submitted with the application, there are no wetlands or watercourses within 150 feet of the proposed addition.

Approval Considerations

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

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

Based on the above analysis, the proposed efficiency is not expected to result in detrimental neighborhood impacts provided that the addition can be done in a way that does not detract from the appearance of the house as a single-family home. Public Hearing testimony may provide more information regarding this issue.

Summary/Recommendation

Subject to any testimony received during the public hearing and a determination as to whether the proposed front entry to the efficiency unit detracts from the appearance of the house as a single-family home, the proposal is considered to be in compliance with regulatory provisions and is not expected to cause any detrimental neighborhood impacts. Any approval motion should include a waiver of the site plan information required in Article V, Section A.3.D.2 as the information is not needed to determine compliance with the regulations and the following conditions:

1. This approval has been granted for a one-bedroom efficiency in association with a single-family home having up to three additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from the Eastern Highlands Health District and the Planning and Zoning Commission.
2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article X, Section L.2, the applicant shall submit a notarized affidavit certifying owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2014.

3. This special permit shall not become valid until filed upon the Land Records by the applicant.

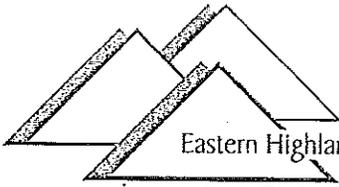
If the Commission believes that the proposed front entry detracts from the appearance of structure as a single-family home, the following condition could be added to address that concern:

4. The front elevation and floor plan of the proposed addition shall be revised to eliminate the front entry to the efficiency unit and a sidewalk shall be installed to connect the driveway to the side entrance. The side entrance may be revised to include a covered entry provided it complies with minimum setback requirements.

NOTES

- The analysis and recommendations contained in this report are based on the following information submitted by the applicants:
 - Application submitted April 11, 2013 and received by the PZC on April 15, 2013, including:
 - Statement of Use/Consistency with Efficiency Unit Requirements
 - Floor plan of proposed efficiency unit
 - Site plan
 - Site Plan Checklist and associated waiver requests
- The following correspondence regarding the proposed development has been received:
 - Memo from Geoffrey Havens, Eastern Highlands Health District, dated May 15, 2013
- Neighborhood Notification Forms were required to be sent to property owners within 500 feet of the subject property in accordance with Article V, Section B(3)(c) of the Mansfield Zoning Regulations. A copy of the notice and certified mail receipts have been provided.
- The Public Hearing on this item will be opened on June 3, 2013 and must be closed by July 8, 2013 unless a written extension is granted by the applicants.
- Before rendering a decision, the Planning and Zoning Commission must consider other referral reports and public hearing testimony. A decision must be made within 65 days of the close of the Public Hearing unless the applicants grant a written extension.

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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

April 22, 2013

Gordon C. Hyde
368 Northwest Corner Rd
North Stonington, CT 06359

Re: 92 Cedar Swamp Rd, Mansfield, CT

Dear Mr. Hyde,

The Mansfield Planning and Zoning Commission has asked me for comments on a proposal to build an in-law apartment at the referenced site. You are listed as acting as agent in this matter for the owners, Mr. and Mrs. Jeffers. My review of materials provided with the PZC's request shows me that the proposal will increase the number of bedrooms on the site from 3 to 4.

Section 19-13-B100a of the Public Health Code (copy enclosed) requires that the health district evaluate the project for its potential impact on the site's continuing capacity for subsurface sewage disposal. To that end, you must apply for a review under section B100a. I have enclosed a copy of an application form that you should complete and return to this office with the appropriate fee. Upon receipt of the application, I will conduct the review and contact you with an approval or a request for further information, if that is needed.

Thank you for your cooperation.

Very truly yours,

Geoffrey Havens, RS
Sanitarian II

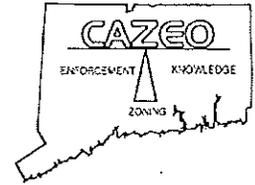
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/cc: Todd and Christine Jeffers
Mansfield PZC

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Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

To: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent *CH*
Date: May 20, 2013

Re: Special Permit Renewal of Gravel Permits, 2011-2012 (Article X, Section H)
1) Steven Banis, Pleasant Valley Rd., PZC #1164
2) Karen Green, Stafford Rd., PZC #1258
3) Edward Hall, Old Mansfield Hollow Rd., PZC #910-2
4) Mason brook, LLC, 3 Merrow Rd., PZC # 1309

Special permits for 'gravel' removal and/or filling expire on July 1st of each year but may be renewed by the PZC for additional periods of up to one year each. There are four active special permits for the removal of material and each permittee has requested a renewal of the existing permit. I will comment on each of the permits separately below. The Commission conducted a field trip to each of the sites (except Green) on May 15, 2013. I have enclosed within your packets; the applicants special permit renewal requests (together with any supporting submission materials they may have submitted), and copies of the PZC, 2012 approval actions. I am also anticipating a report on the applications from the Assistant Town Engineer.

1) Banis, Pleasant Valley Road, PZC # 1164

Mr. Banis has submitted a letter dated 4/22/13 describing the status of his removal operation and a revised site plan showing the current condition. His activity involves the blasting of rock ledge and the removal of the broken rock to an out-of-town location. A small amount is used on site. This is the 13th year of the project. His letter states that only about 250 cubic yards of material was removed during the past permit period but the excavation has not expanded in area since last year's renewal and the letter states there will be no expansion this year. Approximately 6800 cubic yards remain to be removed and it is estimated that several additional permit renewals will be required to finish this project. Area #1, of the approved plan has been completed and is currently being used for hay production. An agricultural barn was also constructed within area #1. Mr. Banis then proceeded into the southern portion of area #3 and that now has a good vegetation cover. Area #2 was completed near the end of 2006 and also has a good vegetative cover. The current activity is in Area 3 and Mr. Banis is proceeding south to north within this phase. There were two blasting permits issued through the Fire Marshal's Office during the past year and a third permit issued just in the past two weeks. During an active permit period in February of this year, I received a call from a resident on Woods Road who was concerned about granite sediment in her drinking water.

The caller attributed the sediment to the blasting operation. The two sites are separated by a distance of about 1500 feet. I have confirmed with the Eastern Highlands Health District, that they have not received any reported concerns from residents in the subject area over well water quality. A PZC member recently asked about the use of "roll-off" containers being used on the site. Mr. Banis confirmed to me that he has used these containers for many years as a means of transporting the broken rock off site.

In summary, this has been a well-managed operation with only a small area of activity open at any time. Completed areas of disturbance have been re-vegetated as the activity progresses. To date we have not received any information from the public in advance of the 6/3/13 public hearing. I have informed the Woods Road resident about the 6/3 public hearing. Bonding was not required for this operation. My review of the approval conditions shows that the applicant is in full compliance with the PZC approval.

2) Green, Stafford Road, PZC # 1258

Mrs. Green has submitted a renewal application and fee. A copy of the PZC-approved, 2012 site plan is also included in your packet. The work is being performed by DeSiato Sand & Gravel Corp. The renewal request states that about 2000 cubic yards have been removed in the past year and 3,000 to 5,000 yards remain to close out this removal project, which may be completed during the next permit period. Activity on the site is done at a frequency when DeSiato is not especially active on other jobs. The removal is confined to a protected area within the Green farm property and there are no erosion concerns because of this containment. I recommend that the existing special permit be renewed along with the existing approval conditions.

3) Hall, Bassett's Bridge Road, PZC # 910-2

This gravel excavation/removal operation is entering its 21st year of activity. The renewal request states that approximately 1,000 cubic yards of material were removed during the past year. Condition #6 of the special permit limits yearly excavation to 8,000 yards or the amount remaining in phase 1, whichever is less. Mr. Hall's request indicates that there are approximately 1,500 yards remaining within the Phase 1 area. In 2011, the PZC approved a revision to the phasing of excavation approved in 1992. The revised phasing is shown on the 5/13/13 map submitted with the application. The active work is confined to a relatively small area of the property and in my opinion has minimal impact on adjacent properties. There is no visual sign of erosion beyond the confines of the gravel pit and any soil movement that could occur, would move inward toward the excavation. The PZC retains an \$8,300 bond for site stabilization and restoration.

Condition #7A of Hall's special permit requires that each yearly request for permit renewal shall include updated mapping prepared by a professional engineer. This requirement has been specifically waived by the Commission yearly, since 2007. I do not believe, given the limited activity on the site, that this requirement should be continued.

Condition #8 of the special permit addresses a requirement for maintaining an undisturbed, 50-foot buffer along the southern boundary of the adjacent, Julia Hall Trust property at 23 Mansfield Hollow Rd. Extension, and a substantial area south of what's labeled as PERMITTED AREA on the 5/13/13 plan. (I prepared a separate plan for the packet to depict this full buffer on the 2013 plan.) The Trust property was originally part of the gravel permit premises but broken out as a separate parcel around 2006 as part of an estate settlement. The Trust parcel received a zoning permit in 2006 for house additions and associated site grading. That permit also is conditioned upon maintaining this 50-foot buffer requirement. Grading on this site is nearing completion and topsoil is beginning to be piled around the site for final grading and planting of a vegetation cover. I have a \$5,000 site restoration bond, which is separate from the \$8,300 PZC bond, for the work on the Trust property. Mr. Hall has requested that the Condition #8 requirement, for maintaining a 50-foot buffer on the Trust property be removed as a condition of his gravel permit renewal. I support that request. If the Commission agrees, Condition # 13 should be revised or eliminated.

Mr. Hall is also requesting that Condition #8 be further revised to permit the clearing of trees and underbrush from the 'buffer area' north of the McCarthy property shown on the 2006 plan. Large, mature trees would be retained and there would be no changes to the existing grades within this area. Mr. Hall has stated to me that his intention is to expand the existing pasture immediately to the west, into the cleared area. I have provided in the PZC packet, a copy of the 1992 plan, which shows the existing grades within this buffer area. It can be determined from the 92' plan, that there is a 30' to 40' change of elevation between the grades of homes along Mansfield Hollow Road and the existing area of activity on the Hall property. There is also a 500' to 700' distance between the Hall property line along the south, to the area of existing removal activity. As members observed on the 5/15/13 field trip to the Hall site, the current excavation activity is in a contained 'hole' below the grade of the immediately adjacent land. While the regulations provide for a mandatory, minimum 50-foot separation between a property line and any excavation activity (as placed on the Trust property), the Commission is given latitude in determining appropriate measures "to protect nearby property owners from visual impacts, drainage impacts, noise impacts, dust impacts and potential property value impacts." I have no specific recommendation on this request other than that any required buffer should be tied to the site characteristics and the nature of the currently, permitted activity. I have notified the property owner to the south of Mr. Hall's request.

In summary: The excavation and earth removal on the permit premises remains confined to a relatively small area of the site and does not present any off-site problems or erosion concerns. There have not been any issues with wind-blown dirt that have been brought to my attention.

- The Commission should consider eliminating Condition #7A with respect to the submission of "professionally prepared" plans and reports. The minor scope of this removal operation since this condition was added does not warrant a professionally prepared plan. If the Commission is in agreement, Condition #18 should also be removed from any approval motion.
- Condition #8, requiring the maintenance of an 'undisturbed', 50-foot buffer along the southern boundary of the Julia Hall Trust property should be removed, *only as it*

pertains to the gravel permit, since excavation has been completed and final restoration of that site remains subject to a separate permit and bonding agreement. The request to remove the larger buffer requirement on the Edward Hall property should be discussed by the Commission, keeping in mind the purpose of this buffer. The Commission can retain the buffer in a lesser form if not comfortable in releasing the entire buffer or it may retain it in its current form.

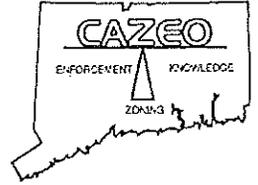
- Condition #13 should be revised or eliminated dependent upon the discussion with respect to Condition #8.

4) Mason Brook, LLC, 3 Merrow Road, PZC # 1309,

This is the first renewal request for a removal operation, which was granted an initial special permit on 6/18/12. Per the original Statement of Use, approximately 4,200 cubic yards of gravel was to be removed from the site. Drainage work was also proposed through the site to alleviate a surface water problem caused by runoff from Route 32 finding its way to a culvert under the New England Central Railroad tracks on the opposite side of the property. The water is now contained within a buried pipe through the site and according to the renewal application, only 600 to 800 yards of material remain to be excavated from the property. As with the Green application, the work is being done by DeSiato at times when DeSiato is between other jobs, so at times there may be a period of many weeks when there is no activity on the site. The applicant expects that the work, including the final grading of stockpiled topsoil and replanting of corn, will be completed during the upcoming renewal period. The Railroad has provided written permission for excavation to take place up to the common property line so the buffer requirement is no longer applicable. The few remaining permit conditions are general in nature and should be carried over to any permit renewal approval.



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

To: Steven Banis, Pleasant Valley Rd.
From: Curt Hirsch, Zoning Agent
Date: March 27, 2013

Re: **Renewal of Special Permit for gravel removal/filling**

Your special permit approval for gravel removal and/or filling expires on July 1, 2013. All applications for renewal of gravel permits shall be submitted to the Planning and Zoning Commission no later than May 15, 2013. The submission of a renewal request shall give the Commission and its staff the right to enter upon the permit premises at reasonable times for the purpose of determining compliance with the approved permit and the zoning regulations. Denial of such permission shall be cause for revocation of the permit. You will be given written notice of any proposed site inspection.

Please indicate below whether you do or you do not wish to renew your special permit. You shall submit a written statement containing any information about your removal/fill activity which has changed since your permit was issued, or last renewed. The Commission will use your statement and information gathered from an inspection of your site to determine whether you are in compliance with the permit and therefor, if the permit should be renewed. Please provide the following minimum information for Commission review (your permit may include additional renewal conditions that should be addressed with any request for a renewal):

- What is the amount of material removed/filled in the last year?
-
- What is the volume of material left to be removed or filled on the site?
-
- How long will it take to complete the authorized work?
-
- Are there any changes in the type or amount of equipment being used for this activity?

CIRCLE ONE:

I do / I do not wish to renew my special permit. Signature: Steve D. Banis

Please complete and return to the Zoning Agent no later than May 15, 2013 with a renewal fee of \$250.00.

Paid ck # 7289

Permit Renewal 2013

April 22nd, 2013

Steven D. Banis

29 Norwich Rd

Salem, CT 06420

Town of Mansfield

Curt Hirsch –Zoning Agent

4 South Eagleville Rd

Storrs, Ct 06268

Re: Renewal of Special Permit for gravel removal/filling

Yes, I do wish to renew my special permit. Enclosed is a check for \$250.00 for the renewal fee. I have removed 250 +/- yards of material from the farm. Also some material has been used on site around the farm. I still have 6800 +/- yards of material yet to be removed. I estimate that I will need several more renewals.

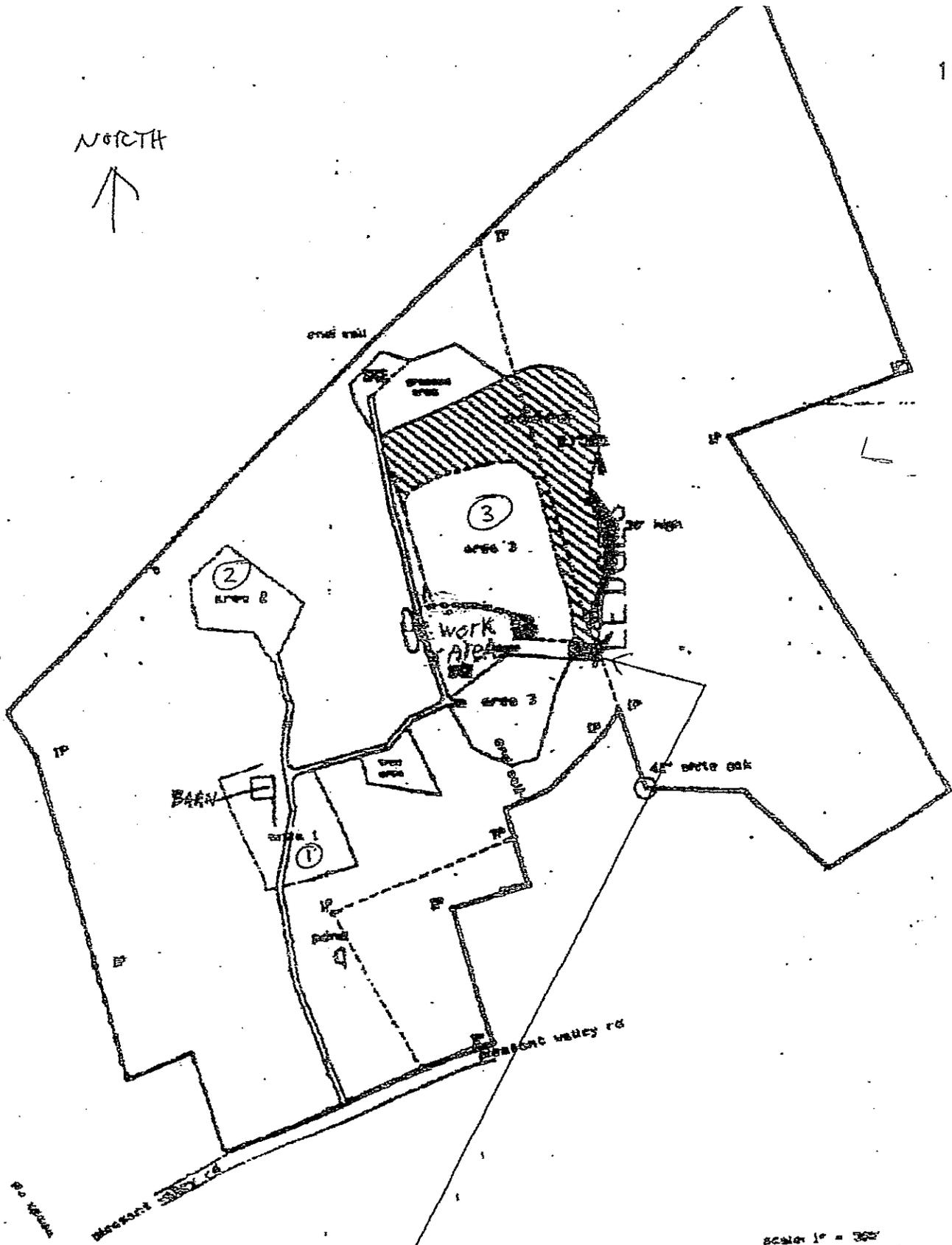
The site will have no expansion this year on the area of the removal. There has been no change in the type of equipment being used. I have attached a copy of the approval site plan, and it has been revised to show the existing condition of the removal activity.

If any questions please call me at (860) 884-3728.

Sincerely yours,

Steven D. Banis

NORTH
↑



■ new Removal

scale 1" = 30'
 Steven D. Banis
 Pleasant Valley Rd
 April 22nd 2013
 PZC #1164

Town of Mansfield, CT - Banis Excavation, Pleasant Valley Rd.

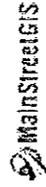


- Zoning
- Conservation Easement
- Railroad
- Trails
- Parcels
- Streams
- water
- wetlands



1 in = 319.42 ft

Printed:
5/20/2013



Location: 20 WOODS RD ID: 36.88.79

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

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

**TOWN OF MANSFIELD
PLANNING AND ZONING COMMISSION**

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

Wednesday, July 18, 2012

Mr. Steven D. Banis
29 Norwich Road
Salem, Connecticut 06420

Re: Renewal of Mansfield Sand and Gravel Permit, PZC file #1164

Dear Mr. Banis:

At a regular meeting held on July 16, 2012 the Mansfield Planning and Zoning Commission adopted the following motion:

“to approve with conditions the special permit renewal application (file 1164) of Steven D. Banis for the removal of approximately 7,500 cubic yards of excess material from Area #3 to be used for agricultural purposes on property located at Pleasant Valley Farm, Pleasant Valley Road, in an RAR-90 zone, as submitted to the Commission and shown on plans dated 6/1/05 revised through 5/6/12, accompanied by a 5/6/12 letter, and as presented at Public Hearings on 7/16/12. This approval is granted because the application as hereby approved is considered to be in compliance with Article X, Section H, Article V, Section B, and other provisions of the Mansfield Zoning Regulations, and is granted subject to the following conditions:

1. The applicant shall implement the suggestions and recommendations for soil and erosion control contained in a 7/12/00 letter from David Askew, District Manager of the Tolland County Soil and Water Conservation District, Inc. This work includes the stabilization of areas adjacent to watercourses, the stabilization of the largest intermittent stream channel, the phasing of land-disturbing activity to minimize periods of soil exposure and the revegetation of disturbed areas.
2. No blasting or excavation work shall take place within fifty feet of a property line. Particular care shall be taken in meeting this requirement adjacent to the Wadsworth property.
3. All work shall be conducted between 7 a.m. and 7 p.m. Monday through Friday and between 9 a.m. and 7 p.m. Saturday. There shall be no blasting, excavation, loading of trucks or other work related to the Special Permit on Sundays.
4. All blasting work shall be subject to the permitting process administered by the office of the Fire Marshal. The applicant's blasting agent shall notify the Windham Airport prior to blasting activity pursuant to a schedule to be agreed upon by the blasting agent, Mansfield's Fire Marshal and the Windham Airport manager. In addition, the applicant shall place a temporary sign along Pleasant Valley Road at least twelve (12) hours prior to blasting activity. The sign shall note the anticipated period of blasting.
5. Based on the applicant's submissions, all material removed from site is to be trucked out of Mansfield. All trucks hauling material offsite shall use Pleasant Valley Road to Route 32 to Route 6, and all loads shall be covered during transit.

6. The site shall be maintained as follows:
 - A. There shall be no rock-processing equipment onsite;
 - B. There shall be no rock or stump burial onsite;
 - C. Onsite stockpiling shall be kept to a minimum to help prevent safety problems;
 - D. No topsoil shall be removed from the site;
 - E. The applicant shall submit bi-weekly erosion and sedimentation monitoring reports to the Zoning Agent until disturbed areas are revegetated;
7. Subject to compliance with all conditions, this permit shall be in effect until July 1, 2013;
8. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records."

If there are any questions regarding this action, the Planning Office may be contacted at 429-3330. It is suggested that you phone the Planning Office prior to coming in to pick up the form, to make sure it is ready for filing.

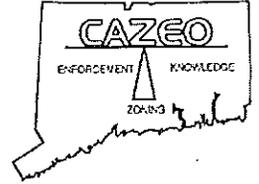
Very truly yours,



Katherine K. Holt, Secretary
Mansfield Planning & Zoning Commission



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

To: Karen Green, 1000 Stafford Rd.
From: Curt Hirsch, Zoning Agent
Date: March 27, 2013 *BAK*

Re: **Renewal of Special Permit for gravel removal/filling**

Your special permit approval for gravel removal and/or filling expires on July 1, 2013. All applications for renewal of gravel permits shall be submitted to the Planning and Zoning Commission no later than May 15, 2013. The submission of a renewal request shall give the Commission and its staff the right to enter upon the permit premises at reasonable times for the purpose of determining compliance with the approved permit and the zoning regulations. Denial of such permission shall be cause for revocation of the permit. You will be given written notice of any proposed site inspection.

Please indicate below whether you do or you do not wish to renew your special permit. You shall submit a written statement containing any information about your removal/fill activity which has changed since your permit was issued, or last renewed. The Commission will use your statement and information gathered from an inspection of your site to determine whether you are in compliance with the permit and therefor, if the permit should be renewed. Please provide the following minimum information for Commission review (your permit may include additional renewal conditions that should be addressed with any request for a renewal):

- What is the amount of material removed/filled in the last year?
- *2,000 yds*
- What is the volume of material left to be removed or filled on the site?
- *3,000 to 5000*
- How long will it take to complete the authorized work?
- *1 YEAR*
- Are there any changes in the type or amount of equipment being used for this activity?

NO

CIRCLE ONE:

I do / I do not wish to renew my special permit. Signature: _____

Karen N Green

Please complete and return to the Zoning Agent no later than May 15, 2013 with a renewal fee of \$250.00.

*Paid - CK # 22443
DeSiato*

Area = 2.6 acres

Estimated volume:

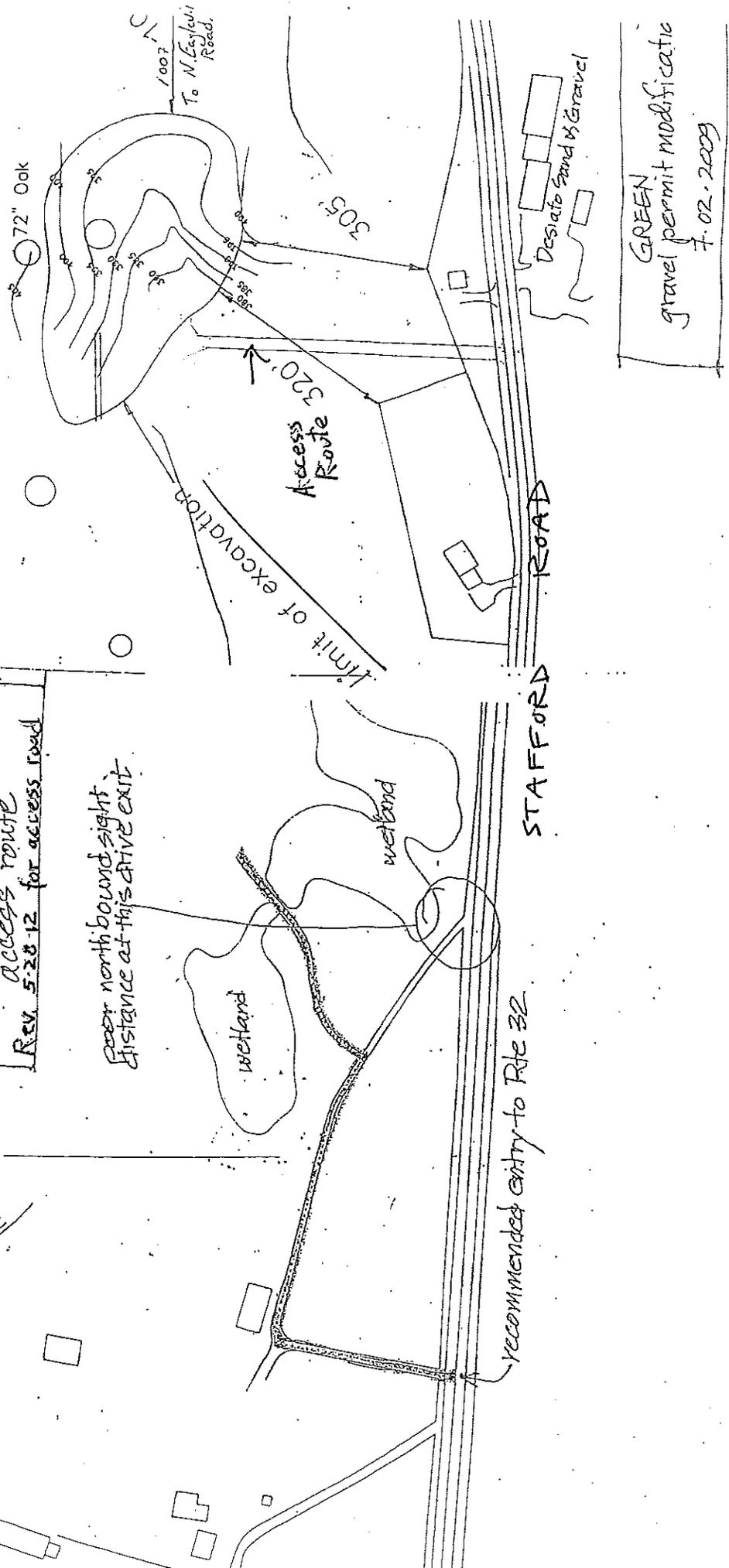
10,000 to 14,000 c.y.

Green
 gravel permit modification
 7-02-2009
 Rev. access route
 Rev. 5-28-12 for access road

poor north bound sight
 distance at this drive exit

North
 ↙

North
 ↙



GREEN
 gravel permit modification
 7-02-2009

To: Town Clerk
From: Planning and Zoning Commission
Subject: Public Act 75-317, RECORDATION OF SPECIAL PERMIT

I Notice is hereby given that the Mansfield Planning and Zoning Commission, at a meeting held on July 16, 2012, did grant to Karen Green a special permit renewal for gravel removal activity, pursuant to Article V, Sections A.5 and B, and Article X, Section H of the Mansfield Zoning Regulations.

II Said approval was granted subject to the conditions given below. Failure to comply with these conditions may result in revocation of the special permit. To inquire about any modifications of these conditions of approval, consult the Planning Office.

1. All disturbed areas shall be covered with a minimum of 4 inches of topsoil and revegetated as per regulatory requirements and application submissions. No topsoil shall be removed from site without prior authorization.
2. The haul route indicated on the 7/2/09 plans and approved by the Assistant Town Engineer shall be utilized. An anti-tracking pad shall be installed at the Route 32 intersection of the haul route.
3. Erosion and sedimentation controls shall be installed where necessary as determined by the Assistant Town Engineer/Inland Wetland Agent. Particular attention shall be given to the area where a haul road culvert will be placed.
4. Due to the agricultural nature of the subject application, the distance of the site activity from wetland/watercourse areas and the adequacy of submitted plans, no site development bonding shall be required at this time. The PZC reserves the right to require bonding if site development problems arise.
5. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records. If the subject excavation and site restoration work are not completed by 7/1/2013, renewal of this Special Permit shall be required.

(see PZC File #1258)

III The premises subject to the special permit for gravel removal may be described as follows:
1090 Stafford Road
Map 14, Block 28, Lot 3

IV The record owner of the above-described property is
Karen W. Green
1090 Stafford Road, Storrs, CT 06268

V This permit is subject to annual renewal and approval conditions may be altered or the permit may be terminated. For latest approval conditions, consult Planning Office.

I certify that the above is a true and correct copy of the foregoing approval from the Planning & Zoning Commission records.

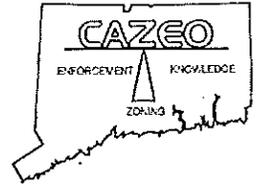
by JoAnn Goodwin
JoAnn Goodwin, Chairman
Mansfield Planning & Zoning Commission

date 7/25/12

PAGE
BREAK



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

To: Edward Hall, Mansfield Hollow Rd.
From: Curt Hirsch, Zoning Agent
Date: March 27, 2013 *CH*

Re: **Renewal of Special Permit for gravel removal/filling**

Your special permit approval for gravel removal and/or filling expires on July 1, 2013. All applications for renewal of gravel permits shall be submitted to the Planning and Zoning Commission no later than May 15, 2013. The submission of a renewal request shall give the Commission and its staff the right to enter upon the permit premises at reasonable times for the purpose of determining compliance with the approved permit and the zoning regulations. Denial of such permission shall be cause for revocation of the permit. You will be given written notice of any proposed site inspection.

Please indicate below whether you do or you do not wish to renew your special permit. You shall submit a written statement containing any information about your removal/fill activity which has changed since your permit was issued, or last renewed. The Commission will use your statement and information gathered from an inspection of your site to determine whether you are in compliance with the permit and therefor, if the permit should be renewed. Please provide the following minimum information for Commission review (your permit may include additional renewal conditions that should be addressed with any request for a renewal):

- What is the amount of material removed/filled in the last year? *4- 1000 cy*
-
- What is the volume of material left to be removed or filled on the site? *4- 1500 cy*
-
- How long will it take to complete the authorized work? *unknown*
-
- Are there any changes in the type or amount of equipment being used for this activity? *No*

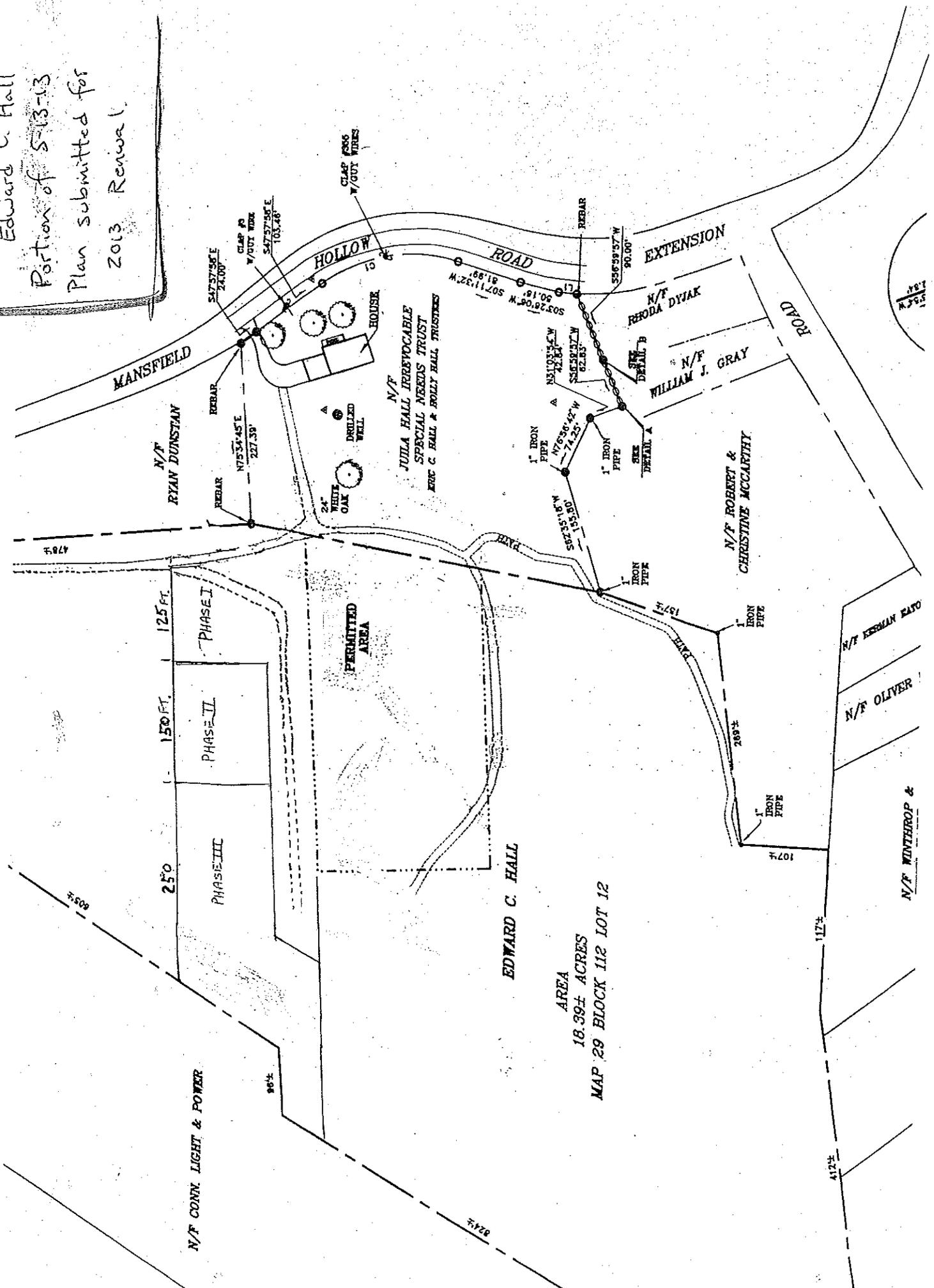
CIRCLE ONE:

I ~~do not~~ wish to renew my special permit. Signature: Edward Hall
5-13-13

Please complete and return to the Zoning Agent no later than May 15, 2013 with a renewal fee of \$250.00.

Paid ck # 523

Property of
Edward C. Hall
Portion of S-13-13
Plan submitted for
2013 Renewal.



AREA
18.39± ACRES
MAP 29 BLOCK 112 LOT 12

EDWARD C. HALL

N/F CONN. LIGHT & POWER

MANSFIELD

N/F RYAN DUNSTAN

N/F JULIA HALL IRREVOCABLE
SPECIAL NEEDS TRUST
ERIC C. HALL & HOLLY HALL TRUSTEES

EXTENSION

N/F WERODA DYAK

N/F WILLIAM J. GRAY

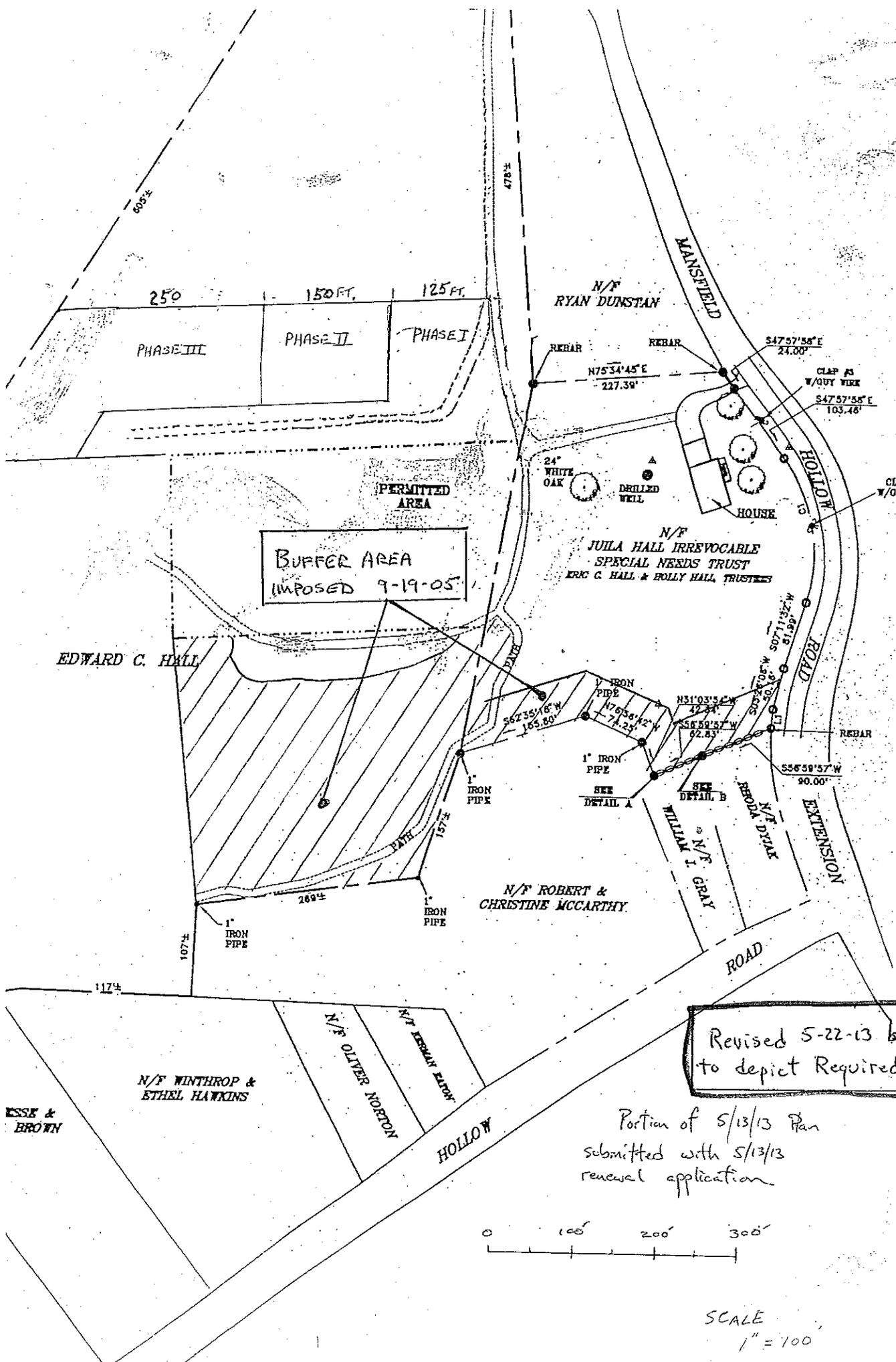
N/F ROBERT &
CHRISTINE MCCARTHY

N/F KESMAN RAYO

N/F OLIVER

N/F WINTHROP &

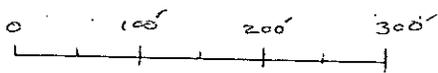
N/F



**BUFFER AREA
IMPOSED 9-19-05**

Revised 5-22-13 by Zoning Agent
to depict Required Buffer Area

Portion of 5/13/13 Plan
submitted with 5/13/13
renewal application



SCALE
1" = 100'

250 150 FT. 125 FT.
PHASE III PHASE II PHASE I

N/F RYAN DUNSTAN

N/F JULIA HALL IRREVOCABLE
SPECIAL NEEDS TRUST
ERIC C. HALL & HOLLY HALL TRUST

N/F ROBERT &
CHRISTINE MCCARTHY

N/F WINTHROP &
ETHEL HAWKINS

N/F OLIVER NORDON
N/F ERICAN JAYON

ESSE &
BROWN

HOLLOW

MANSFIELD

HOLLON

EXTENSION

ROAD

WILLIAM T. N/F
J. GRAY

ROAD N/F
D. GRAY

PERMITTED
AREA

HOUSE

24" WHITE
OAK

DRILLED
WELL

REBAR

REBAR

CLAP AS
W/OUY WIRE

CL
W/O

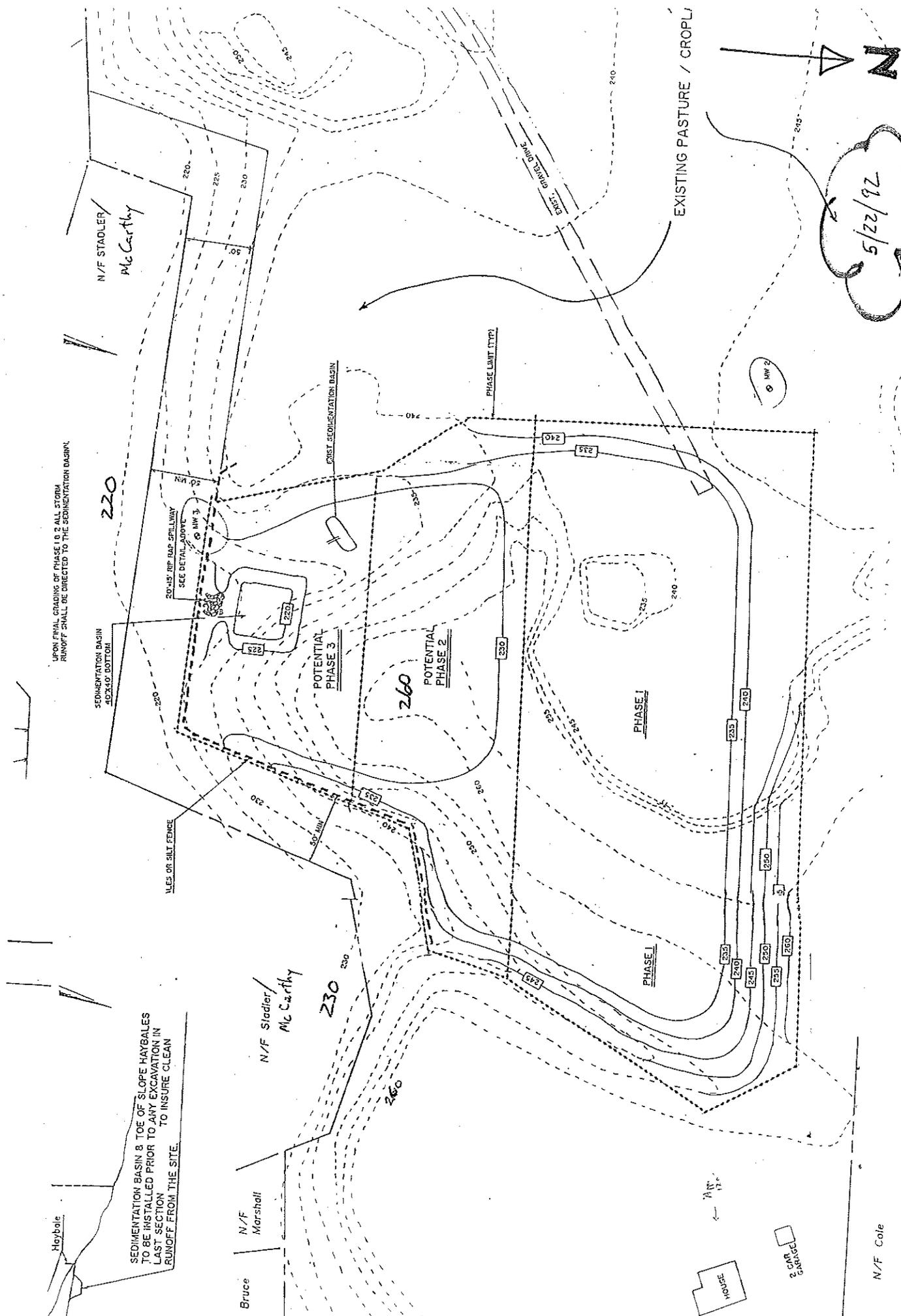
REBAR

1" IRON
PIPE

SEE
DETAIL A

SEE
DETAIL B

1" IRON
PIPE



UPON FINAL GRADING OF PHASE 1 & 2 ALL STORM RUNOFF SHALL BE DIRECTED TO THE SEDIMENTATION BASIN.

220

SEDIMENTATION BASIN
40'X40' BOTTOM

SEDIMENTATION BASIN & TOE OF SLOPE HAYBALES TO BE INSTALLED PRIOR TO ANY EXCAVATION IN LAST SECTION TO INSURE CLEAN RUNOFF FROM THE SITE.

N/F Stadler
Mc Carthy

N/F Bruce
Marshall

230

240

260

250

240

230

220

210

200

190

180

170

160

150

140

130

120

110

100

90

80

70

60

50

40

30

20

10

0

-10

-20

-30

-40

-50

-60

-70

-80

-90

-100

-110

-120

-130

-140

-150

-160

-170

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-1170

-1180

-1190

-1200

EXISTING PASTURE / CROPLI

5/22/92

N/F Cole

HOUSE

GARAGE

N

To: Town Clerk
From: Mansfield Planning and Zoning Commission
Subject: Public Act 75-317, RECORDATION OF SPECIAL PERMIT

- I Notice is hereby given that the Mansfield Planning and Zoning Commission, at a regular meeting held on August 6, 2012, did grant to Edward C. Hall special permit renewal for excavating and grading, pursuant to Article V, Section B and Article X, Section H of the Mansfield Zoning Regulations.
- II Said approval was granted subject to the conditions given below, and must be strictly adhered to, due to potential adverse neighborhood impacts. Any violation shall be reason for revocation or non-renewal of this special permit.
1. This approval for special permit renewal shall apply only to the Phase 1 area of the site. No work shall commence in Phase II until the requirements of Condition #13 have been met.
 2. This special permit renewal shall be effective until July 1, 2013;
 3. Excavation activity shall take place only in accordance with plans dated 5/22/92, as revised to 5/28/11;
 4. This permit renewal acknowledges that up to 500 cubic yards of clean topsoil may be brought onto the Phase 1 premises. Prior to depositing any topsoil/fill, the applicant shall contact the Assistant Town Engineer and identify the source of the topsoil material. The Assistant Town Engineer shall make a determination about the suitability of the material source and may require that it be tested for contamination. Only clean topsoil shall be brought in, and it shall be spread or stockpiled solely within the Phase 1 area.
 5. All work shall be performed by Edward C. Hall or his employees. No other subcontractors or excavators shall excavate in or haul from this site. All work shall be performed using the equipment stated on said plans and in the applicant's Statement of Use;
 6. No more than 8,000 cubic yards of sand and gravel or the amount of material remaining in Phase I, whichever is less, shall be removed per year;
 7. In association with any request for permit renewal, the following information shall be submitted to the Commission at least one month prior to the permit expiration date:
 - A. Updated mapping, prepared by a licensed professional engineer, depicting current contour elevations and the status of site conditions, including areas that have been revegetated;
 - B. A status report statement that includes information regarding:
 - the amount of material removed in the current permit year and the estimated remaining material to be removed in the approved phase;
 - the planned timetable for future removal and restoration activity;
 - conformance or lack thereof with the specific approval conditions contained in this renewal motion.
 8. The existing buffer area to the south and southeast of the approved excavation phase shall be retained in its existing wooded state. This area provides an important buffer between the active excavation work and neighboring residential uses, and is deemed necessary to address

neighborhood impact requirements. This buffer shall have a minimum width of 50 feet (see Article X, Section H.5.e);

9. Topsoil:

- A. A minimum of 4" of topsoil shall be spread, seeded and stabilized over areas where excavation has been completed;
- B. No loam shall be removed from the property. All stockpiled loam presently on the site shall be used for restoration of the area where gravel is removed.

10. In order to ensure that dust does not leave the site, erosion and sedimentation controls and site restoration provisions as detailed in the plans shall be strictly adhered to and the following measures shall be implemented:

- A. No more than 1.5 acres shall be exposed at any one time;
- B. Both roads shall be kept dust-free and maintained to trap fine material and to keep the gravel surface of the road clean. A tracking pad at least 50' in length shall be installed and maintained at the haul road exit on Bassetts Bridge Road;
- C. If the above measures do not control dust on the site as evidenced by complaints from nearby residents and verification by the Zoning Agent, dust monitors shall be installed immediately, with the advice of the applicant's engineer, and with their operation approved by the PZC;
- D. The haul road shall be watered as necessary to prevent dust;
- E. All loads shall be covered at the loading location;
- F. There shall be no stockpiles of any material other than topsoil located outside the excavation area. Any stockpiles will be only as part of the daily operation of the excavation and shall not exceed 10 cubic yards in size. All stockpiled material shall be graded off and stored within the lower portions of the site in order to minimize any windblown transport.

11. In order to ensure that there is no damage to the major aquifer underlying the subject property and nearby wells, the following shall be complied with:

- A. Excavation shall not take place within 4 feet of the water table;
- B. Materials stored onsite shall be limited to those directly connected with the subject excavation operation or an agricultural or accessory use authorized by the Zoning Regulations. Any burial of stumps obtained from the permit premises shall be in conformance with the DEP's regulations;
- C. With the exception of manure, which shall be spread in accordance with the letter received at the 4/6/94 PZC meeting from Joyce Meader of the Cooperative Extension Service, no pesticides or fertilizers shall be applied unless a specific application plan is approved by the PZC. All operations to restore the subject site shall employ Best Management Practices as recommended by the Natural Resources Conservation Service and State Department of Environmental Protection for the application of manure, fertilizers or pesticides and the management of animal wastes;
- D. No refueling, maintenance or storage of equipment shall be done onsite, in order to minimize the potential for damage from accidental spills;

12. In addition to Old Mansfield Hollow Rd, this permit renewal authorizes the use of a haul road to Bassetts Bridge Road shown as "D" on the approved plan;

13. In order to protect the integrity of the buffer area required under Condition #8, the applicant shall complete the required restoration of the adjacent property at 23 Mansfield Hollow Road Extension to the satisfaction of the Zoning Agent. The applicant is the permittee for this restoration and has failed to complete the work as required under Zoning Permit #06-2-6, Certificate of Compliance #5765, a 2-2-09 Bonding Agreement, and a 1-19-11 order of the Zoning Citations Hearing Officer;
14. All zoning performance standards shall be strictly adhered to;
15. Approval of this permit does not imply approval of any future phase;
16. The existing cash bond plus accumulated interest shall remain in place until the activity has ceased and the area has been stabilized and restored to the satisfaction of the PZC;
17. Hauling operations and use of site excavation equipment shall be limited to the hours of 8:00 a.m. to 5:30 p.m. Mon.-Fri., and 8:00 a.m. to 1:00 p.m. on Saturday, with no hours of operation on Sunday;
18. The Planning and Zoning Commission waives the requirement of a map submission as per Condition #7A, but reserves the right to require it again if the conditions warrant;

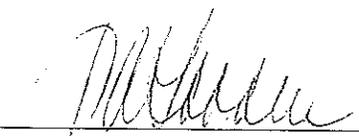
(see PZC file #910-2)

- III The premises subject to the special permit for the material removal may be described as follows:
Bassetts Bridge Road
Assessor's Card: Map 29, Block 111, Lot 12
- IV The record owner of the above-described property is:
Edward Hall
35 Old Mansfield Hollow Road, Mansfield
- V This permit is subject to annual renewal and approval conditions may be altered or the permit may be terminated. For latest conditions of approval, consult Planning Office.

I certify that the above is a true and correct copy of the foregoing approval from the Planning and Zoning Commission records.

Planning and Zoning Commission of the Town of Mansfield, Connecticut

by

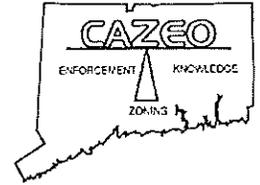

JoAnn Goodwin, Chairman

date

8/9/12



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

To: *Kris Kueffner*
From: Curt Hirsch, Zoning Agent
Date: March 27, 2013

Re: **Renewal of Special Permit for gravel removal/filling**

Your special permit approval for gravel removal and/or filling expires on July 1, 2013. All applications for renewal of gravel permits shall be submitted to the Planning and Zoning Commission no later than May 15, 2013. The submission of a renewal request shall give the Commission and its staff the right to enter upon the permit premises at reasonable times for the purpose of determining compliance with the approved permit and the zoning regulations. Denial of such permission shall be cause for revocation of the permit. You will be given written notice of any proposed site inspection.

Please indicate below whether you do or you do not wish to renew your special permit. You shall submit a written statement containing any information about your removal/fill activity which has changed since your permit was issued, or last renewed. The Commission will use your statement and information gathered from an inspection of your site to determine whether you are in compliance with the permit and therefor, if the permit should be renewed. Please provide the following minimum information for Commission review (your permit may include additional renewal conditions that should be addressed with any request for a renewal):

- What is the amount of material removed/filled in the last year?
3200 cu. YAS
- What is the volume of material left to be removed or filled on the site?
600-800 YDS
- How long will it take to complete the authorized work?
1 YR
- Are there any changes in the type or amount of equipment being used for this activity?
NO

CIRCLE ONE:

I do / I do not wish to renew my special permit. Signature: *Phil DeSiato agent for Kris Kueffner*

Please complete and return to the Zoning Agent no later than May 15, 2013 with a renewal fee of \$250.00.

Paid ck# 22443

PZC # 1309

FILE

To: Town Clerk
From: Planning and Zoning Commission
Subject: Public Act 75-317, RECORDATION OF SPECIAL PERMIT

- I Notice is hereby given that the Mansfield Planning and Zoning Commission, at a meeting held on June 18, 2012 did grant to Mason Brook, LLC, a special permit for the removal of approximately 4,200 cubic yards of gravel and associated regrading and drainage work, pursuant to Article V, Sections B and Article X, Section H, and other provisions of the Mansfield Zoning Regulations.
- II Said approval was granted subject to the conditions given below, and must be strictly adhered to, due to potential adverse neighborhood impacts. Any violation shall be reason for revocation or non-renewal of this special permit. To inquire about any modifications of these conditions of approval, consult the Planning Office.
1. **Extent of Approval.** This approval authorizes the removal of approximately 4,200 cubic yards of gravel, and associated grading and drainage improvements as depicted on the Proposed Borrow Pit and Grading Plan. Any significant change in the site work as described in application submissions and at the Public Hearing shall require further PZC review and approval. Any questions regarding what constitutes a significant change shall be reviewed with the Zoning Agent and, as deemed necessary, the PZC.
 2. **Waivers.** Pursuant to the requirements of Article X, Section H.4, the following waivers to application requirements have been granted as the information was not needed to determine compliance with the Regulations:
 - a. A-2 Survey and Location of Utility Poles (Article V, Section A.3.d)
 - b. Data Accumulation Plan (Article X, Section H.3.b)
 3. **Plan Revisions.** The Proposed Borrow Pit and Grading Plan shall be revised to include the following information:
 - a. Traffic Management Plan for days when construction activity is concurrent with use of the parking lot by customers for the business on the north side of Merrow Road
 - b. Requirement that all truck loads be covered, both on and off-site.
 - c. Measures to control wind erosion and dust from stockpiles
 - d. Locations of areas where excavation will exceed depth of 10 feet and 3 to 1 slope and safety measures for those areas.
 - e. Use of best management practices as recommended by the Department of Energy and Environmental Protection (DEEP) and the USDA Natural Resources Conservation Service for the application of manure, fertilizer or pesticide once the property is replanted and management of animal waste if livestock are to be kept on the property.
 - f. Requirement that the Town shall be informed by the applicant when excavation work is going to be done so that exposed soil conditions can be monitored. If necessary, the Assistant Town Engineer shall have the authority to raise the finished grade levels to ensure that current conditions for rainfall moving through the gravel to the underlying aquifer are maintained.

- g. Identification of an alternative stockpile location that meets the 50 foot setback from the railroad right-of-way to be used until such time as written approval is received for the railroad for the stockpile locations adjacent to their right-of-way.
4. **Authorization from New England Central Railroad.** Pursuant to Article X, Section H.5.e, the applicant is required to obtain written approval for any excavation or stockpiles within 50 feet of the railroad right-of-way. As there are existing stockpiles within the 50 foot setback, it is not beneficial to prohibit all work on the site until such time as written consent is received. As such, there shall be no further grading or other excavation activity within 50 feet of the right-of-way of the Central Vermont Railroad (aka New England Central Railroad) other than the spreading of loam stockpiled in that area across other portions of the site/property in accordance with the Proposed Borrow Pit and Grading Plan until such time as written approval is received and confirmed by the Zoning Agent. Upon receipt of such approval, the Zoning Enforcement Officer may authorize excavation, grading and stockpiling activities within 50 feet of the railroad right-of-way.
 5. **Erosion and Sedimentation Controls.** Erosion and sedimentation controls shall be installed where necessary as determined by the Assistant Town Engineer/Inland Wetlands Agent, including an anti-tracking pad at the entrance to the site off of Merrow Road.
 6. **Topsoil.** All disturbed areas shall be covered with a minimum of 6 inches of topsoil and revegetated as per regulatory requirements and application submissions. No topsoil shall be removed from the site without prior authorization.
 7. **Bonding.** Due to the agricultural nature of the subject application and the adequacy of submitted plans, no site development bonding shall be required at this time. The PZC reserves the right to require bonding if site development problems arise.
 8. **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records. If the subject excavation and site restoration work are not completed by 7/1/2013, renewal of this Special Permit shall be required.

(see PZC File #1309)

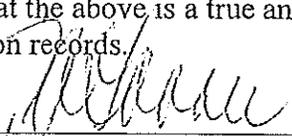
III The premises subject to the special permit may be described as follows:

3 Merrow Road
Map 07, Block 12, Lot 03

IV The record owner of the above-described property is

Mason Brook LLC
Christopher Kueffner
192 Ravine Road
Storrs, CT 06268

I certify that the above is a true and correct copy of the foregoing approval from the Planning & Zoning Commission records.

by 
Jo Ann Goodwin, Chairman
Mansfield Planning & Zoning Commission

date 6/27/12

Filed 6/29/12

Memorandum:

May 30, 2013

To: Planning & Zoning Commission
From: Grant Meitzler, Assistant Town Engineer
Re: Annual Gravel Permit Renewals

Hall - Old Mansfield Hollow Rd

There has been minor activity here last year. Much of the older active areas have grown to brush and small trees. The owner has indicated an intention to modify the operation somewhat with excavation shifted to the north side of the active work site. This has continued through a series of sub-phases that were defined earlier.

On the field trip Mr. Hall described his intended continuation of the operation, and the modified work area along the north side of the existing gravel operation has been partially excavated. This area is not conspicuously visible from Bassetts Bridge Rd.

I saw no problems with this site.

Banis - Pleasant Valley Rd

Work has continued as outlined earlier. From observations made on the field trip, work has been limited to the same area as last year. The present work area is well away from the site wetlands. The active work area is contained and I saw no sign of sediment moving from the work area into adjacent areas. The continued excavation toward the easterly land added earlier has been done with high wall at the edge of the excavation that will prevent any material moving into adjacent wooded areas.

I saw no problems with this site.

Green - Stafford Rd

This is a small area located out of sight from both Rte 32 and North Eagleville Rd. Excavation has been minor for the last year.

I saw no problems with this site.

Kueffner - Stafford/Merrow Rd

Mr. DeSiato has indicated that very little volume of gravel remains to be removed. Stockpiled material remains - topsoil primarily - with final grading and restoration of the area remaining to be done.

Piped drainage from Rte 32 has been piped across the site to a swale that runs parallel to the railroad in an infiltration swale to the nearest pipe underneath the tracks. This swale has remained clear of sediment with runoff from the site itself presently contained within the site's low areas.

I saw no problems with this site.

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

Mansfield Planning and Zoning Commission

File # 1319
Date May 29, 2013

1. Name of development (where applicable) 1659 Storrs Road/625 Middle Tpke.
2. Proposed use of the property is Retail & retail sale of automotive fuels
in accordance with Sec.(s) N of Article VII (Permitted Use provisions) of the Zoning Regulations
3. Address/location of subject property 1659 Storrs Road & 625 Middle Turnpike
Assessor's Map 8 / 8 Block 15 / 15 Lot(s) 12 / 11 Vol. 745/698 Page 110/467
4. Zone of subject property PB3 Acreage of subject property .68 / 8.33
5. Acreage of adjacent land in same ownership (if any) _____
6. APPLICANT OMS Development, LLC- C/O Samuel L. Schragar
(please PRINT) _____ Signature _____
Street Address 1733 Storrs Road, P.O. Box 534 Telephone (860) 487-0350
Town Storrs Zip Code 06268
Interest in property: Owner Optionee _____ Lessee _____ Other _____
(If "Other", please explain) _____
7. OWNER OF RECORD: OMS Development, LLC C/o Samuel L. Schragar
(please PRINT) _____ Signature _____
(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address _____ Telephone _____
Town _____ Zip Code _____
8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:
Name Samuel L. Schragar Telephone (860) 487-0350
Address P.O. Box 534, 1733 Storrs Road, Storrs, CT Zip Code 06268
Involvement (legal, engineering, surveying, etc.) Legal
Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____

(over)

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

- Application fee in the amount of \$ 560.00 CK# 11967
- Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.
- Site plan (6 copies) as per Article V, Section B.3.d
- Site plan checklist including any waiver requests
- Sanitation report as per Article V, Section B.3.e
- Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).
- As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section 1.
- As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section 1. The State Department of Public Health's on line form (www.dph.state.ct.us/BRS/Water/Source_Protection/PA0653.htm) shall be used with a copy of the submittal delivered to the Planning Office.
- Other information (see Article V, Section B.3.g). Please list items submitted (if any):

10. **ALL APPLICATIONS, INCLUDING MAPS AND OTHER SUBMISSIONS, MUST COMPLY WITH ALL APPLICABLE SECTIONS OF THE ZONING REGULATIONS, INCLUDING, BUT NOT LIMITED TO:**

- Art. X, Sec. E, Flood Hazard Areas, Areas Subject to Flooding
- Art. V, Sec. B, Special Permit Requirements (includes procedure, application requirements, approval criteria, additional conditions and safeguards, conditions of approval, violations of approval, and revisions)
- Art. VI, Sec. A, Prohibited Uses
- Art. VI, Sec. B, Performance Standards
- Art. VI, Sec. C, Bonding
- Art. VII, Permitted Uses
- Art. VIII, Dimensional Requirements/Floor Area Requirements
- Art. X, Sec. A, Special Regulations for Designed Development Districts
- Art. X, Sec. C, Signs
- Art. X, Sec. D, Parking and Loading
- Art. X, Sec. H, Regulations regarding filling and removal of materials
- Art. X, Sec. S, Architectural and Design Standards

STATEMENT OF USE FOR SPECIAL PERMIT APPLICATION

OMS Development, LLC
625 Middle Turnpike and 1659 Storrs Road
(Routes 44/195), Mansfield, CT

May 30, 2013

OMS Development, LLC proposes to modify a Special Permit originally granted in 1996 and subsequently modified for site improvements to the 0.68 acre parcel located at 1659 Storrs Road, (northwest corner of the intersection of Routes 44/195) in Storrs section of Mansfield. The site is currently utilized as a convenience store and six multi-product gasoline dispensers. OMS Development, LLC also owns the adjacent 8.33 acre parcel located at 625 Middle Turnpike with frontage on Storrs Road and which contains a former restaurant building. The 1659 Storrs Road parcel has entrances on Middle Turnpike and Storrs Road. Both parcels are located in the Planned Business 3 (PB-3) zone.

The proposed use consists of an enlargement of the convenience store structure with an addition of 1,546 square feet for the retail operations of store. Furthermore, the proposed use includes

- the expansion of a parking area on the northerly side of the parcel
- relocation of dumpster pads and enclosures
- construction of a new driveway entrance from Storrs Road with the closure of the existing Storrs Road entrance
- installation of sidewalks along the Middle Turnpike and Storrs Road frontages
- installation of a bus turn-out on Storrs Road
- new landscaped buffer along Route 195 and north of the proposed drive entrance, as well as within the interior of the property
- exterior façade improvements

Portions of the proposed improvements will be located on the 625 Middle Turnpike parcel

The proposed use complies with the permitted use provisions of the Mansfield Zoning Regulations, as set forth in Article Seven, Section N.2.a.1 and N.2.h.2 and is compatible with the Mansfield Plan of Conservation and Development (2006).

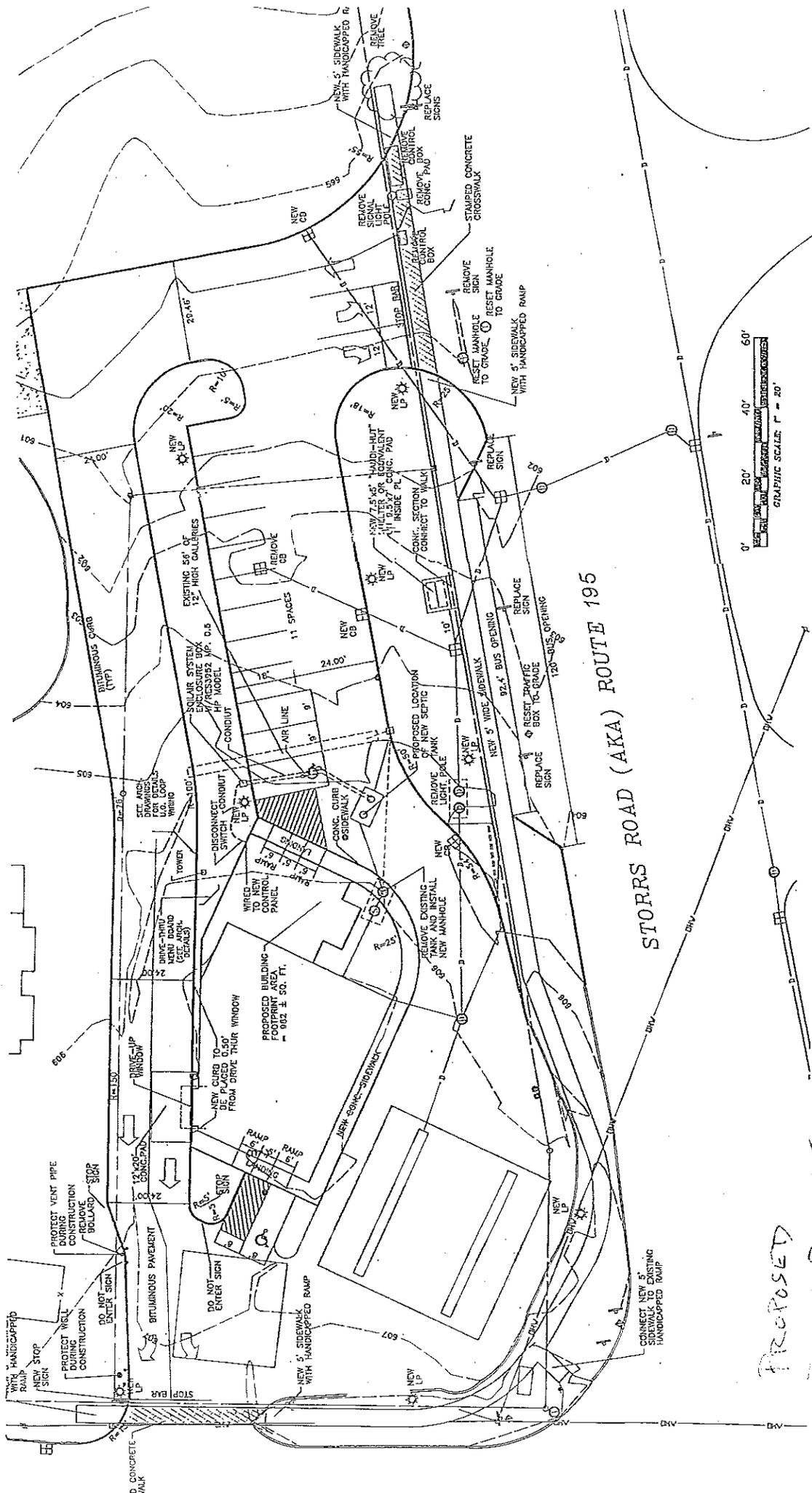
The proposed plan will substantially improve access to the site from Storrs Road by eliminating a problematic entrance approximately 125 feet north of the intersection of Middle Turnpike and Storrs Road. The new entrance will be situated to create an intersection with Willington Hill Road (Route 320) and be serviced by an existing traffic control system. The traffic control equipment will be relocated slightly to the north in order to allow for the maximum alignment of the driveway with Willington Hill Road to the east. The rear and side yards setbacks to the store building (westerly side) will not be reduced although the drive-thru (currently not utilized) and a widened drive will extend further to the westerly boundary.

The plan maintains the existing natural vegetation along the southerly and southeasterly boundaries of the property, and it adds a generous landscaped buffer at the easterly side adjoining Storrs Road opposite the new bus turn-out. In addition, new landscaping will be installed north of the new driveway as well as a separation between the northerly parking area and the proposed drive-thru lane. The paved parking and travel area are being re-configured in the proposed plan; 14 striped parking spaces are provided along with the parking spaces allocated to the pump areas, consistent with Article Ten, Section D.5.O of the Zoning Regulations.

The applicant has prepared a traffic study that is submitted herewith.

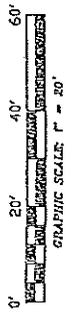
The proposed facility will use the existing on-site septic system and potable water supply well. We expect the usage of these systems will not be increased from the current demands as there will be a minimal increase in employees for the facility. Stormwater management and renovation are discussed in the plan set and in the drainage report filed herewith.

There are off-site inland wetlands areas adjacent to the northern boundaries of the site. The plan proposes regulated activities within the upland review areas for these wetlands. The applicant has previously filed an application for permit to conduct regulated activities with the Mansfield Inland Wetlands Agency and is awaiting approval of the license sought.



STORRS ROAD (AKA) ROUTE 195

PROPOSED DEVELOPMENT





*Engineers
Surveyors*

*Principals
Robert E. Dahn, P.L.S.
E. Russell Johnston III, P.E.
Richard Meehan, P.L.S.*

May 29, 2013

To Town of Mansfield

Re: Sanitary Memorandum
Proposed Site Improvements at 1659 Storrs Road

OMS Development proposes to construct an addition and site improvements to accommodate a drive – thru window for their current Dunkin' Donuts franchise. The existing septic system was initially designed and approved for construction in 1996. At that point in time it consisted of a 1000 gallon septic tank and 50 linear feet of 48" wide gallery. The system was expanded in 2002 by the addition of 25 linear feet of gallery when the Dunkin' Donuts opened. The current system has experienced several breakouts, primarily at the western end of the gallery.

The owner plans to abandon the existing tank and replace it with a 1250 gallon tank. The existing design flow and MLSS will remain the same however the owner proposes to install a SoilAir™ System. SoilAir is a patented technology that intermittently aerates the drain/leach field and the surrounding soils rather than constantly aerating the wastewater in a tank. This process allows rapid rejuvenation of failed septic systems, extends the lifespan of new leach fields and enhances treatment.

Over 2,000 SoilAir Systems are in use across the U.S. and Canada in a wide range of climates and soils; these systems are serving single and multi-family homes as well as challenging and high strength waste streams, such as restaurants, hotels, marinas, Laundromats, healthcare facilities, grocery stores, food processing facilities and convenience stores.

Unlike many wastewater treatment systems, SoilAir systems have been studied for extended periods of time and proven effective by leading universities, third-party test organizations and industry leaders in the field.

1659 Storrs Road

It has been suggested that the installation of a concrete pad for the dumpster enclosure may have affected the efficacy of the expanded system, thereby causing the breakouts. Meehan & Goodin has contracted with a firm that will, in the presence of officials from the Eastern Highlands Health District, clean and film the interior of the gallery on June 4, 2013. It is expected that the results of that detailed inspection will assist in resolving the past issues with the system.

Oswaldo Torres, P.E.



CONFORMANCE WITH ARTICLE 10, SECTION S3 OF THE
TOWN OF MANSFIELD ZONING REGULATIONS

Statement of compliance with standards for the composition and character of the renovated building at 1659
Storrs Road in the Town of Mansfield, CT.

- 3a.** The mass of the existing building is enhanced with the design of a roof structure that is of similar character to roofs to the west and east of the subject property. Massing and proportions are similar to both existing buildings and is compatible with those buildings and the pump canopy that exists on the property. The new roof shapes and mass on both the existing building and the new addition are proportional to the height, length and width of the existing building.
- 3b.** Even though this building's size, even with the addition, are quite diminutive in scale, the massing of the existing building and the mass of the addition have been addressed to prevent even the appearance of a larger structure on the site. Further the roof mass and façade are broken by gabled projections at entrance doors and display windows.
- 3c.** The new roof structures on this building and addition are basically simple hip designs and gables to allow conformity across the entire building but with definition of appropriate sections of the building. Materials in the existing building are continued into the new addition and the color, detailing and materials are consistent across the existing building and addition. Again, the gable structures give relief to the façade both in physical elements and shadows.
- 3d.** The roof masses complement the building facades and repeat the major elements of roof structures on buildings on adjacent properties.
- 3e.** Building elements have been added to provide weather protection at entrances to the building and to accentuate the entrance locations to facilitate pedestrian safety of occupants of the motoring public who stop at this property.
- 3f.** All roof top equipment is concealed at the west side of the building on the roof shielded by the major hip roof structure and the gable elements introduced on the other portions of the building/addition.
- 3g.** The use of the brick on the facades provides a natural limited maintenance material for the exterior in the more heavily used portions of the site. That brick is carried across the facades that face the public rights-of-way at the elevations that one would anticipate observing any damage from property maintenance. A stucco finish is introduced in the upper portions of the north façade to blend in color and texture with the existing painted masonry façade on the west side.
- 4d.** Building lighting is recessed lamps in the soffits of the gable structures along the front façade so that light is directed down to the pedestrian surfaces and does not spill out horizontally to other neighboring properties or the street right-of-way.

Alan F. Lamson, AIA AICP
FLB Architecture & Planning, Inc.
East Hartford, CT
May 20, 2013
Project No. 12761.20

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RECEIPT OF APPLICATION FOR SPECIAL PERMIT, SITE PLAN, (RE)SUBDIVISION:

_____, move and _____ seconds to receive the SITE PLAN,

SPECIAL PERMIT, (re)SUBDIVISION application (file # 1319)

submitted by OMS Development, LLC

for retail use and retail sale of automotive fuels

(if subdivision, give title) _____

on property located at 1659 Storrs Road

owned by the applicant

as shown on plans dated 5/28/13 & 5/29/13, revised through _____

and as described in other application submissions, and to refer said application to the staff, Design Review Panel, Committee on the Needs of Persons with Disabilities.

(other)
for review and comments, and to set a Public Hearing (if applicable) for July 1, 2013

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Planning and Zoning Commission Update ■ June 3, 2013

Upcoming Meetings

- Thursday, June 13th, 6:30 p.m. ▶ Agriculture Focus Group Meeting, Buchanan Center Auditorium
- Tuesday, June 18th, 4 pm to 9 pm ▶ Community Open House, Buchanan Center Auditorium
This will be a drop-in event and the first opportunity for the public to review and comment on the proposed Vision Statement, draft Agriculture, Economic Development and Housing Strategies, and concepts for the Planned Development Areas.

Status Updates

- Advisory Group* ▶ The Advisory Group met on Tuesday, May 21st. A draft copy of an existing conditions report was distributed and discussed (Mansfield Today-see attached). Group discussions focused on providing feedback on a draft vision statement for the plan and comments on a preliminary outline for the plan (see attached).
- Housing Focus Group* ▶ The Housing Focus Group had its second meeting on Tuesday, May 28th. The focus of the meeting discussion was the draft housing strategy report (attached), including discussion of population and housing need projections, definition of rural character, and draft housing strategies.
- Economic Development Focus Group.* ▶ The Economic Development Focus Group had its second meeting on Wednesday, May 29th. Minutes from their first meeting on May 1st are attached for your information. Discussion at the second meeting focused on the preliminary value statements and goals that have been developed based on community input (page 10 of the attached handout) as well as initial draft strategies. Members of the Agriculture Focus Group updated the Economic Development Focus Group on their work and shared information on opportunities to grow the agricultural economy in Mansfield.
- Mansfield Today* ▶ A first draft of a report identifying existing conditions and trends was prepared and distributed to both the Advisory Group and Focus Groups. (See Attached)

MANSFIELD TODAY

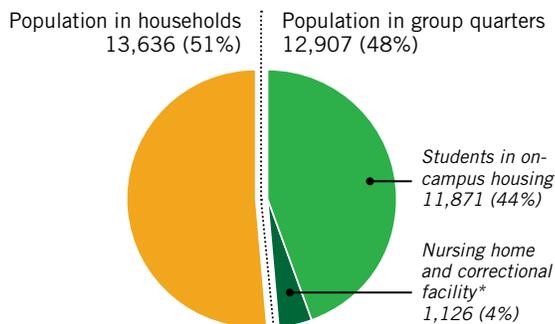
POPULATION AND HOUSEHOLDS

How many people live in Mansfield today?

The Census Bureau classifies population as living in households (in ordinary housing units) or in “group quarters.” Group quarters can include dormitories, nursing homes, prisons and similar places where people are not living in a housing unit. Almost half of Mansfield’s population lives in group quarters.

TOWN OF MANSFIELD POPULATION 2010

TOTAL POPULATION: 26,543



* Bergin Correction Facility closed August 2011

SOURCE: US CENSUS BUREAU

What types of households live in Mansfield?

The Census Bureau divides households into family and non-family households. Family households include people living together who are related by blood, marriage or adoption. Family households do not necessarily have children living with them. Married couples without children at home are classified as family households. Households counted by the census include households occupied by students living off-campus as nonfamily households.

- 26% of Mansfield’s total households are single person households and make up over half the non-family households
- 26% of Mansfield’s total households include children

HOUSEHOLDS BY TYPE (2010)

HOUSEHOLDS BY TYPE (2010)	Count	Percentage
TOTAL HOUSEHOLDS	5,586	100%
Total nonfamily households	2,448	44%
Single person households	1,426	26%
Total family households*	3,138	56%
Husband-wife with own children	994	18%
Multigenerational households	114	2%
All households with children	1,446	26%

* Family household = people related by blood, marriage or adoption

SOURCE: US CENSUS BUREAU

How much has Mansfield grown since 1990?

- Although population declined slightly during the 1990s, the number of households and housing units increased because there are more single person and small households than in the past.
- Between 2000 and 2010, an estimated 720 people were added in new households, based on an average household size of 2.44. Non-householders (students on campus and others in “group housing”) accounted for 5,103 people or an estimated 88% of population growth during the 2000s.

MANSFIELD CHANGE IN POPULATION, HOUSEHOLDS AND HOUSING UNITS: 1990-2010

	1990	2000	CHANGE 1990-2000	2010	CHANGE 2000-2010
Population	21,103	20,720	-383	26,543	5,823
Households	4,931	5,291	360	5,586	295
Housing Units	5,158	5,481	323	6,017	536

SOURCE: US CENSUS BUREAU

HOUSING UNITS

How many housing units are occupied?

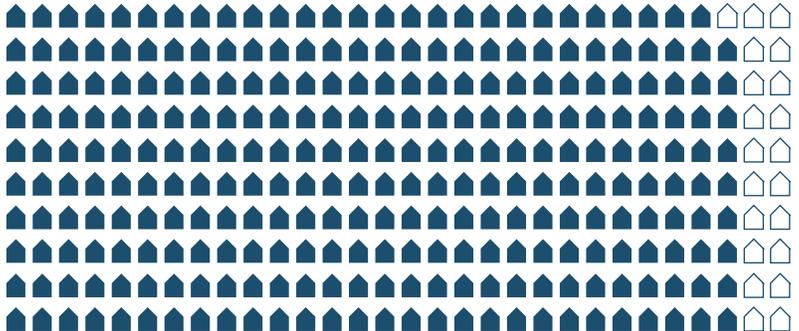
- At the time of the 2010 census, Mansfield's vacancy rate was lower than the statewide average of 8.5%.
- 60% of housing units are single family homes

HOUSING UNITS BY OCCUPANCY (2010)

TOTAL HOUSING UNITS: 6,017

Occupied: 5,586

Vacant: 431



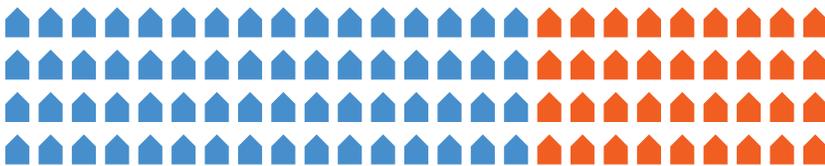
TOTAL VACANCY RATE

7.2%

* As of 2010, Mansfield's vacancy rate was lower than the statewide average of 8.5%

SOURCE: US CENSUS BUREAU

Do we own or rent?



OWNER-OCCUPIED: 64%

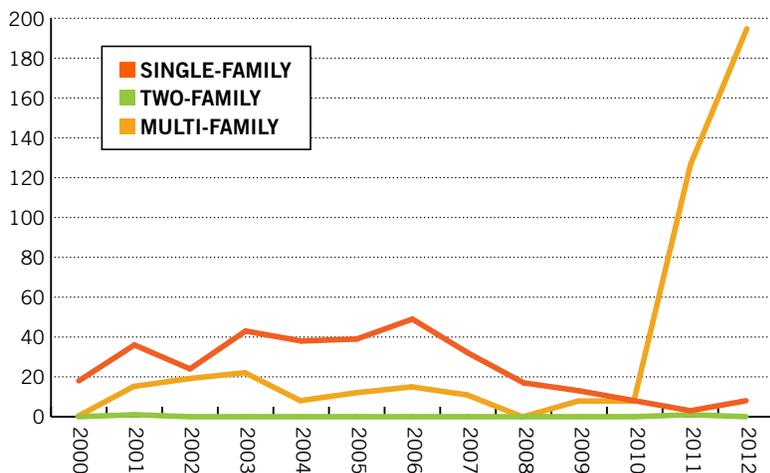
RENTER-OCCUPIED: 36%

SOURCE: US CENSUS BUREAU

How much new development has there been since 2000?

- The recent spike in commercial and multi-family residential development is attributable to Storrs Center.

RESIDENTIAL BUILDING PERMITS BY HOUSING TYPE



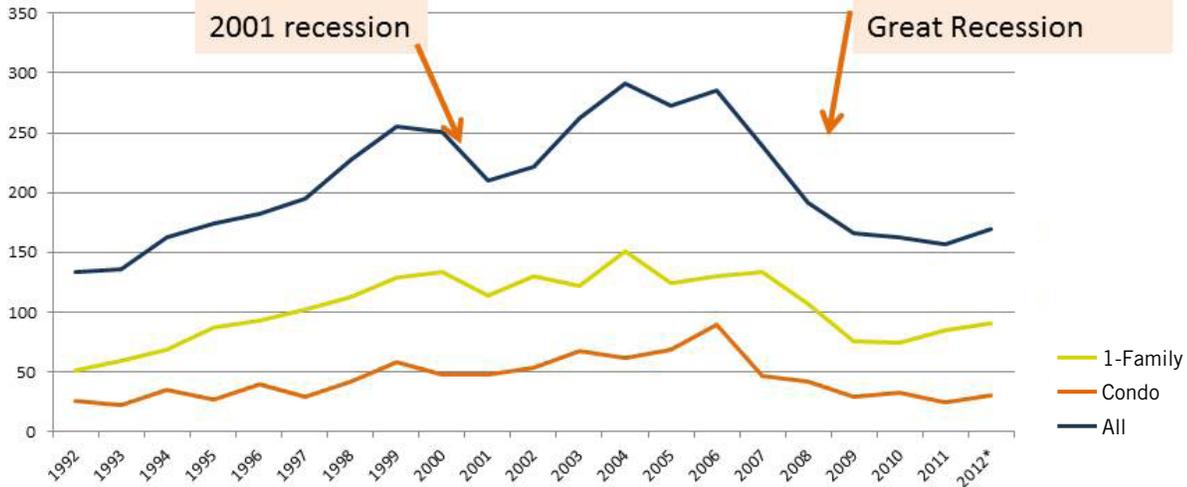
Note: 2011–2012 multifamily permits represent Storrs Center Phase 1A and 1B

SOURCE: TOWN OF MANSFIELD, 2013

HOUSING COSTS

How much does housing cost in Mansfield?

MANSFIELD HOUSING SALES TRENDS



SOURCE: THE WARREN GROUP

MANSFIELD HOUSING SALES TRENDS



SOURCE: THE WARREN GROUP

HOUSING AFFORDABILITY

How is Mansfield doing on affordable housing?

Both housing values and the number of single-family home sales rose in 2012, after declines during the foreclosure crisis. The number of assisted affordable housing units in Mansfield exceeds 10%, making Mansfield exempt from the Affordable Housing Land Use Appeal process. Mansfield in 2012 has 11.5% assisted affordable housing.

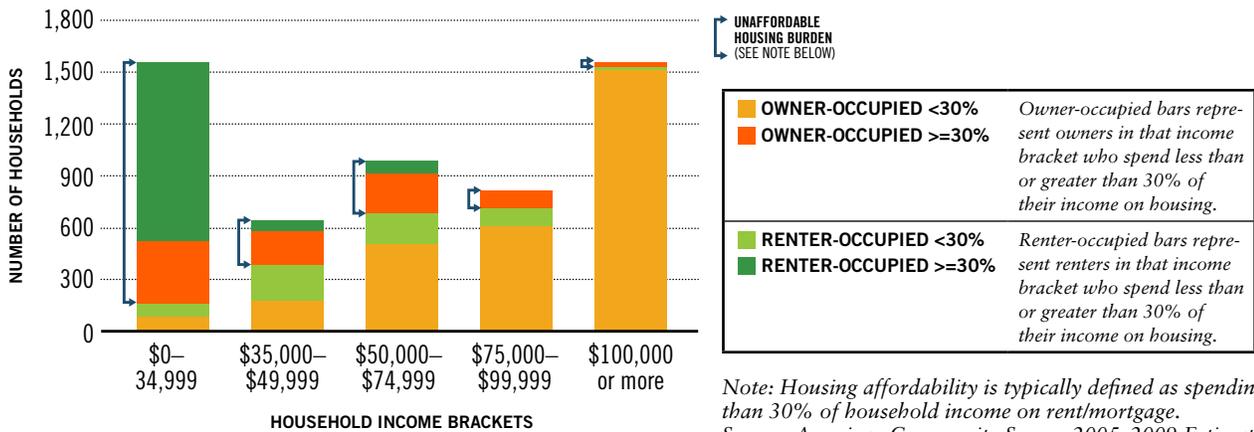
What are average housing costs?

HOUSING COSTS (2007-2011 ACS)	
Median monthly costs for owners with a mortgage	\$1,974
Median monthly costs for owners without a mortgage	\$744
Median gross rent	\$1,136

HOUSING SALES & FORECLOSURES—MANSFIELD					
	2008	2009	2010	2011	2012
Median 1-Family Home Sales Price	\$230,400	\$238,000	\$249,050	\$195,000	\$208,950
Number of 1-Family Home Sales	107	76	74	85	94
Pre-foreclosure Filings	6	56	50	unavail.	unavail.
Foreclosure Deed Filings	6	10	13	unavail.	unavail.

SOURCE: CHFA, THE WARREN GROUP

HOUSING COST AS A % OF INCOME BY HOUSEHOLD INCOME GROUP FOR MANSFIELD



Note: Housing affordability is typically defined as spending less than 30% of household income on rent/mortgage.
Source: American Community Survey 2005–2009 Estimates

MANSFIELD ASSISTED AFFORDABLE HOUSING (2011)
417 Governmentally-Assisted Units
159 Tenant Rental Assistance
76 CHFA Mortgages
2 Deed Restricted Units
654 Total Assisted Units
10.87% Units Assisted*

* CT Statute has a 10% minimum threshold for a municipality to be exempt from the Affordable Housing Land Use Appeal process

UNITED WAY 2-1-1 TOP 5 HOUSING RELATED REQUESTS FOR SERVICE—MANSFIELD		
	2009	2010
TOTAL	68	103
Homelessness Prevention and Rapid Re-Housing*	11	23
Rent Payment Assistance	5	22
Homeless Shelter	11	15
Housing Search and Information	8	12
Rental Deposit Assistance	9	9

* Note: Implemented Fall 2009

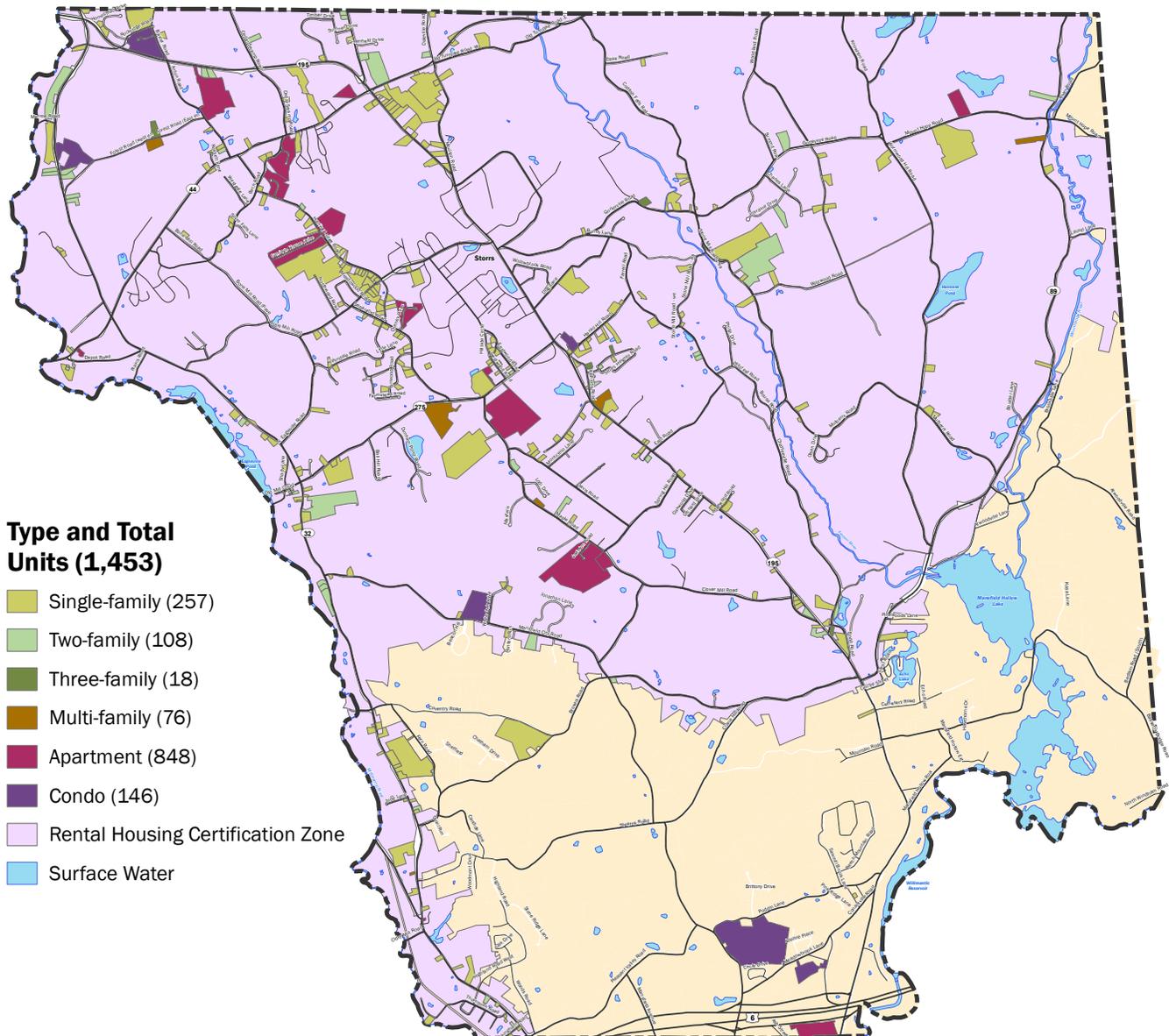
SOURCE: UNITED WAY 2-1-1

RENTAL HOUSING IN MANSFIELD

How many rental units are registered and where are they?

LANDLORD REGISTRATIONS BY TYPE

The Landlord Registration Ordinance (effective 2007) requires owners of rental housing to register as landlord and maintain their current address with the Housing Inspection office. Owner-occupied units are exempt from registration requirement.



STUDENT HOUSING

How does UConn compare to its peers in housing its students?

UConn houses a higher percentage of students than peer institutions.

NATIONAL UNIVERSITIES OF OVER 14,000 STUDENTS LOCATED IN RURAL SETTINGS				
INSTITUTION	LOCATION	UNDERGRAD ENROLLMENT	TOTAL ENROLLMENT	% STUDENTS IN CAMPUS HOUSING
Bowling Green University	Bowling Green, OH	15,059	17,577	45%
Cornell University	Ithaca, NY	14,167	21,131	57%
University of Connecticut	Storrs, CT	17,815	25,868	73%
Georgia Southern University	Statesboro, GA	17,525	20,212	25%
Miami University	Oxford, OH	14,936	17,395	48%
Mississippi State University	Mississippi State, MS	16,312	20,424	25%
Northern Arizona University	Flagstaff, AZ	20,750	25,364	32%
Sam Houston State University	Huntsville, TX	14,921	17,527	22%
Southern Illinois University	Carbondale, IL	15,000	19,817	29%
U. of Mississippi (Ole Miss)	University, MS	15,346	18,224	33%
University of New Hampshire	Durham, NH	12,609	15,172	59%
University of Rhode Island	Kingston, RI	13,219	16,317	43%
Washington State University	Pullman, WA	22,763	27,327	36%
Penn State	State College, PA	38,954	45,628	37%

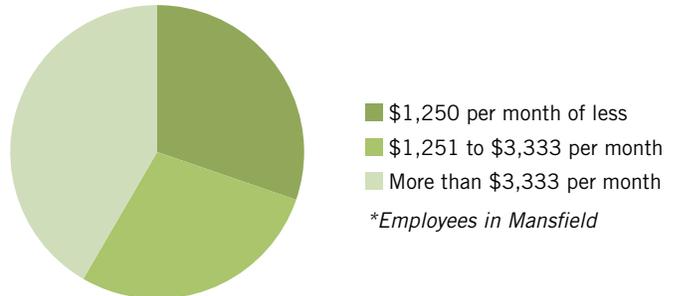
ACADEMIC PEERS, AS IDENTIFIED IN UCONN'S ACADEMIC PLAN					
INSTITUTION	LOCATION	SETTING	UNDERGRAD ENROLLMENT	TOTAL ENROLLMENT	% STUDENTS IN CAMPUS HOUSING
Iowa State University	Ames, IA	small town, rural context	24,343	29,611	39%
Ohio State University	Columbus, OH	urban	42,916	56,867	23%
University of Connecticut	Storrs, CT	rural	17,815	25,868	73%
Purdue University	West Lafayette, IN	city	30,776	39,637	35%
Rutgers University	New Brunswick, NJ	urban	31,268	39,950	45%
University of Georgia	Athens, GA	city	26,373	34,816	30%
University of Iowa	Iowa City, IA	city	21,564	29,810	31%
University of Minnesota	St. Paul / Mpls, MN	urban	34,812	52,557	21%
University of Missouri	Colombia, MO	city	26,024	33,805	27%

SOURCE: US NEWS & WORLD REPORT, COLLEGE GUIDE

What types of jobs are in Mansfield? Who holds them?

- According to the U.S. Census Bureau, there were 10,419 total jobs in Mansfield in 2010, some held by local residents and some by workers from outside the town.
- 69% of these jobs were held by workers 30 years or older.
- About 30% of all people who held jobs in Mansfield earned \$1,250 per month or less and just over 40% earned more than \$3,333 per month.
- The educational services sector accounts for more than half of all jobs in Mansfield.
- The accommodation and food services sector and the health care and social assistance sector each account for about 11% of the jobs in Town.
- These three sectors alone account for almost 78% of all the jobs in Mansfield.
- Around 35% of workers who are employed in Mansfield also live in Tolland County. Around 20% live in Windham County and another 16% in Hartford County.

ALL JOBS BY EARNINGS*



SOURCE: US CENSUS BUREAU'S CENTER FOR ECONOMIC STUDIES, [HTTP://LEHD.DID.CENSUS.GOV](http://lehd.did.census.gov)

Jobs located in Mansfield by Sector

	2010	
	COUNT	SHARE
Educational Services	5,841	56.1%
Accommodation and Food Services	1,139	10.9%
Health Care and Social Assistance	1,127	10.8%
Retail Trade	646	6.2%
Other Services (excluding Public Administration)	347	3.3%
Professional, Scientific, and Technical Services	316	3.0%
Public Administration	196	1.9%
Finance and Insurance	181	1.7%
Arts, Entertainment, and Recreation	117	1.1%
Construction	107	1.0%
Wholesale Trade	79	0.8%
Information	77	0.7%
Real Estate and Rental and Leasing	75	0.7%
Administration & Support, Waste Management and Remediation	61	0.6%
Agriculture, Forestry, Fishing and Hunting	32	0.3%
Manufacturing	25	0.2%
Mining, Quarrying, and Oil and Gas Extraction	21	0.2%
Transportation and Warehousing	17	0.2%
Management of Companies and Enterprises	8	0.1%
Utilities	7	0.1%

SOURCE: US CENSUS BUREAU

How much unemployment is there in Mansfield?

- Mansfield has a lower unemployment rate and a higher rate of employment growth than the rest of Tolland County and Windham County and the state.
- Average annual wages, while exceeding the regional average, still lag the state average.

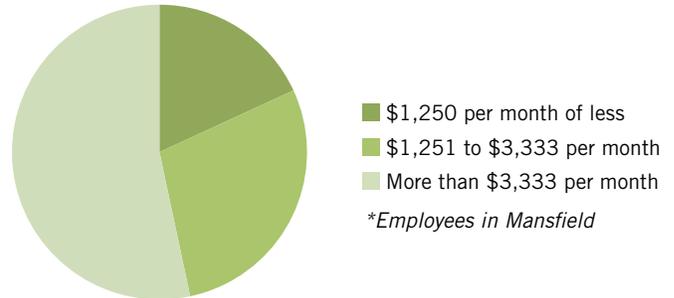
Comparative Economic Indicators: Mansfield, the Region, and Connecticut

	MANSFIELD	REMAINDER OF WINDHAM & TOLLAND COUNTIES	STATEWIDE
% Employment Growth 2001-2011	8.0%	2.4%	-3.2%
Unemployment Rate 2011	7.5%	8.5%	8.8%
Average Wage 2011	\$49,637	\$40,180	\$61,110

Where do Mansfield residents work?

- According to the U.S. Census Bureau, 5,208 people who lived in Mansfield were employed in 2010 either in town or elsewhere.
- More than 75% were age 30 or older.
- About 18% of employed Mansfield residents earned \$1,250 per month or less and over half earned more than \$3,333 per month.
- 30% of Mansfield residents who work do so in the education sector.
- 13% are employed in the health care and social assistance sector.
- 9.5% are employed in the retail trade sector.
- Around 35% of workers who live in Mansfield are employed in Tolland County, including Mansfield, with a quarter working in Hartford County and another 15% in Windham County.

PRIMARY JOBS BY EARNINGS*



SOURCE: US CENSUS BUREAU'S CENTER FOR ECONOMIC STUDIES, [HTTP://LEHD.DID.CENSUS.GOV](http://lehd.did.census.gov)

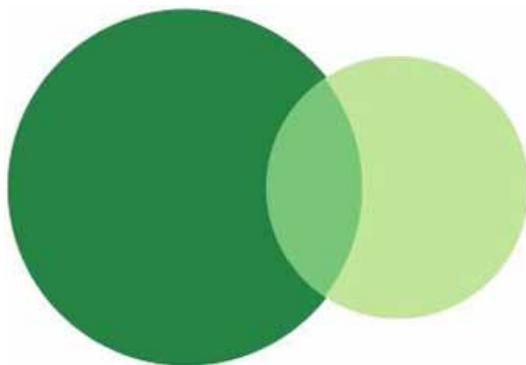
Jobs Held by Mansfield Residents by Sector

	2010	
	COUNT	SHARE
Educational Services	1,586	30.5%
Health Care and Social Assistance	688	13.2%
Retail Trade	496	9.5%
Accommodation and Food Services	370	7.1%
Manufacturing	332	6.4%
Finance and Insurance	251	4.8%
Professional, Scientific, and Technical Services	212	4.1%
Public Administration	190	3.6%
Administration & Support, Waste Management and Remediation	168	3.2%
Wholesale Trade	159	3.1%
Other Services (excluding Public Administration)	156	3.0%
Construction	140	2.7%
Information	99	1.9%
Transportation and Warehousing	88	1.7%
Arts, Entertainment, and Recreation	87	1.7%
Management of Companies and Enterprises	81	1.6%
Real Estate and Rental and Leasing	49	0.9%
Agriculture, Forestry, Fishing and Hunting	37	0.7%
Utilities	15	0.3%
Mining, Quarrying, and Oil and Gas Extraction	4	0.1%

SOURCE: US CENSUS BUREAU

How many workers commute into and out of Mansfield?

- According to the U.S. Census Bureau's Center for Economic Studies, only 1,500 people both live and work in Mansfield.
- Around 4,000 workers live in Mansfield but commute elsewhere.
- 8,800 workers commute to Mansfield from somewhere else for their job.



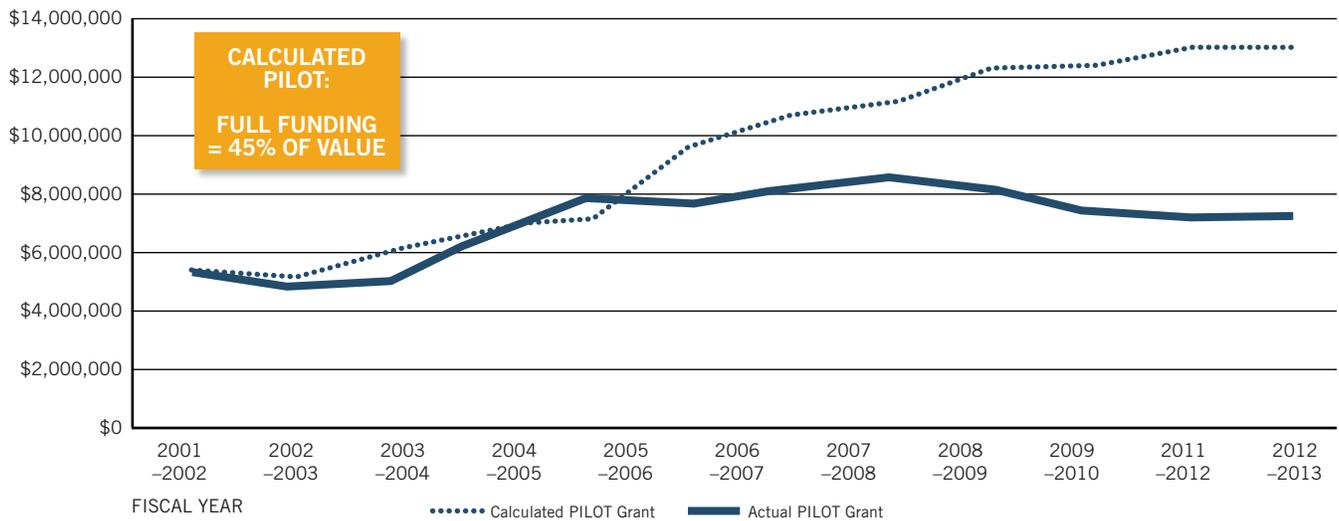
- 8,834—Employed in Mansfield, live outside
- 4,034—Live in Mansfield, employed outside
- 1,585—Employed and live in Mansfield

ECONOMIC DEVELOPMENT

Fiscal implications of economic characteristics

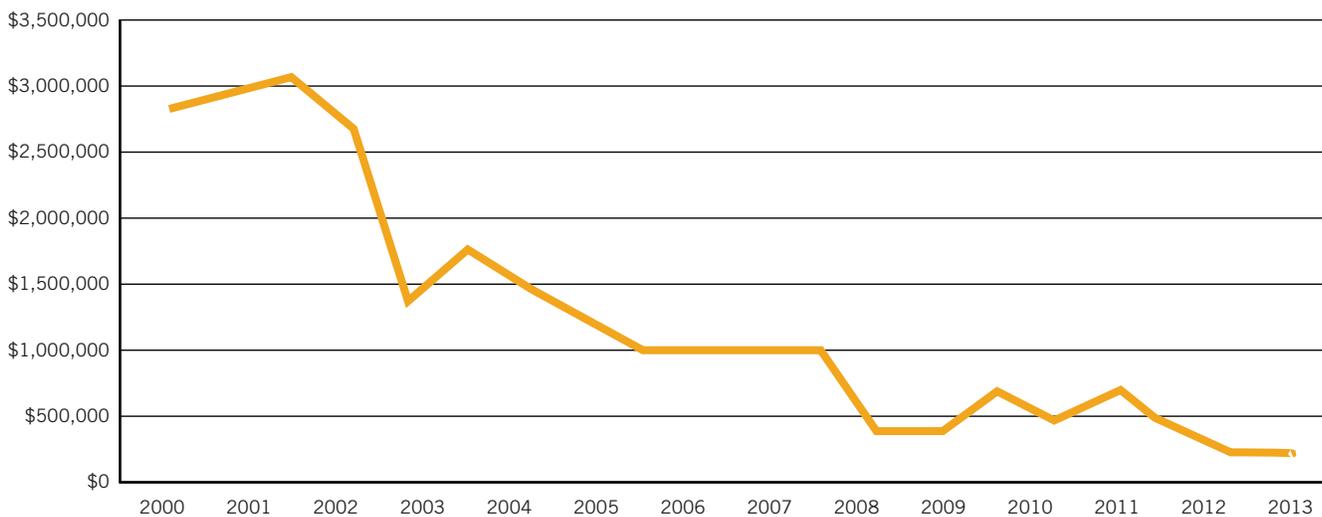
- The tax-exempt status of extensive state landholdings makes Mansfield heavily dependent on state aid for local revenue.
- 40.5% of its revenues come from intergovernmental transfers compared to an average of 18.8% for Connecticut municipalities in the 10,000-30,000 population range.
- Mansfield has a below average commercial/industrial tax base for communities its size. Among Connecticut municipalities in the 20,000-30,000 population range, it ranks 13th of 21, with 13.2 percent of its grand list comprised of commercial/industrial property compared to an average of 16.5 percent for all municipalities in that size range.

Mansfield PILOT Grant: Calculated and Actual by Fiscal Year, FY2002–2013



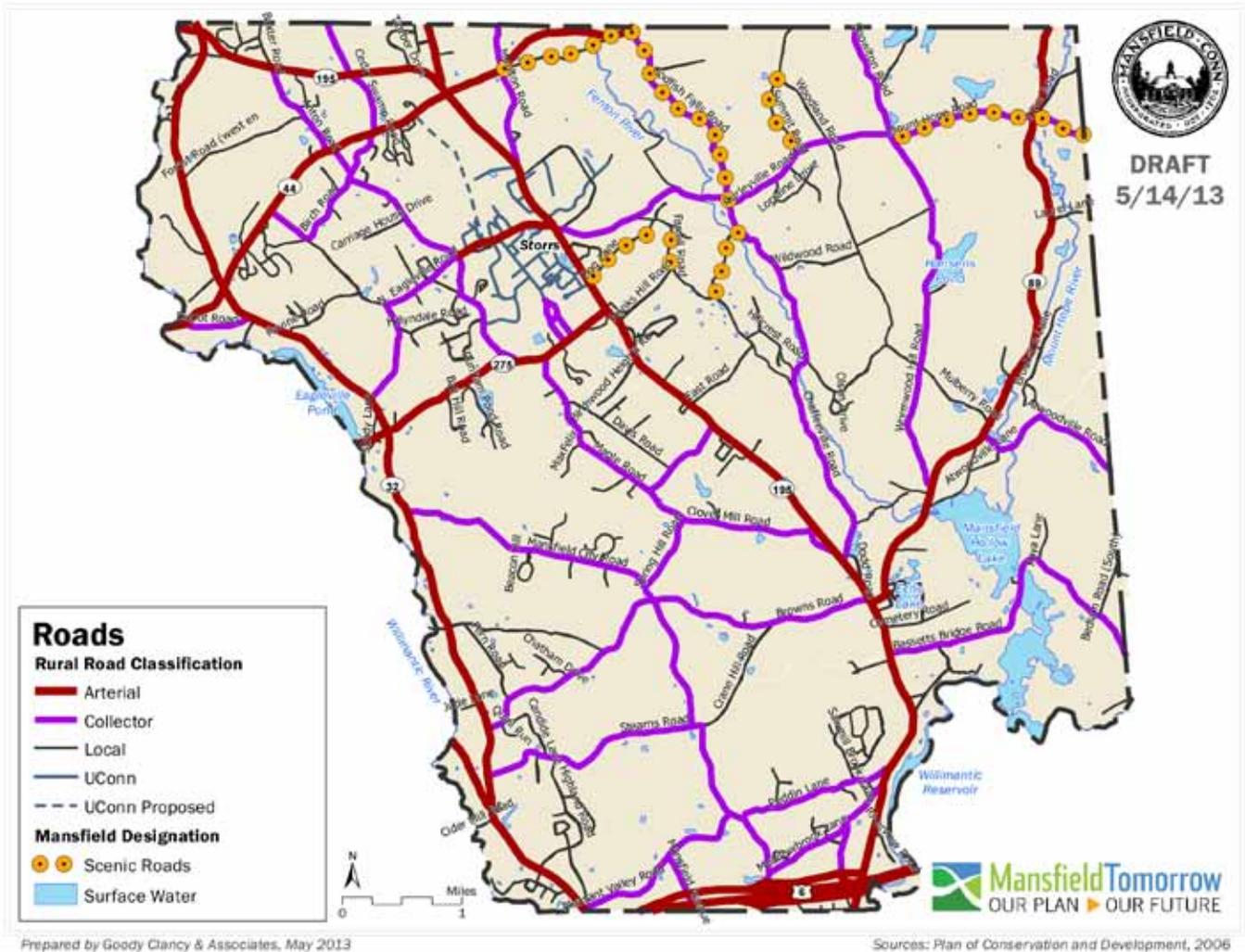
SOURCE: TOWN OF MANSFIELD

Pequot Grant, 2000–2013



SOURCE: TOWN OF MANSFIELD

How do people get around town?



What state-funded improvements are in the works?

- Mansfield has several projects on the State's 2013–2017 Transportation Infrastructure Capital Plan, which identifies Connecticut's funding priorities for transportation infrastructure improvements. Those projects include:
 - Extension of North Hillside Rd to Route 44
 - Storrs Rd downtown streetscape improvements
 - Safety improvements on Mt. Hope Rd

SOURCE: CT DOT TRANSPORTATION INFRASTRUCTURE CAPITAL PLAN 2013–2017

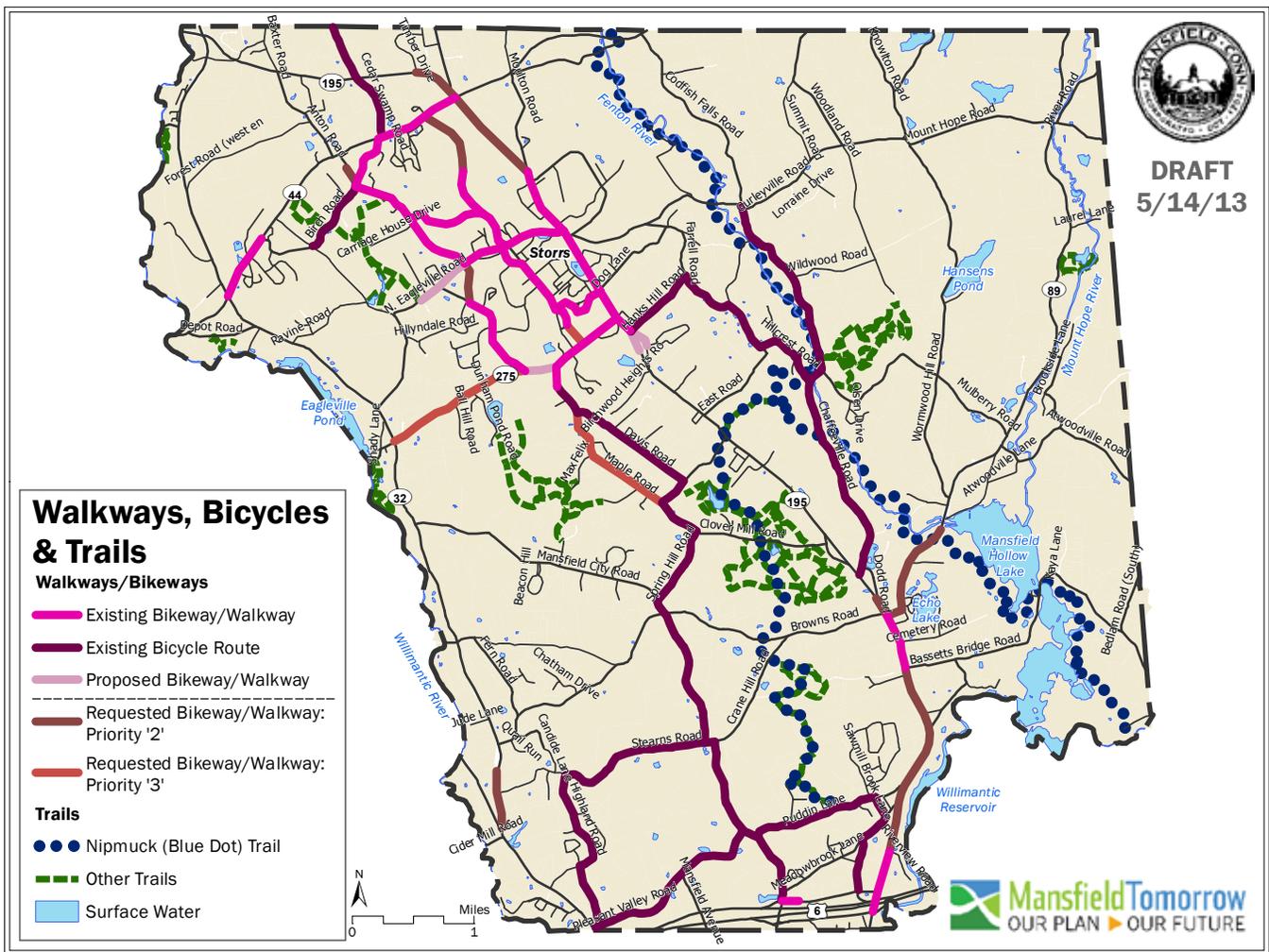
We have Scenic Roads?

- Mansfield has several designated town roads as Scenic Roads.
- Scenic Roads must be low-traffic streets without commercial or industrial activities along them, and feature scenic characteristics such as stone walls, special vistas or views, or adjacency to scenic brooks, streams, or ponds.
- When Scenic Roads are altered, changes must "preserve to the highest degree possible" the scenic characteristics of the road.

Where are Mansfield's bikeways and trails?

- Mansfield has a network of bicycle and pedestrian routes on local roads. The Town has identified opportunities for expansion of this network, including:
 - Storrs Road (195) from North Frontage Road to Mansfield Hollow, and from Moulton Road to Timber Drive
 - Warrenville Road (Route 89) from Mansfield Center to Southeast School
 - South Eagleville Road (Route 275) from Route 32 to Maple Road
 - Maple Road, from Davis Road to Mansfield Middle School
- Many of these segments will fill gaps in the existing network.

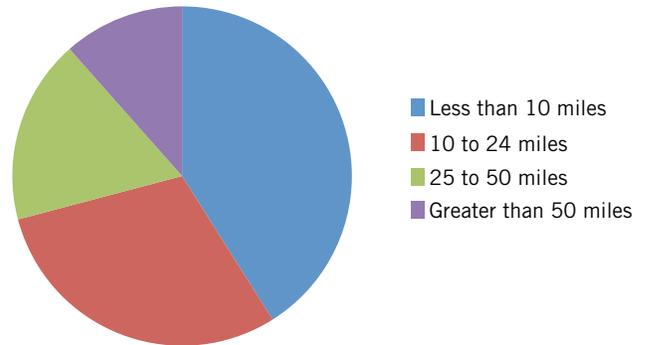
SOURCE: TOWN OF MANSFIELD, WALKWAY/BIKEWAY PLANNING MAP, DECEMBER, 2012.



What's the commute for Mansfield residents and workers?

- **Employed residents**
 - Commutes less than 10 miles: 44%
 - Commutes between 25 and 50 miles: 21%
 - Commutes over 50 miles: 10%
- **Non-resident workers**
 - Commutes less than 10 miles: 45%
 - Commutes between 25 and 50 miles: 18%
 - Commutes over 50 miles: 11.5%
- **Workers mostly come from the west and south**

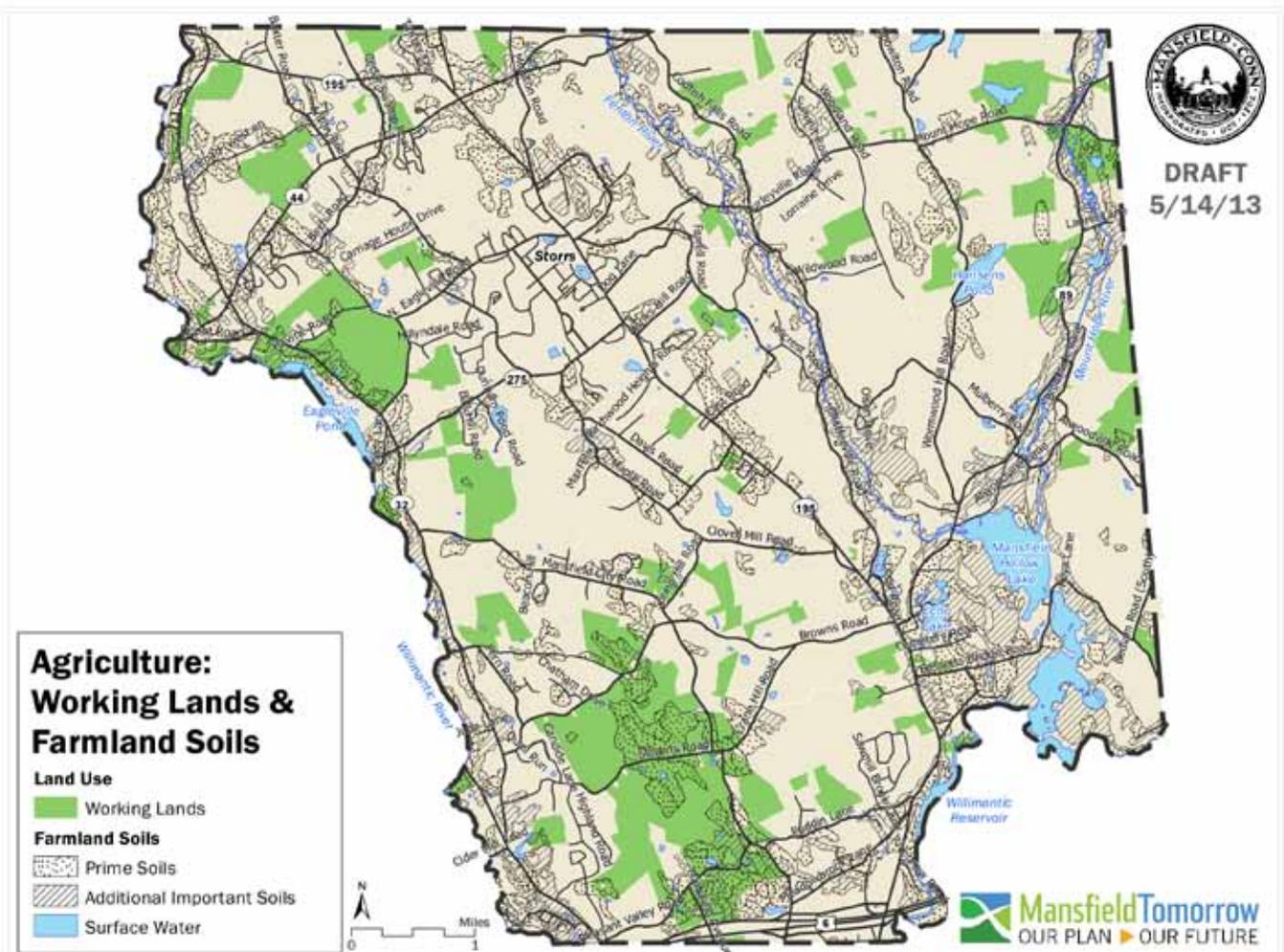
HOW FAR DO WORKERS COMMUTE?



SOURCE: 2010 CENSUS

How is farming doing in Mansfield?

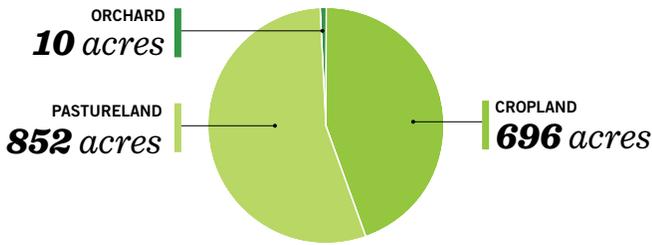
- The 2003 *Land of Unique Value* study identified around 4,300 acres of prime farmland soil and 2,900 acres of additional statewide important farmland soils.
- There are around 1,500 acres of productive land in Mansfield, over half of which is pastureland.
- There were 38 farm operations in Mansfield as of 2007, representing only 5.8% of the 659 farm operations in all of Tolland County.
- 5 of these 38 farm operations provided full-time employment for the farm operator.
- The median farm-based earnings for Tolland County operators was between \$2,500 and \$4,999, and only 10% made more than \$50,000.
- A significant demographic for the future of farming in Mansfield is that 45% of operators were age 60 or older in 2007 and only 15% were younger than age 44. This indicates a large aging employment force without a comparable younger generation to take its place.



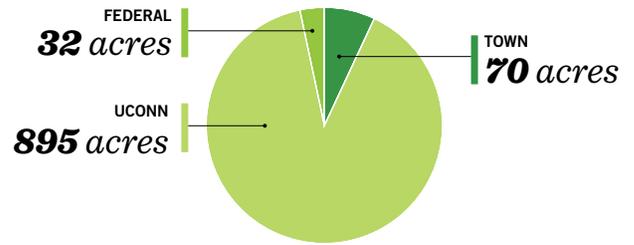
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AGRICULTURE

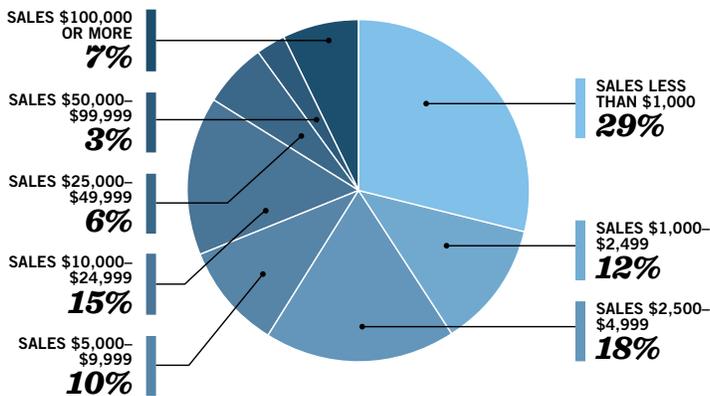
PRODUCTIVE LAND



PUBLICLY OWNED FARMLAND



FARM-BASED EARNINGS | TOLLAND COUNTY (2007) MEDIAN EARNINGS: \$2,500-\$4,999

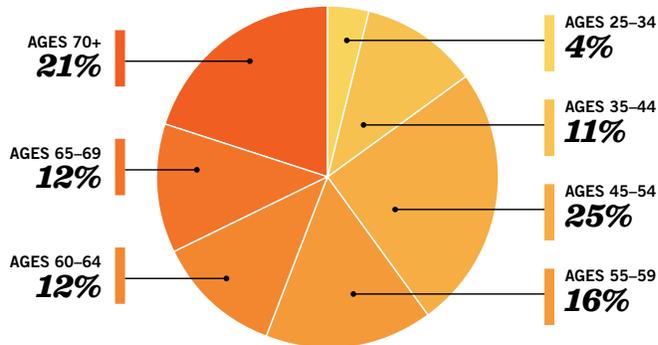


Results of the farmers' forum workshop (February 2013)

GOAL	KEY LEVERAGE INDICATOR	KEY RESULTS INDICATOR
Goal A: There are viable agricultural enterprises in Mansfield.	Better understanding of agricultural issues by municipal employees, elected officials, and Town committees and commissions.	The number of functional farms in Mansfield remains the same or increases.
Goal B: Agricultural enterprises in Mansfield have positive impacts on the economy but not at the expense of the environment and human health.	Resource center / Clearing house for farmers & community.	Greater food security.
Goal C: Agricultural enterprises have positive impacts on the environment and human health but not at the expense of the economy.	More Mansfield residents realize the public health / environmental benefits of locally worked land.	More locally produced agriculture products.

SOURCE: YELLOW WOOD ASSOCIATES

PRINCIPAL OPERATIONS BY AGE | TOLLAND COUNTY (2007)



45% of operators are age 60 or older; only 15% are younger than age 44; average age of principal operator was 58 years old in 2007

What are Mansfield’s historic resources?

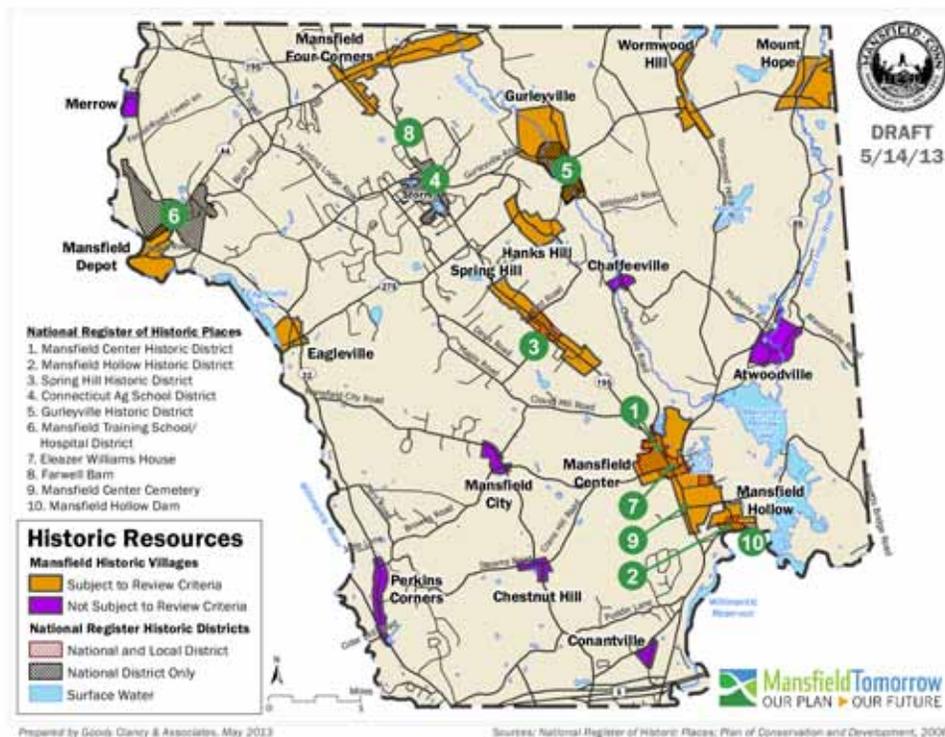
- Mansfield’s historic resources date from the eighteenth century and include houses and commercial, industrial, and institutional buildings.
- Mansfield has six historic districts and four sites listed on the National Register of Historic Places. Listing on the National Register means that federal projects must evaluate any possible impacts. Otherwise, owners of National Register properties are free to do anything to their properties allowed by local law, including demolition.
- Three of Mansfield’s National Register Districts are also local historic districts. Property owners in local districts must seek approval from the Historic District Commission for external changes.
- Ten of Mansfield’s historic villages are subject to Special Historic Village Area Review Criteria. Within these areas, when property owners require site plan or special permit approval (e.g., for new buildings, changes to the exterior of existing building, or for site improvements), the proposals are reviewed according to the Special Historic Village Area Review Criteria to ensure that the changes are compatible with the character of the historic village.

National Register Districts

	UNDER JURISDICTION OF THE MANSFIELD HISTORIC DISTRICT COMMISSION?	SUBJECT TO SPECIAL HISTORIC VILLAGE AREA REVIEW CRITERIA?
Mansfield Center Historic District	✓	✓
Mansfield Hollow Historic District	✓	✓
Spring Hill Historic District	✓	✓
Connecticut Agricultural School District (UConn)		
Gurleyville Historic District		✓
Mansfield Training School and Hospital District (Mansfield Depot campus)		
National Register Properties		
Eleazer Williams House	✓ [confirm]	✓
Farwell Barn	?	
Mansfield Center Cemetery	?	✓
Mansfield Hollow Dam	?	✓

SOURCES: TOWN OF MANSFIELD; NATIONAL REGISTER OF HISTORIC PLACES

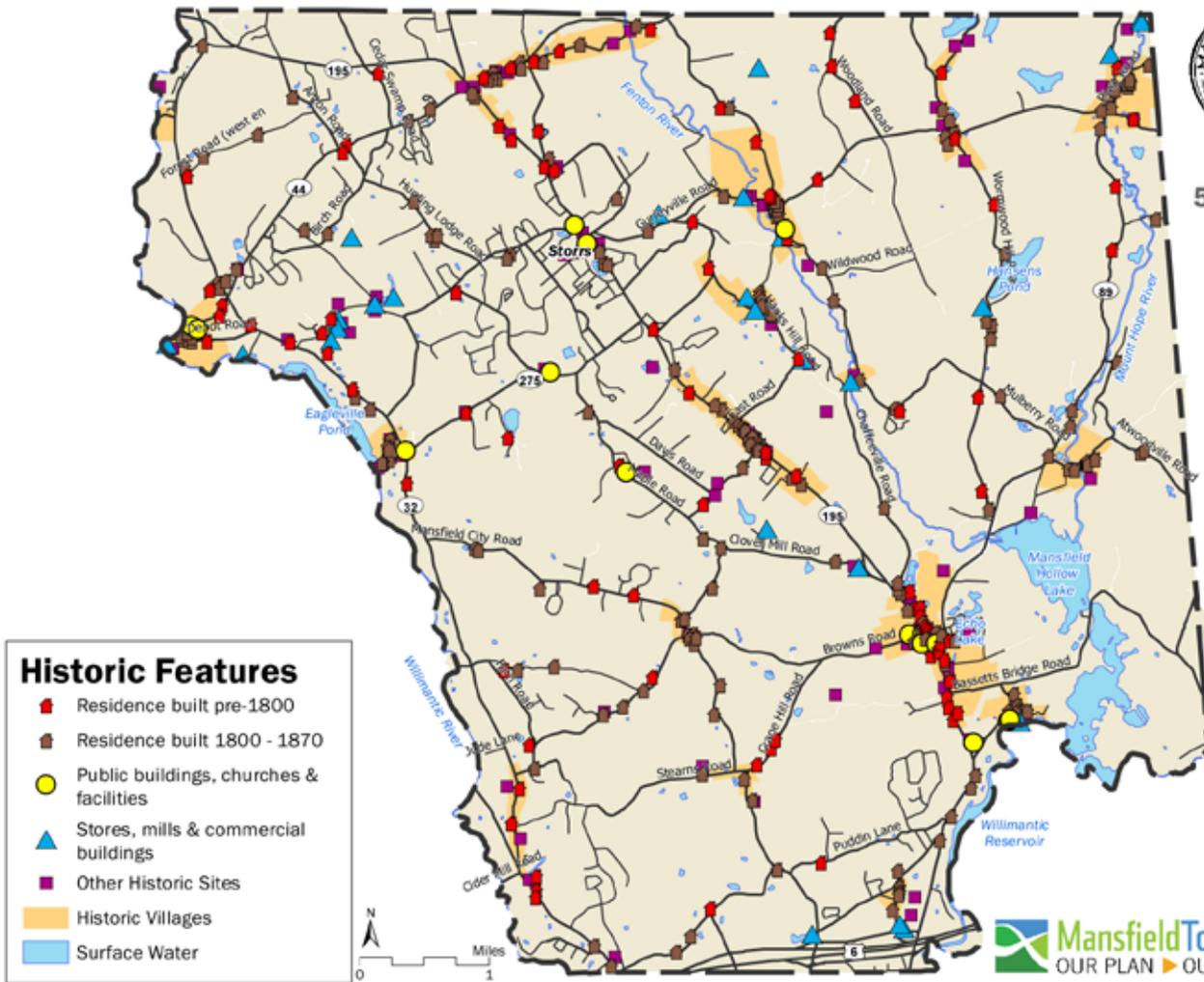
SOURCES: TOWN OF MANSFIELD; NATIONAL REGISTER OF HISTORIC PLACES



HISTORIC RESOURCES



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Historic Features

- Residence built pre-1800
- Residence built 1800 - 1870
- Public buildings, churches & facilities
- ▲ Stores, mills & commercial buildings
- Other Historic Sites
- Historic Villages
- Surface Water



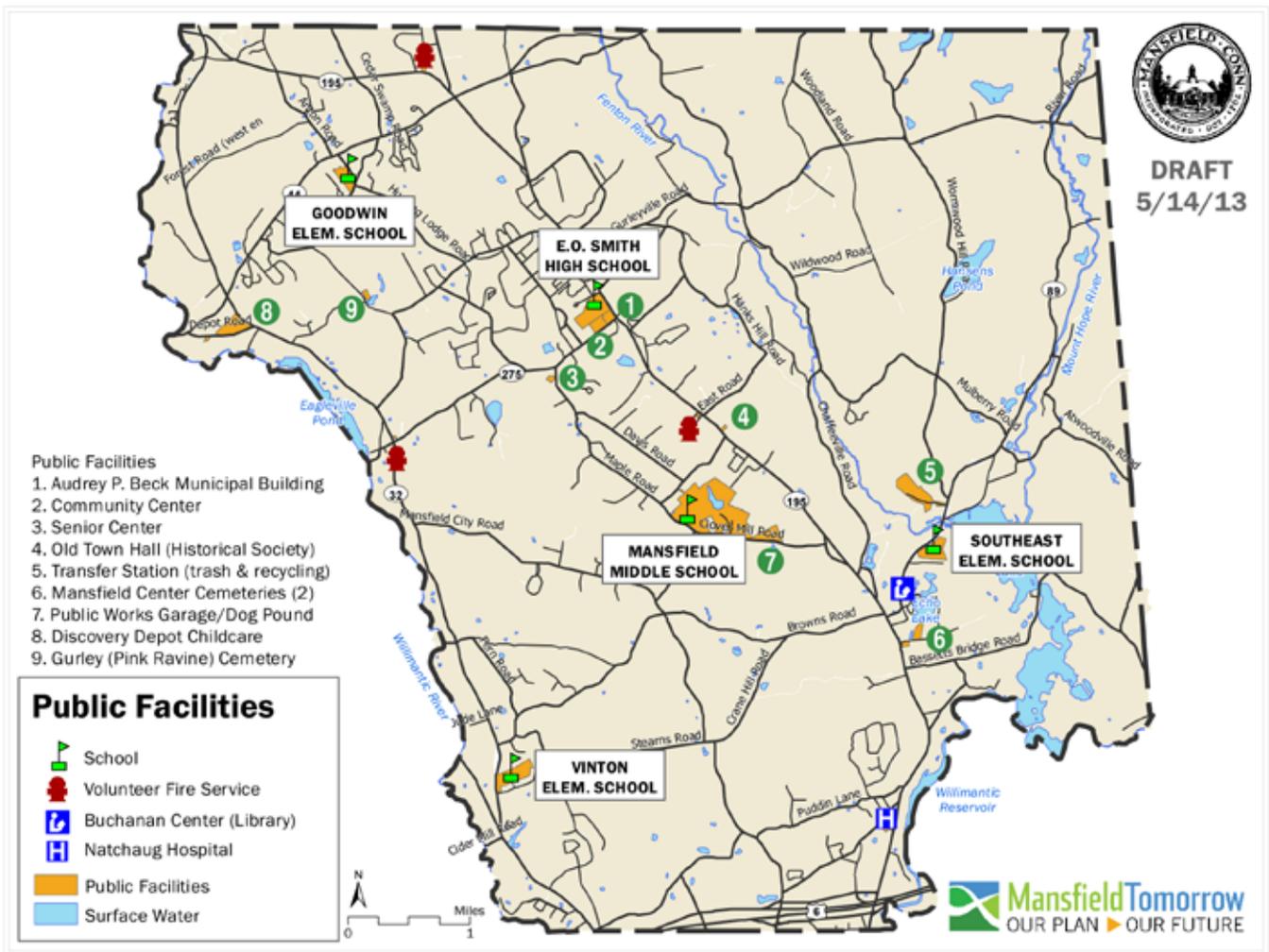
Prepared by Goody Clancy & Associates, May 2013

Sources: Plan of Conservation and Development, 2006

TOWN FACILITIES

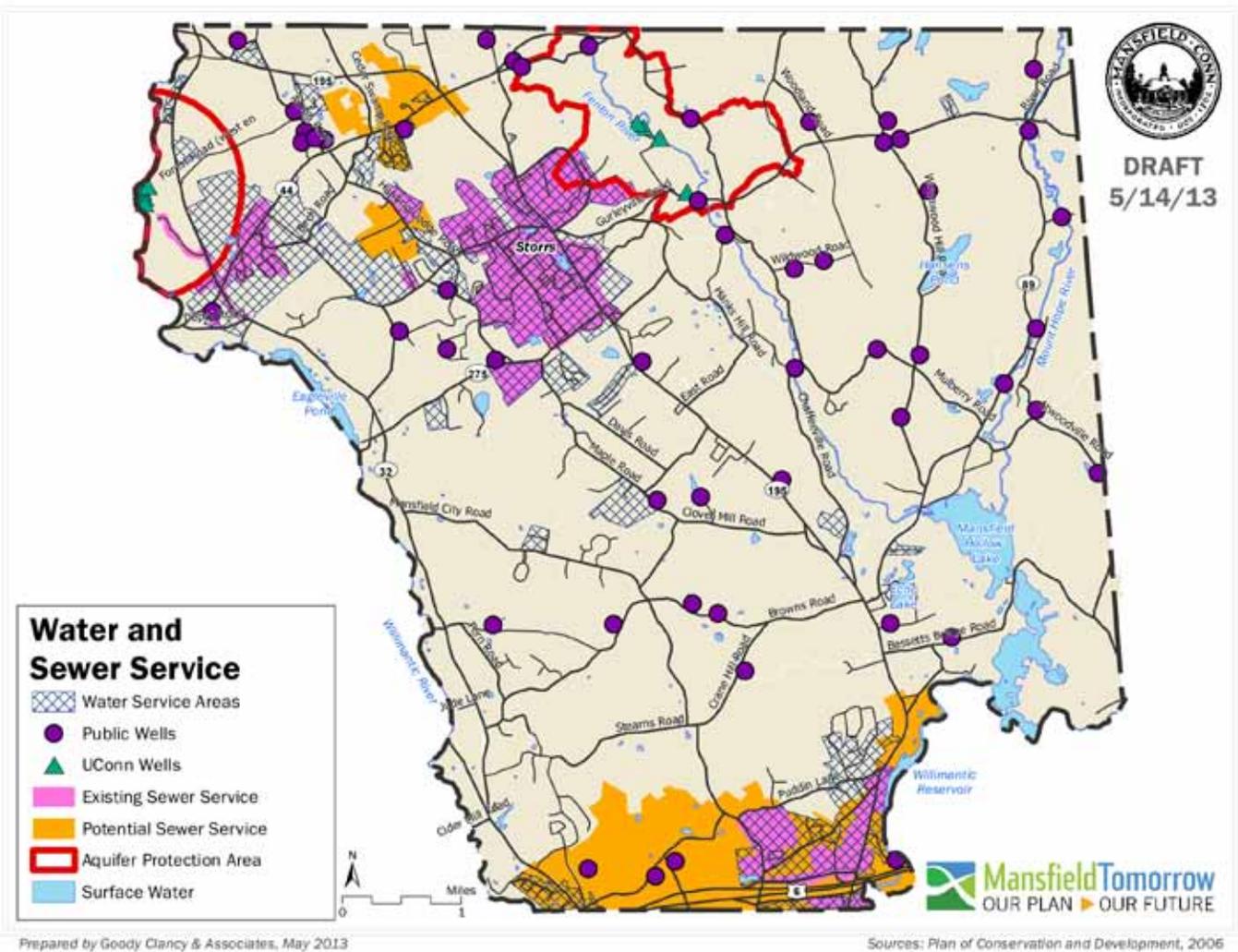
What are the town's public facilities?

- The Town of Mansfield owns a variety of public facilities including three elementary schools, the middle school, a community center, library, senior center, administrative offices, and two active cemeteries.
- Fire protection is provided by two volunteer fire departments. The Eagleville Fire Department primarily serves the northern, central and western portions of the town and has two stations. The Mansfield Volunteer Fire Company primarily serves the central, southern and eastern portions of the town from one location on Storrs Rd.
- Police protection is provided by resident State Troopers based in the Audrey P. Peck Municipal Building.



Where is water and sewer service available?

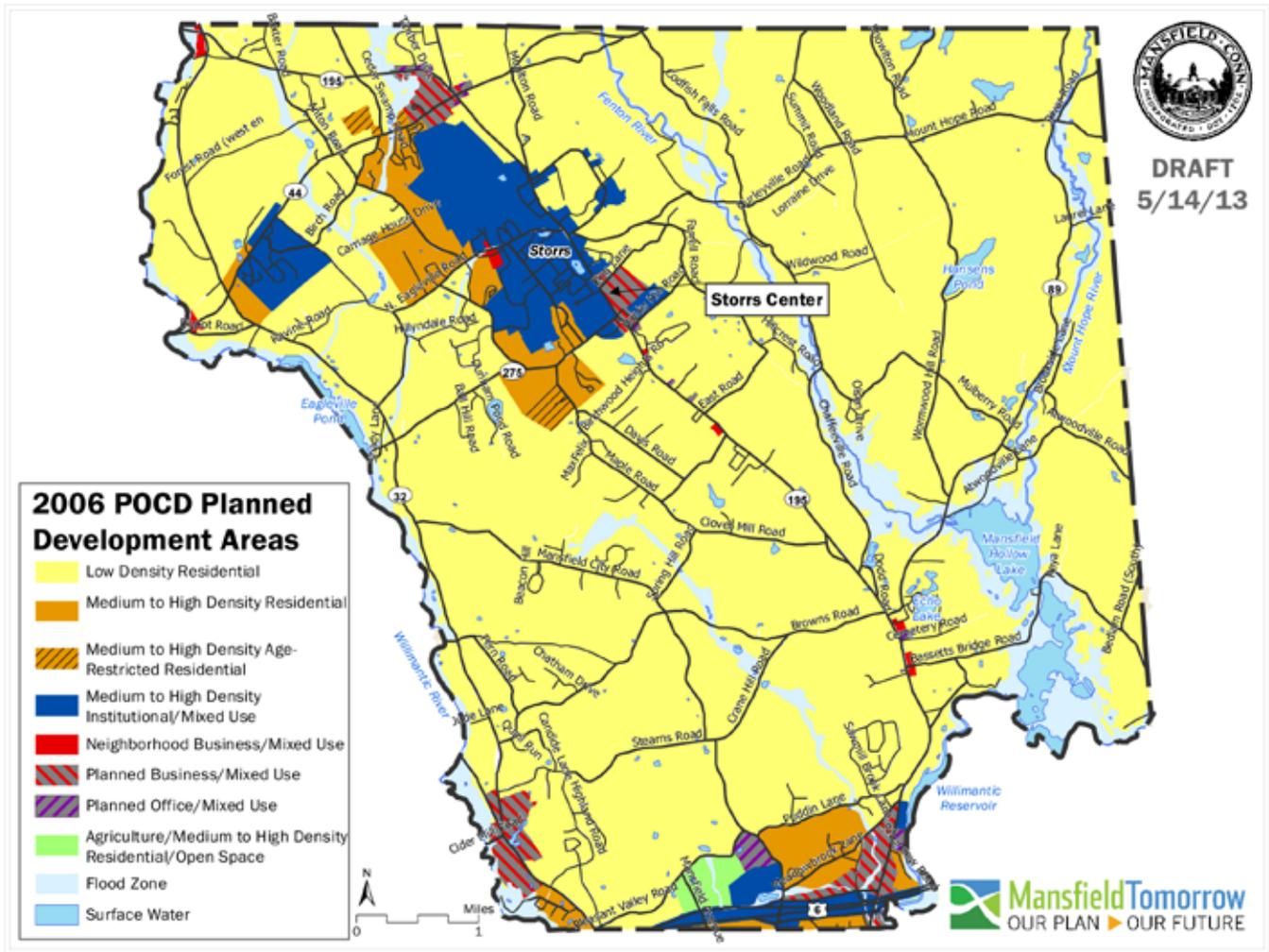
- The provision of water service in Mansfield is concentrated around the UConn campus and Storrs, and in an area in the south near Route 6 supplied by Windham Water Works. Smaller community wells provide limited service in other areas of the Town.
- Sewer service is limited to portions of the area with water service near UConn and Route 6, though potential expansions of the system are being considered in these same areas.
- The Four Corners Water and Sewer Project is evaluating new service to approximately 60 parcels near Routes 195 and 44 to address groundwater contamination and to support sustainable redevelopment of the blighted properties in that area.



AREAS DESIGNATED FOR POTENTIAL NEW DEVELOPMENT

Planned Development Areas

- The 2006 Plan of Conservation and Development identified Planned Development Areas to guide future growth in Mansfield. Growth is concentrated in the areas with current and potential water and sewer service to protect open space and rural land.
- The majority of the growth areas were targeted for medium to high density residential uses. Areas for business or office mixed-use were also identified.



Prepared by Goody Clancy & Associates, May 2013

Sources: Plan of Conservation and Development, 2006

How many students are enrolled at UConn's Storrs Campus?

UConn-Storrs Enrollment, Fall 2012*

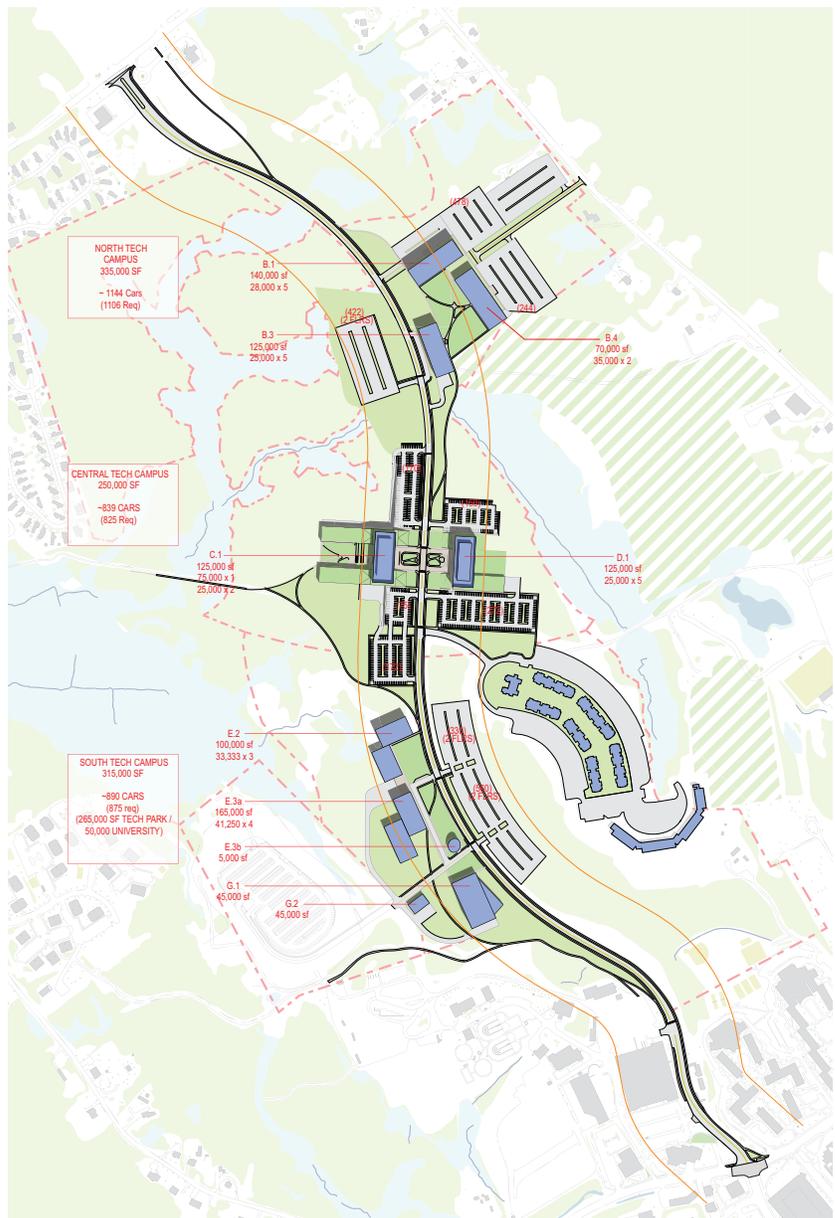
Undergraduate students (full- and part-time)	17,170
Graduate students	5,819
TOTAL	22,989

SOURCE: UNIVERSITY OF CONNECTICUT

*NOTE: Enrollment numbers differ from those provided by US News & World Report, and cited in the housing section of this document. This discrepancy may be due to when the information was gathered, or US News' metrics for enrollment counts. The Fall 2012 numbers above have been confirmed by University of Connecticut Enrollment Management. Based on the Fall 2012 numbers, given the 12,091 undergraduate students currently in UConn housing, UConn houses 70% of its students.

What are UConn's future plans?

- UConn's Technology Park is expected to develop up to 900,000sf of offices, research and advanced manufacturing over a 20 year period and result in 2,800 direct and indirect jobs:
 - Estimated direct and indirect jobs by 2025: 1,300
 - Estimated additional direct and indirect jobs by 2035: 1,500
- In January of 2013, Governor Malloy announced Next Generation Connecticut (NextGen) - a plan for growing UConn as a center for science, technology, engineering and math (STEM) over 10 years. Plans for the Storrs Campus include:
 - 5,060 additional students
 - New faculty (259 new faculty added to current 290 faculty hiring plan system-wide)
 - Construction of new STEM facilities and improvements to existing facilities
 - Residential honors college for STEM students and potential other university housing



SOURCES: THE CT MIRROR - [HTTP://WWW.CTMIRROR.ORG/STORY/21-BILLION-PLAN-DRAMATIC-UCONN-ENROLLMENT-BOOST](http://www.ctmirror.org/story/21-billion-plan-dramatic-uconn-enrollment-boost); UCONN.

How do UConn and the Town share information and coordinate on initiatives that impact both?

The Town coordinates with the University in a variety of ways, including committee representation, mutual aid and training. In addition to the formal committees listed below, many town staff members have relationships with various professional staff at the University, including the President's Office, Office of University Planning, Office of Environmental Compliance, Facilities Management, Police and Fire Departments, and Off-Campus Student Services.

- **Town Committees**—The following Town Committees have University representatives as full voting members:
 - **Sustainability Committee**—Richard Miller, Director of Environmental Services
 - **Four Corners Sewer and Water Advisory Committee**—Tim Tussing, Facilities Management
 - **Town/University Relations Committee**—Michael Kirk, Deputy Chief of Staff, Co-Chair, plus 6 UConn staff members and 2 student government members
- **UConn Committees**—The following UConn Committees have Town staff representatives:
 - **UConn Water/Wastewater Advisory Committee** (Standing Committee-meets quarterly)—Matthew Hart, Town Manager and Linda Painter, Director of Planning and Development
 - **Parking Advisory Committee** (as needed)—Lon Hultgren, ex-officio member
 - **Main Accumulation Area (MAA) Advisory Committee** (Summer 2012-Spring 2013)—Dave Dagon, Fire Chief; Linda Painter, Director of Planning and Development; William Lennon, resident
 - **Technology Park Master Planning Advisory Committee** (Summer 2012-Fall 2013)—Linda Painter, Director of Planning and Development
- **Public Safety**—The Town and the University coordinate on various public safety initiatives and have mutual aid agreements in place. Examples of coordination include fire and police training and a joint patrol initiative.
- **Other Collaborations**
 - **Mansfield Downtown Partnership**—This non-profit 501(c)(3) corporation was created by the Town and University in 2001 to foster the development of a new downtown for Mansfield and assist in community and economic development efforts at Four Corners, King Hill Road and other areas identified by the Town and University. Both the Town and University are represented on the 19-member Board of Directors.
 - **Mansfield Community Campus Partnership** (Joint collaboration-meets monthly)—Town representatives include the Mayor (co-chair), Office of the Town Manager, Department of Building and Housing Inspection, Department of Human Services, Resident State Trooper's Office, Office of the Fire Marshal. Focus is on off-campus student behavior and community building in the neighborhoods.
 - **Mansfield Department of Building and Housing Inspection and UConn Office for Off-Campus Student Services**—These two departments share complaint information for follow-up and coordinate Spring and Fall neighborhood visits.

Does Mansfield receive services and community benefits from UConn?

Having a public university in town comes with challenges, but there are also benefits that are not generally available to residents of other communities.

- **Transportation/Recreation**

- **UConn Shuttle.** Mansfield residents can ride the UConn shuttle buses free of charge.
- **Athletic Facilities.** Community Members 18 and older can get a membership to the Recreational Facilities for \$170/month per trimester
- **UConn Forest.** The UConn forest is a natural resource enjoyed by residents of Mansfield and Eastern Connecticut.
- **Cultural Amenities and Athletic Events.** Residents have access to the wide variety of cultural facilities and sporting events offered at the University.

- **Emergency Response**

- **Emergency Response.** During recent storms, UConn Dining Services has provided food to the Town Respite Center.
- **Police/Fire Services.** The University provides its own police and fire services to the campus and coordinates with the Town's police and fire services on off-campus issues through both formal mutual aid agreements and joint training exercises.

- **Research/Knowledge Sharing**—Over the years, the Town has worked with many different departments to capitalize on the knowledge and expertise of UConn's faculty and students. Examples include:

- **Lands of Unique Value Study (2003)**—Landscape Architecture Program
- **Downtown Public Spaces Master Plan (2012)**—Landscape Architecture Program
- **Mansfield Community Playground Design (2012)**—Landscape Architecture Program
- **Student Projects (on-going)**—School of Engineering, Masters of Public Administration Program
- **Data, consultant services and marketing support for Mansfield Advocates for Children initiatives**—Various Departments.

- **Student Assistance**

- **Community Outreach Volunteers.** UConn student volunteers assist with a variety of town initiatives, such as activities sponsored by the Mansfield Advocates for Children, Youth Services and Parks and Recreation
- **Interns.** Many Town Departments receive assistance from student interns throughout the academic year.
- **Volunteer Firefighters.** Several students volunteer as firefighters and EMTs during their tenure at the University.

NATURAL RESOURCES

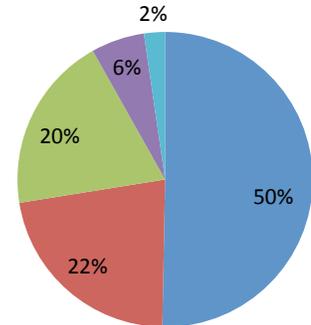
Parks and Open Spaces

- Mansfield is proud of its open spaces, scenic views, and deciduous forests, including active and passive recreation areas, parks, trails, and private lands. There are around 8,800 acres of open space in Mansfield, representing around 30% of the total area of the Town (including water bodies).

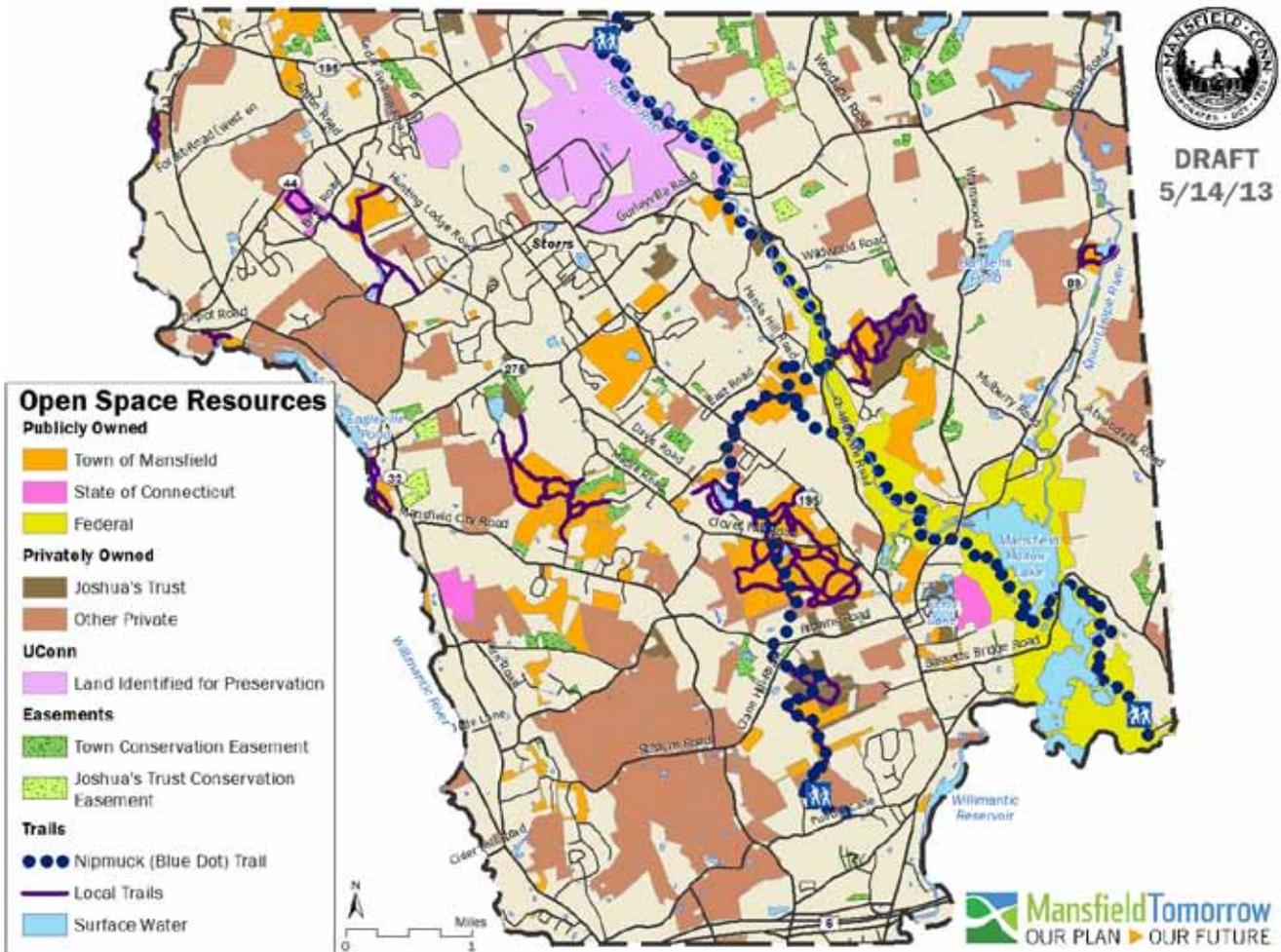
TOTAL OPEN SPACE IN MANSFIELD

Active and passive recreation, open space, and working lands

- Owner Type**
- Private
 - Public-Town
 - Public-Federal
 - Private-Joshua's Trust
 - Public-State



SOURCE:



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5/14/13

Mansfield Tomorrow
OUR PLAN ▶ OUR FUTURE

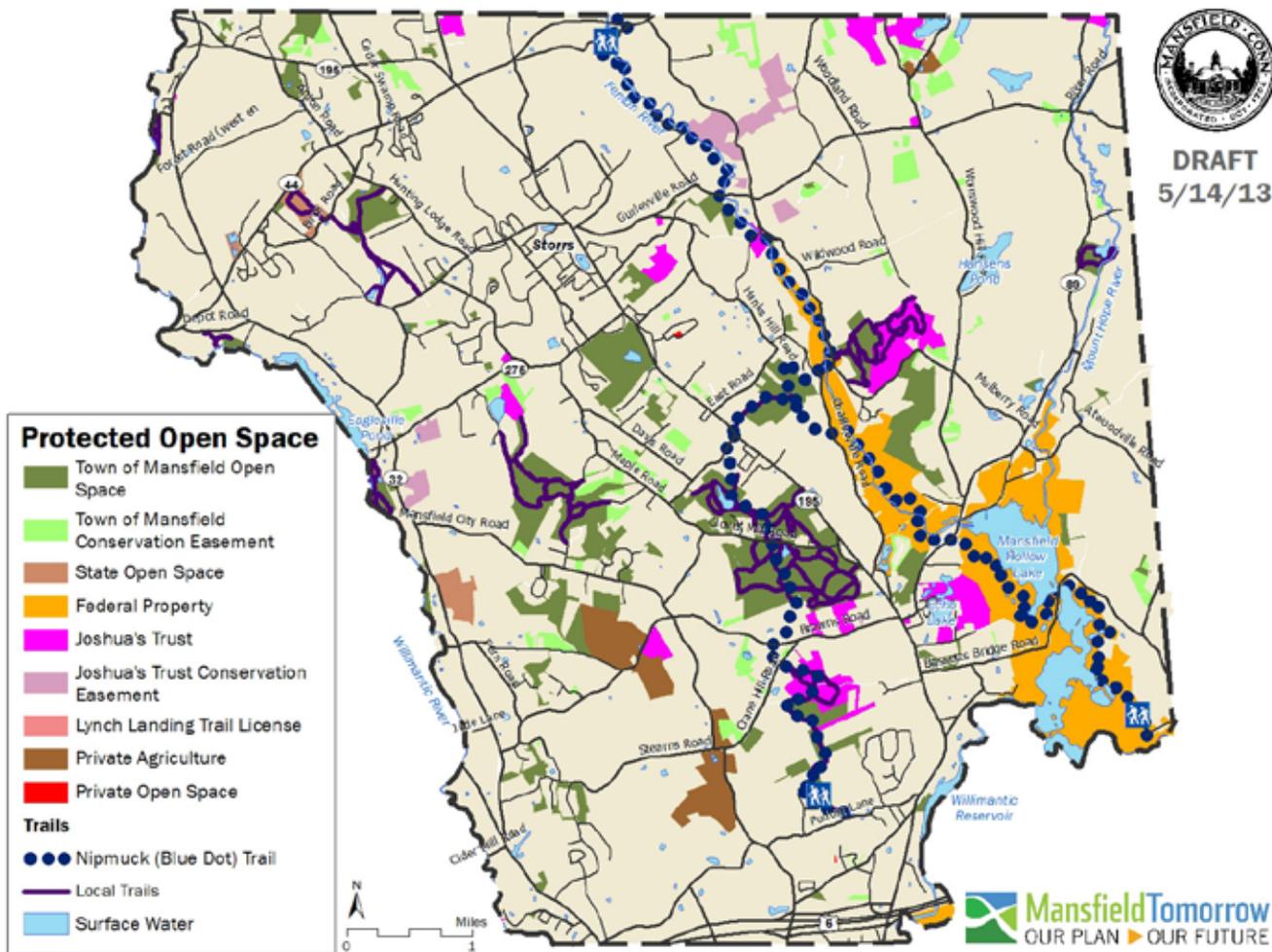
Prepared by Goody Clancy & Associates, May 2013

Sources: Town of Mansfield Assessor Data, 2012; Plan of Conservation and Development, 2006

NATURAL RESOURCES



DRAFT
5/14/13



Prepared by Goody Clancy & Associates, May 2013

Sources: Town of Mansfield, 2012, Plan of Conservation and Development, 2006

- Of these open spaces, 5,500 acres are currently protected or preserved through ownership or easements, representing just over 60% of the total open space.
 - The Town of Mansfield controls over 2,000 acres of open space and has another 460 acres preserved via conservation easements.
 - Joshua's Trust is a major private owner of preserved open space with more than 500 acres purchased outright and almost 200 acres controlled via conservation easements.

OWNERSHIP	TOTAL AREA (ACRES)	AVERAGE SIZE (ACRES)
Mansfield Open Space	2,037	14.7
Federal Property	1,726	172.6
Joshua's Trust	579	13.5
Mansfield Conservation Easement	464	3.3
Private Agriculture	316	39.5
Joshua's Trust Conservation Easement	199	22.1
State Open Space	128	25.6
Uncertain	82	19.9
Lynch Landing (trail license)	3	2.7
Private Open Space	3	1.4
TOTAL ACRES	5,535	

SOURCE: TOWN OF MANSFIELD GIS, OCT. 2012



**DRAFT VISION STATEMENT AND PRINCIPLES TO GUIDE THE PLAN
Advisory Committee Meeting – 21 May 2013**

DRAFT 20-Year VISION FOR MANSFIELD TOMORROW:

In 2035, the Town of Mansfield continues to be a community of historic rural villages, flourishing farms, and protected open spaces. A compact and vibrant town center adjacent to the flagship campus of the University of Connecticut, and attractive mixed-use centers at Four Corners and in southern Mansfield provide good business locations. We are committed to supporting diversity, sustainability, economic viability, and an excellent quality of life and sense of community. We value our cultural, historic and landscape heritage and will preserve it to pass it on to future generations. As the university's host community, our town has a mutually beneficial and respectful relationship with the university as an institution and as a campus and academic community.

- Principles of **sustainability**, green building, energy- and resource-efficiency, and smart growth guide development and Town policies, making Mansfield the “greenest” town in Connecticut.
- We are good stewards of our **natural and cultural heritage**, working to preserve a clean, green and healthy community with networks of open space for wildlife corridors and for nature recreation. We value the homes and other buildings built by previous generations and adapted to contemporary uses.
- We promote **transportation alternatives** to the car through our networks of walking routes on sidewalks and trails, and bicycle routes, both on-street lanes and multi-use trails, and through innovative trip-sharing opportunities.
- We support **diversity** through a variety of attractive and affordable housing choices for people throughout the life cycle, from single young adults and couples to families, empty-nesters and retirees. Mansfield is a resource to the economic, emotional, social, and other needs of residents who need services and supports.
- We welcome businesses that are aligned with Mansfield's smart growth development patterns and rural character, while helping to support Town services. Our **economic viability** is based on technology- and research-based businesses, local retail and services, a growing agriculture and recreational business sector, and university-affiliated activities.

- Our public education system, recreational opportunities, and community events offer unparalleled ***quality of life*** to residents.
- Our ***sense of community*** on the neighborhood and town level is enriched by a variety of joint town-university activities.
- We pursue ***high standards of quality in design*** and development
- We work with ***regional partners*** to foster communication and collaboration.
- We promote ***communication, transparency, and community participation*** in town decision-making.



MANSFIELD TOMORROW: PLAN OF CONSERVATION AND DEVELOPMENT

Draft Chapter Outline – 21 May 2013

This is a draft outline intended to provide a general overview of the organization of the plan. The topics listed below under each section are illustrative and are not intended to be exhaustive. The initial section includes the overall community vision, a chapter describing the community participation process and results, and a review of trends, issues and challenges (including potential impacts of UConn growth).

Sections II- V are organized conceptually as a series of elements that function like layers on a map. Each element includes a set of goals, strategies and action items. The action items will include any zoning recommendations for the subsequent phase of Mansfield Tomorrow. Section II focuses on the green systems that provide ecosystem services, landscape character and habitat, making up the natural heritage that the present generation received from the past. This is followed by Sections III and IV on human uses of the land – for housing and for economic activities. The housing element starts with a consideration of the historic and cultural heritage from the past that shaped the town’s character. Then, Section V is concerned with the human systems that make residential and economic uses of the land possible and also affect the natural systems: transportation, public facilities and services.

The final section of the plan integrates all the recommendations from earlier sections into Section VI with a land use element focused on future land use, zoning, and design and a stewardship and implementation element with organizational recommendations and an implementation matrix with actions, responsible parties, timelines, and potential resources.

During the drafting of the plan, there may be some reorganization of elements, changes in headings, and so on. The plan will have graphics including maps, charts, photos, and illustrative plans.

Executive Summary [11 x 17 miniposter or 4-page booklet]

How to Use This Plan

I. SETTING THE STAGE

A. The Vision for Mansfield in 2035

B. The Community Speaks

- Web site and digital outreach
- Personal visions
- Public meetings
- Online surveys
- Advisory Group and Focus Groups
- Final public meetings
- Public hearings

C. Trends and scenarios

- Population, household and land use trends
- Mansfield and UConn growth plans
- Issues and challenges facing Mansfield
- Potential growth scenarios, assumptions, and evaluation of likelihood: low-medium-high

[Each of the following chapters starts with goals, findings and challenges, and ends with strategies and actions to achieve the goals]

II. GREEN SYSTEMS

A. Natural heritage

- Topography, geology, and landscape character
- Water resources and wetlands
- Vegetation
- Wildlife and habitat

B. Open space: conservation, parks and recreation, working lands

- Conservation lands
- Parks and recreation
- Working lands

C. Climate, energy and resource efficiency

- Climate change
- Water conservation
- Greenhouse gases and renewable energy
- Waste reduction
- Green building

III. LIVING IN MANSFIELD

A. Historic and cultural heritage

- Historic resources
- Cultural resources

B. Housing

- Housing patterns: type, tenure, location, cost, etc.
- Student housing
- Affordable housing and housing need
- Compact development, infill and redevelopment, low impact development

C. Community

- Storrs Center
- Mansfield Center
- South Mansfield
- Hamlets

IV. MAKING A LIVING IN MANSFIELD

A. Economic development

- Mansfield's economy and competitive position
- Workforce
- Working lands
- Economic development resources
- Locational issues (Four Corners, North Depot, South Mansfield, etc.)
- Opportunities

V. SERVICES, SYSTEMS AND FACILITIES

A. Water supply and wastewater

- Water supply study and issues
- Wastewater

B. Getting around

- The goal of transportation choice
- Roads
- Alternative modes: transit, bicycling, walking

C. Public facilities

- Town buildings
- Town services (e.g., library, community center)
- School buildings
- Fire stations
- other

VI. MANSFIELD TOMORROW

A. Future land use, zoning, and design considerations

- Conceptual plans for Planned Development Areas
- Future Land Use Plan
- Sustainability audit of current regulations
- Design standards
- Zoning principles

B. Stewardship and Implementation

- Stewardship of the plan
- Annual public hearing to review progress
- Use of the plan in budgets and work plans
- Communication and transparency
- Implementation Matrix

APPENDIX

Strategy Reports

Other materials of interest



DRAFT HOUSING STRATEGIES – 28 MAY 2013

HOUSING ISSUES IN MANSFIELD

Identified in public meetings, surveys and comments:

- Impacts of student housing on neighborhoods
- Investor purchase of single family homes for student rentals
- Housing impacts of Technology Park employment
- Housing impacts of UConn faculty/staff expansion
- Housing impacts of UConn student enrollment expansion
- Housing impacts on rural character
- Type and location of potential new housing
- Need for affordable housing for all income levels and all stages of the life cycle
- Sustainability aspects of potential new housing

HOUSING CONTEXT

- By 2025, the population of Connecticut residents aged 65 and older is expected to increase by 55%; and those aged 55 to 64 by 20%. The group most likely to purchase larger homes, people aged 35 to 54, is expected to decline by 12%.
- Connecticut has lost a greater percentage of its young worker population than any other state since 1990.
- In 2010, 61% of Mansfield heads of household were 45+ years old; 42% were 55+ years old; 24% were 65+ years old.
- Most of Mansfield's housing stock was built 1950-1979. While some of that housing stock has undoubtedly been renovated to meet market preferences in the 1990s and 2000s (e.g., more bathrooms, upgraded kitchens, larger rooms), buyers of single family homes may not find it as attractive as newer housing. Mansfield's highly rated school system will still attract families with children, however.
- Changing housing preferences may make Mansfield's some of current housing stock less appealing. Baby boomers want to downsize; Millennials prefer housing with access to amenities and less need to drive everywhere.
- Student housing demand pushes up rents, making it difficult for working families to find affordable rental housing in Mansfield.

HOW MANY NEW HOUSING UNITS WILL MANSFIELD NEED IN 2025?

1. How can we estimate population and household numbers in 2025?

Population projections from the Connecticut Department of Transportation or the Connecticut State Data Center are obsolete because of UConn’s NextGen and Tech Park initiatives. This estimate is conservative—i.e., generous—in assuming that the University will meet its goals for enrollment and all the new students and a substantial portion of the new employees will live in Mansfield.

ESTIMATED POPULATION OF MANSFIELD IN 2025	Year 2025
Census 2010 population	26,543
Estimated general background growth - nonstudent <ul style="list-style-type: none"> ▪ 2000-2010 average annual growth in households: 30 ▪ Assume that 1/3 of that growth is student households, making general growth per year 20 households ▪ 20 households a year for 15 years: 300 households over 15 years ▪ 300 households at 2.4 persons per household: 720 persons 	720
Estimated new students resulting from the NextGen initiative	5,000
Estimated new faculty multi-year hiring beginning 2012: 290 system-wide <ul style="list-style-type: none"> ▪ Storrs hiring 2012/2013: 150 ▪ Assume an additional 50 hired under this initiative: 200 new faculty ▪ Assume that 50% decide to live in Mansfield: 100 new faculty ▪ Assume that these 100 households have the average 2.4 persons per household: 240 persons 	240
Estimated new faculty hiring for NextGen Initiative: 259 <ul style="list-style-type: none"> ▪ Assume that about 75% are at the Storrs campus (reflecting Storrs proportion of total 6500 new enrollment): 200 new faculty ▪ Assume that 50% choose to live in Mansfield: 100 new faculty ▪ Assume that these 100 households have the average 2.4 persons per household: 240 persons 	240
Tech Park estimated direct and indirect jobs by 2025: 1,300 <ul style="list-style-type: none"> ▪ Indirect jobs can be anywhere. ▪ Assume 1,000 jobs in Mansfield. Some of these jobs will be filled by students and faculty ▪ Assume 800 net new jobs in Mansfield ▪ Assume 50% of these job holders choose to live in Mansfield: 400 tech park employees ▪ Assume that these 400 households have the average 2.4 persons per household: 960 persons 	960
ESTIMATED TOTAL POPULATION IN 2025 <ul style="list-style-type: none"> ▪ 7160 more people than in 2010 (of whom 5,000 are students) ▪ 27% growth in 15 years = 1.8% average annual growth 	33,703

2. How many additional dwelling units will be needed to accommodate this population?

Because the 5,000 increase in the student population contributes 70% of the estimated population growth, the percentage of students accommodated on campus makes a big difference in the estimate. It is not clear how many of those 5,000 new students will be undergrads or grad students. For the purposes of this exercise we will assume that one-quarter of the 5,000 new students are grad students (1,250) and three-quarters are undergrads (3,750). We continue to assume that all the undergraduates will live in Mansfield, either on campus or elsewhere and half of the total grad students will live in Mansfield. UConn currently houses 70% of undergraduate students on campus and 54% of its total enrollment on campus. Some undergraduates live outside Mansfield as do many graduate students. Grad student enrollment will include students working on theses and dissertations who have finished course work and often live elsewhere.

ESTIMATED HOUSING UNITS IN 2025		
Estimated Total Population: 33, 703 Estimated Student Population in Mansfield: 24,500	TOTAL HOUSING UNITS	
	If 70% of undergrads on campus	If 50% of undergrads on campus
2012 total enrollment: 22,989 (undergrad = 17,170; grad = 5,819) 2012 on campus student population: 12,341 (54% of total; 70% of undergrads) <ul style="list-style-type: none"> ▪ Undergrads: 12,091 ▪ Grads: 250 ▪ Students housed elsewhere: 10,648 (not all in Mansfield) 		
Housing units for total population minus students on campus: Assume average household size of 2.4 2025 total population: 33,703 <ul style="list-style-type: none"> ▪ Total minus 70% of undergrads on campus: 19,003 <ul style="list-style-type: none"> ○ 7918 total dwelling units ▪ Total minus 50% of undergrads on campus: 23,202 <ul style="list-style-type: none"> ○ 9668 total dwelling units 2025 estimated student population: 28,000 <ul style="list-style-type: none"> ▪ Undergraduates: 21,000 <ul style="list-style-type: none"> ○ 70% of undergrads living on campus: 14,700 ○ 50% of undergrads living on campus: 10,500 ▪ Graduates: 7,000 <ul style="list-style-type: none"> ○ 50% of grad students living in Mansfield: 3,500 	7918	9668
Subtract existing 2010 dwelling units: 6017	1901	3651
Subtract 350 dwelling units that received zoning permits 2010-2012	1551	3301
Subtract approximately 500 Storrs Center units not yet permitted	1051	2801
ESTIMATED ADDITIONAL HOUSING UNITS NEEDED to accommodate additional population at average 2.4 persons per household: Medium and High Estimates	Approximately 1,100	Approximately 2,800

3. Where could these additional housing units be located?

A. Redevelopment of existing older student housing complexes where public services already exist and where public services could be extended

From the 2007 Water and Wastewater Master Plan:

- Potential expansion with additional units through expansion/redevelopment of existing multifamily developments if public services are made available:
 - Orchard Acres Apartments
 - Celeron Square Apartments
 - Club House Apartments
 - Hunting Lodge Apartments
 - Carriage House Apartments
- Potential for approximately 450 units on PDA parcels if public services are made available (estimate by Planning Department):
 - Southwest of Knollwood Acres Apartments
 - North of Route 44 and west of Cedar Swamp Rd
 - North of Jensen's Mobile Home Park and adjacent to Four Corners
 - Southeast of Hunting Lodge Apartments

B. Other Planned Development Areas

STRATEGIES TO PRESERVE RURAL CHARACTER

- Rather than preserving rural character, two-acre zoning minimums promote sprawl, fragment and damage wildlife corridors, and tend to create an exurban landscape of a house every 100 feet along country roads. Should Mansfield’s population grow substantially, two-acre zoning will turn the town into a suburb with enclaves of “rural character” in pockets of conservation land.
- As of right zoning should be calibrated to help create specific kinds of places.
- Mansfield’s rural places include historic small villages, crossroads settlements, farms, and managed forests, as well as conservation lands. Appropriate minimum lot sizes for villages and settlements where people historically clustered together should encourage this historic pattern.
- Development outside settlements should be subject to zoning that allows development in the context of protecting natural resources and working landscapes.

HOUSING STRATEGIES TO PRESERVE RURAL CHARACTER			
STRATEGY	Description	Potential for Mansfield	Challenges for Mansfield
Differentiate between village/crossroads settlements and rural districts in terms of minimum development standards	Village districts can have smaller minimum lot sizes compatible with water and septic needs but encouraging compact development.	Focus on qualities of place to be preserved and encouraged.	
Consider Village District Zoning enabled by state law for villages.	1998 Village Districts Act: To protect and enhance places with distinctive character, landscape and historic structures. Regulations can: <ul style="list-style-type: none"> ▪ Include standards for design and placement of new buildings and modification of existing buildings, and maintenance of public views ▪ Promote retention of historic, traditional or significant character and adaptive reuse 	Gives guidance for new development and redevelopment in village areas including areas that are not local historic districts	Ensure that regulations are not burdensome.
Natural Resource Protection Zoning for areas not in villages or designated development areas: Builds on conservation/open space subdivision approach	Combine low underlying densities with compact development patterns to make significant areas permanently undeveloped and available for agriculture/forestry, recreation, watershed, wildlife habitat, or other resource uses.	Does not have a defined lot size or density but a formula to calculate the amount of developable land and undeveloped land, and the number of units.	New approach that requires significant public education.

STRATEGIES TO BALANCE STUDENT AND NON-STUDENT HOUSING

Mansfield has already established some best practice programs to manage off-campus student housing and student behavior, including rental registration, and limitations on the number of unrelated people in single family homes. In addition, the UConn office for off campus housing and the Town’s State Trooper have been increasingly effective in recent years through consistent enforcement, education, and outreach.

STRATEGIES TO IMPROVE STUDENT AND NON-STUDENT HOUSING BALANCE			
STRATEGY	Description	Potential for Mansfield	Challenges for Mansfield
Improve data about student off campus rentals – numbers and locations	<ul style="list-style-type: none"> Neither the university nor the Town currently know how many students are living off campus in Mansfield and where they are all located. 	<ul style="list-style-type: none"> Better data on student rentals and trends will help Mansfield and the University identify trends, make timely changes when needed, etc. 	<ul style="list-style-type: none"> UConn staff have indicated they are developing this information.
Establish a system of regular enforcement windshield surveys of single family rentals	<ul style="list-style-type: none"> Divide registered single family rentals into groups for at least two windshield surveys per semester to identify possible over-crowding or other issues 	<ul style="list-style-type: none"> Regular enforcement will result in more landlord enforcement of rules and happier non-student residents 	<ul style="list-style-type: none"> Staff time constraints Perhaps create a part time position for a student to identify cases that require staff attention.
On petition of half of property owners in a single family neighborhood, create an overlay district for single family neighborhoods where rental to unrelated persons is limited.	<ul style="list-style-type: none"> Overlay for single family neighborhoods where rentals by non-resident owners to unrelated persons is not permitted. Requires approval of delineated neighborhood and agreement by majority of property owners. Existing rentals to be grandfathered. 	<ul style="list-style-type: none"> Balances owner-occupied and rental units in single family neighborhoods near the university. 	<ul style="list-style-type: none"> Property owners may be reluctant to restrict their rental options and potential property sale. Careful legal review needed.
Code enforcement system with points linked to single family rental registration	<ul style="list-style-type: none"> Create a point system for code violations to promote compliance and provide for revocation of rental to students 	<ul style="list-style-type: none"> Promotes code compliance by landlords and tenants 	<ul style="list-style-type: none"> Careful legal review needed. Staff time for enforcement.
Promote high-quality off campus student development within walking and biking distance of campus.	<ul style="list-style-type: none"> Proactively encourage redevelopment of older student developments. Provide design standards and management standards in zoning. 	<ul style="list-style-type: none"> High quality housing and proximity to campus will attract students. Good management will make student communities better neighbors. Good opportunity for PDA areas near campus. 	<ul style="list-style-type: none"> Need for water/sewer services to create density and village-like design

STRATEGIES TO IMPROVE STUDENT AND NON-STUDENT HOUSING BALANCE

STRATEGY	Description	Potential for Mansfield	Challenges for Mansfield
Establish Employer-Assisted Housing Programs for junior faculty and staff in designated neighborhoods.	UConn to provide incentives (down payment assistance, closing costs assistance, etc.) to junior faculty and staff to live in neighborhoods near campus. Identify the neighborhoods in collaboration with the Town.	For Town: brings new owner-occupants to neighborhoods threatened by too many student rentals. For UConn: incentivizes junior faculty and staff to participate more in university, student and town life.	Town needs to make the case to the University that this is mutually beneficial. UConn needs to create and fund the program.

AFFORDABLE HOUSING STRATEGIES

Affordable housing is defined as housing that costs no more than 30% of household income. In Mansfield, the rental housing market is more costly, in relation to median incomes, than the for-sale market. Student demand pushes up rental prices. The Census Bureau’s 2007-2011 American Community Survey found that approximately 17% of Mansfield’s population lives at or below the poverty level and 10% of Mansfield’s children live at or below poverty. To some degree this reflects low student incomes, but because service and retail jobs have low wages, it also reflects the incomes of working families in those economic sectors. According to the state’s list for the purposes of the affordable housing land use appeal process, Mansfield has 654 units of assisted housing (including 153 housing vouchers, of which only 129 are funded). The State uses the decennial census count for measuring whether a municipality’s assisted housing inventory meets the 10% goal in state legislation. Based on the 2010 census count of 6,017 dwelling units, the town has 10.87% affordable units. In the 2010-2012 period, 350 units (single family, two-family, and multifamily) of housing received zoning permits. Assuming additional units built by the census of 2020, including build out of Storrs Center, Mansfield will need to add affordable units to its inventory. In addition, the use of unfunded vouchers to meet the 10% goal means that 30 “ghost” affordable units are included.

AFFORDABLE HOUSING STRATEGIES

STRATEGIES	Description	Potential for Mansfield	Challenges for Mansfield
<i>Inclusionary Zoning and Mansfield Affordable Housing Trust</i>	Developers provide <ul style="list-style-type: none"> ▪ a percentage of units as affordable housing on-site or, ▪ a contribution in lieu of building units to a municipal Affordable Housing Trust Units on site must be substantially similar to market-rate units in materials, size, and amenities.	<ul style="list-style-type: none"> ▪ Method for student rental developments to mitigate the effects of student demand on rental costs ▪ Preference for in-lieu payments from student rental developers ▪ Possible exemptions for small subdivisions – under 10 houses? 	<ul style="list-style-type: none"> ▪ Relatively few single family subdivisions and they tend to be small. ▪ Multifamily development and preponderance of in-lieu payments seems the best option.
<i>Incentive Housing Zones:</i>	Zoning districts that require: <ul style="list-style-type: none"> ▪ At least 20% of the housing units 	Current locations could be: <ul style="list-style-type: none"> ▪ Downtown Storrs 	<ul style="list-style-type: none"> ▪ Public services and bus stop requirements limit locations.

AFFORDABLE HOUSING STRATEGIES

STRATEGIES	Description	Potential for Mansfield	Challenges for Mansfield
<p>The State of Connecticut has established the option of Incentive Housing Zones for municipalities as a way to encourage the development of affordable housing.</p> <p>Willimantic is considering an IHZ. See: www.ct.gov/opm click on “Responsible Growth”</p>	<p>within the district must be affordable.</p> <ul style="list-style-type: none"> ▪ Affordable means households with incomes at 80% or below the area median income (not the town median) will pay no more than 30% of their income. ▪ IHZs must be consistent with state, regional and local POCDs ▪ Must be located where there are public sewer and water and bus services. ▪ May not be subject to special permit processes ▪ Can be mixed use, age-restricted, include design standards and incentives, and designate the number of units and type of units. 	<ul style="list-style-type: none"> ▪ Areas served by Windham Water Works <p>Potential locations if water and sewer service becomes available include Four Corners</p>	<ul style="list-style-type: none"> ▪ Need to make design and other standards specific enough for Mansfield to be comfortable with streamlined permitting – while not creating disincentives for use of the zone.
<p>Community Land Trusts</p> <p>Litchfield, Salisbury, and other Connecticut communities have housing trusts.</p> <p>See the state list at www.cltnetwork.org</p> <p>See www.lincolninst.edu for <i>The Community</i></p>	<p>A nonprofit organization</p> <ul style="list-style-type: none"> ▪ Holds title to land to preserve its long-term availability for affordable housing and other community uses ▪ Housing built on the land is sold with an inexpensive, long-term ground lease ▪ CLT retains an option to repurchase the building according to a formula that gives the sellers some return on their equity but also preserves affordability for future buyers. Can be used for single family 	<ul style="list-style-type: none"> ▪ Land is relatively expensive in Mansfield—removing the cost of land makes a home significantly more affordable. ▪ Potential organizers could be local nonprofits or faith-based organizations, Housing Authority (by creating a non-profit subsidiary), Town Government ▪ Most CLTs initially rely on grants from local governments, private foundations, or other donors to pay for stewardship functions. ▪ Over time, the CLT can generate ground lease fees, resale fees, and other income to support the costs of managing the 	<p>Requires either a local group, an existing nonprofit, or a governmental office to organize and operate. Activities include:</p> <ul style="list-style-type: none"> ▪ assembling and managing land ▪ ensuring affordability of homes ▪ fair marketing of the homes ▪ educating prospective buyers about the rights and responsibilities of owning a resale-restricted home ▪ selecting income-eligible buyers for the homes ▪ monitoring and enforcing homeowner compliance with contractual controls (e.g., insurance, taxes, subletting, financing, repair, etc.)

AFFORDABLE HOUSING STRATEGIES

STRATEGIES	Description	Potential for Mansfield	Challenges for Mansfield
<i>Land Trust Reader</i>	<p>ownership housing, rental housing, co-ops, condominiums, and so on</p> <ul style="list-style-type: none"> ▪ Governed by a board that includes representation from the people living on trust land, from people who live in the surrounding community but not living on trust land, and from government, funders, and nonprofits that help support the CLT. 	affordable housing stock	<ul style="list-style-type: none"> ▪ managing resales to ensure affordability ▪ intervening in cases of a mortgage default.

DRAFT HOUSING GOALS FOR 2035

Preservation of Rural Character:

- Standards to protect historic or traditional character are in place for development in villages and crossroads settlements.
- Mechanisms are in place to protect natural resources in development of new housing in rural areas.
- Mechanisms are in place to limit conflicts between residential development and working farms.

Student Housing:

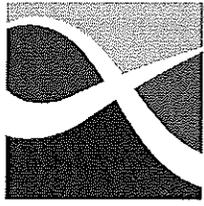
- Mansfield has a fair and equitable regulatory system in place to preserve single family neighborhoods from excessive numbers of student rentals.
- Enhanced initiatives and coordination between the Town and UConn have been successful in improving student-neighborhood relations.
- UConn continues to house approximately 70% of undergraduate students on campus.

Affordable Housing:

- Mansfield's housing options include housing affordable to low- and moderate-income individuals and families and the Town continues to meet or exceed State of Connecticut municipal affordability goals.

Diversity and Sustainability:

- Mansfield's housing options include townhouses, condominiums, co-housing, cooperatives, and housing over retail in addition to single family homes and apartment developments.
- Mansfield has varied housing stock to meet the needs of residents at all stages of the life cycle, including singles, families, seniors, and students.
- New housing development is resource-efficient and sited in a manner to limit impact on natural resources.



Mansfield Tomorrow

OUR PLAN ► OUR FUTURE

ECONOMIC DEVELOPMENT FOCUS GROUP

Wednesday, May 1, 2013 | 5:30 pm to 7:30 pmpm

Mansfield Community Center Conference Room

DRAFT Minutes

Present- Dirk Fecho, George Thompson, John McGuire, Pat Bresnahan, Ronald Beebe, Steven Ferrigno, Danny Briere, Michael Zito, Mehdi Anwar, Kia Martinson, Robert Moskowitz, Steven Stein, Neil Warren, Tom Burgess, Rita Zangari, Cynthia van Zelm, Howard Kaufman, Scott Lehman Staff: Matt Hart, Linda Painter, Jennifer Kaufman. Consultants: Peter Kwass, Mt. Auburn Associates; Larissa Brown; Goody Clancy

The meeting was called to order by Linda Painter, Director of Planning and Development.

- I. **Introductions-** Members of the Focus Group Introduced themselves
- II. **Review of Mansfield Tomorrow project and the purpose of the economic development strategy report-** Larissa Brown gave an overview of the Mansfield Tomorrow Project and how the economic development strategy fits into the overall plan.
- III. **Review and discussion of existing economic conditions and trends-** Peter Kwass gave a presentation on the town's current economic profile, including major industries, employment and wages. Areas of opportunity were identified based on comparison of local industry growth compared to the Windham-Tolland Region.
- IV. **Review and discussion of economic development issues and potential goals -** Peter reviewed various issues and opportunities, including the town's relatively low share of retail employment as compared to food services, health care and other employment. He also discussed the University Technology Park and potential for technology based economic development. Also identified were challenges such as the high percentage of state properties/heavy reliance on state aid and below average commercial/industrial tax base compared to similarly-sized communities.

Committee discussion centered on the impact of the university on economic development, such as a stagnant population growth other than what is related to the university and a desire for more information as to how Mansfield compares to other university communities. Members expressed an interest in examples of other similarly situated communities to see what has been successful there, particularly related to technology spin-offs. There was also interest in having a better understanding of how our businesses are doing and what the Town could do to meet their needs. Interest in a regional approach to economic development was also expressed.

The presentation also identified some preliminary goals for committee discussion such as increasing the grand list of commercial/industrial property; diversifying the economy; increasing job opportunities; considering public-private partnerships to facilitate redevelopment of the Depot Campus and Bergin Correctional Facility; developing necessary infrastructure to support retail and consumer services, and streamlining development and business regulations.

Due to the time, the Committee had limited discussion on the draft strategies. Bresnahan noted the need to focus on sustainable growth, including consideration of water and other environmental resources, and identified the desire to establish an optimal growth target. It was suggested that a starting point for that discussion could be information on what the grand list would need to be to cover services for the existing population. Suggestions were also made regarding addition of strategies on regionalism and business retention efforts.

V. Public Comment- No public comment.

VI. Next steps and Adjourn- Staff will be in touch regarding the next meeting. The meeting adjourned at approximately 7:40 pm.



**Economic Development Briefing Paper
and Draft Goals and Strategies
May 29, 2013**

The Role of Economic Development

The purpose of this paper is to provide guidance to the citizens of Mansfield in establishing goals and strategies for local economic development. As a starting point, it may be useful to define what we mean by economic development.

- Most fundamentally, economic development is about maintaining and expanding a community's "traded sector." The traded sector consists of economic sectors that export their products to businesses and consumers outside the community, thus importing income and increasing local employment and wealth. The income from the traded sector circulates within the community, creating demand for goods and services in the "sheltered sector," those economic sectors that primarily serve local residents such as retail and consumer services.
- For some communities, expanding the "sheltered sector" is considered an important aspect of economic development. Sheltered sector businesses such as supermarkets and pharmacies, local attorneys, physicians and accountants, and automotive repair shops and hair salons, provide goods and services primarily to people who live and work in the community. While the sheltered sector typically relies on income from the traded sector for its development, local impediments to the growth of the sheltered sector such as a lack of suitable land and buildings or the absence of critical infrastructure must be addressed to ensure that the sheltered sector grows to its full potential. Addressing these impediments can increase employment and provide residents convenient access to a wider array of goods and services.
- For some communities, economic development is also a way to expand and diversify their tax base. Commercial and industrial property is typically a net generator of tax revenue, so retention and expansion of both traded and sheltered sector businesses provides revenue to reduce the residential property tax burden while maintaining quality public services which, in addition to enhancing quality of life, can be an important factor in attracting additional business activity.

The relative importance of these three dimensions of economic development to a particular community can vary depending on its economic situation and the economic aspirations of community residents. This in turn will shape the community's approach to economic development.

The Mansfield Economy

Before establishing goals and strategies for economic development, it is important to understand the community's current economic situation and take into account what residents consider their most pressing economic development needs

Overview

The Mansfield economy relies heavily on state government (i.e., UConn), with over half of total town employment. Other major economic sectors include health care and social assistance, and accommodation and food services. These sectors also experienced greatest growth between 2001 and 2011. Table 1 below shows the relative size of the town's economic sectors in 2011 as measured by wage and salary employment, their growth between 2001 and 2011 and, their average wages.¹

	Employment 2011	% of Total Employment 2011	Change 2001- 11	Percent Change 2001-11	Avg. Annual Wage 2011
Total - All Industries	11,077		820	8.0%	\$49,637
Total Private	4,031	36.4%	332	9.0%	
Construction	103	0.9%	-78	-42.9%	\$57,954
Manufacturing	35	0.3%	-33	-48.9%	\$44,480
Wholesale Trade	45	0.4%	39	611.8%	\$89,278
Retail Trade	587	5.3%	0	0.0%	\$22,477
Transportation and Warehousing	0	0.0%	0	0.0%	
Information	46	0.4%	*	*	\$25,132
Finance and Insurance	90	0.8%	-11	-10.7%	\$44,812
Real Estate and Rental and Leasing	73	0.7%	-16	-17.6%	\$31,455
Professional, Scientific, and Technical Services	272	2.5%	1	0.2%	\$68,516

¹ Data for proprietors' employment or more detailed breakdowns of sector employment are not available at the municipal level.

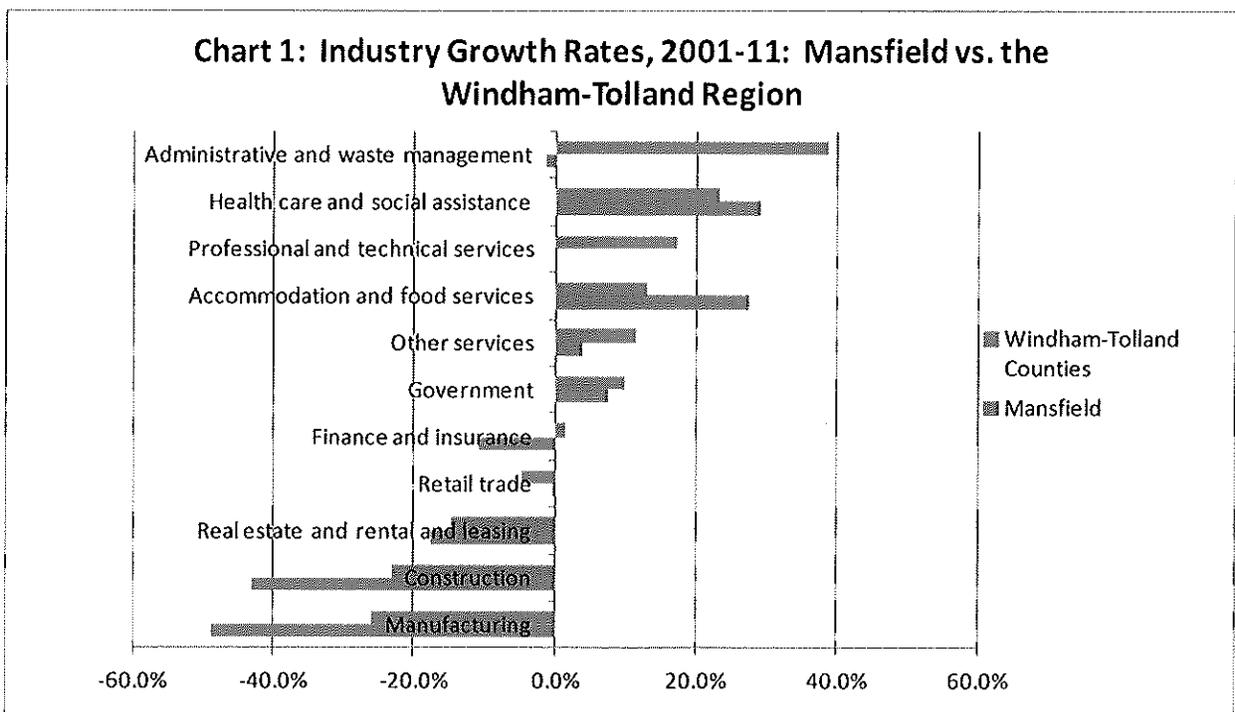
Table 1: Mansfield Wage and Salary Employment by Industry, 2011 (cont'd)					
		% of Total		Percent	Avg. Annual
	Employment	Employment	Change	Change	Wage
	2011	2011	2001-11	2001-11	2011
Administrative & Support and Waste Management & Remediation Services	25	0.2%	0	-1.3%	\$30,635
Educational Services	*	*	*	*	*
Health Care and Social Assistance	1,134	10.2%	255	29.1%	\$42,410
Arts, Entertainment, and Recreation	*	*	*	*	*
Accommodation and Food Services	1,139	10.3%	246	27.5%	\$19,442
Other Services (except Public Administration)	312	2.8%	12	3.9%	\$43,662
Total Government	7,046	63.6%	488	7.4%	\$58,140
Federal Government	48	0.4%	14	39.5%	\$62,374
State Government	6,228	56.2%	501	8.7%	\$59,699
Local/Municipal Government	769	6.9%	-27	-3.3%	\$45,253
*Data suppressed for confidentiality purposes					

Mansfield is performing relatively well in terms of employment growth, and unemployment compared to regional and state averages. Average annual wages, while exceeding the regional average, still lag the state average. (See Table 2)

Table 2: Comparative Economic Indicators: Mansfield, the Region, and Connecticut			
	Mansfield	Remainder of Windham & Tolland Counties	Statewide
% Employment Growth 2001-2011	8.0%	2.4%	-3.2%
Unemployment Rate 2011	7.5%	8.5%	8.8%
Average Wage 2011	\$49,637	\$40,180	\$61,110

Data comparing employment growth at the regional and local levels suggests that Mansfield may have an opportunity to capture more of the regional growth in certain industries, notably

professional and technical services and administrative and waste management services. Professional and technical services include legal, accounting, architecture, design, engineering, computer-related, and research and development, services among others. Administrative and waste management services include office administrative services, employment placement agencies, business services, security services, and building services, among others. Other services include automotive, consumer product repair, laundry, and personal care services, among others. (See Chart 1)



Data on employment relative to population for major industries oriented heavily to local consumers indicates that Mansfield is capturing more than its share of food services, health care, and other services employment, but less than its share of retail employment. The level of retail activity has grown somewhat with the completion of Storrs Center, although a large share of the new businesses are in food services.

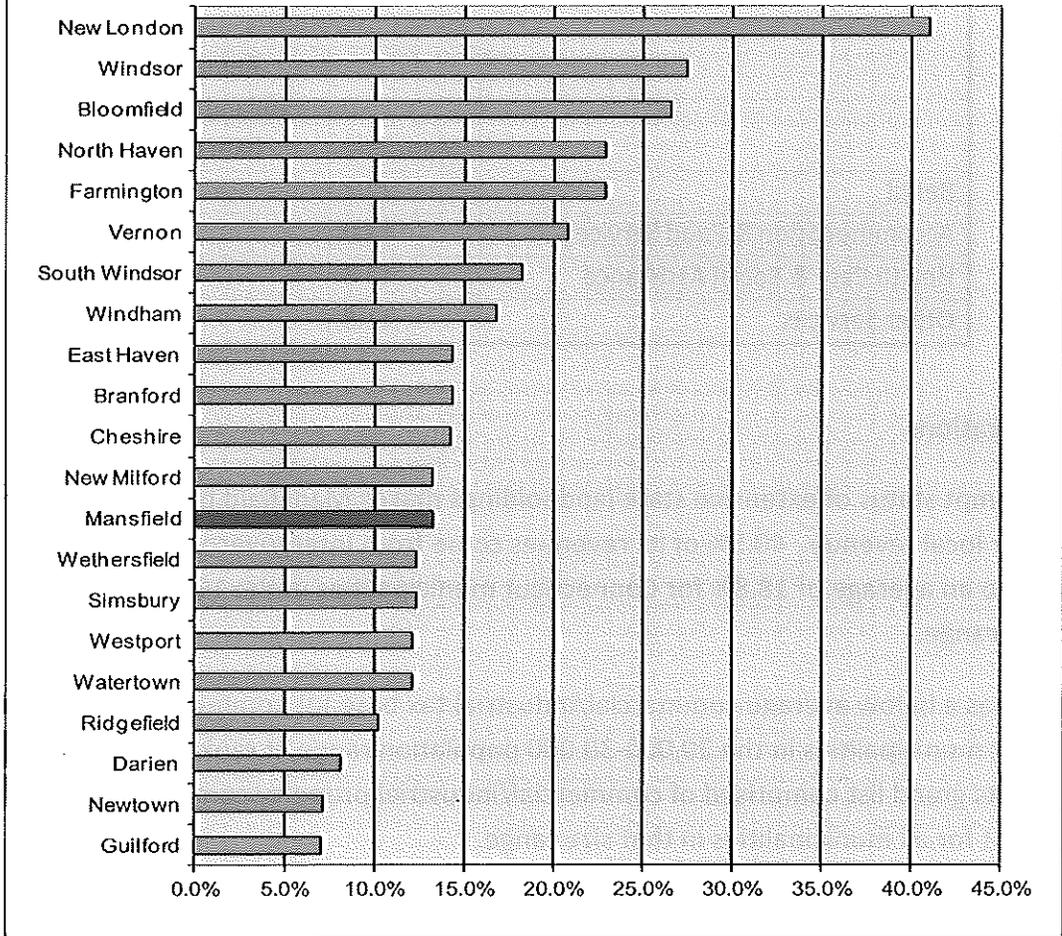
Table 3: Concentrations of Local Consumer Services: Mansfield vs. Rest of Region (jobs/1,000 Population)		
	Mansfield	Remainder of Tolland & Windham Counties
Retail	22.2	35.7
Accommodation & Food Services	43.0	21.7
Health Care & Social Assistance	42.8	18.1
Other Services	11.8	9.5

Fiscal Implications

The tax-exempt status of extensive state landholdings makes Mansfield heavily dependent on state aid for local revenue. 40.5% of its revenues come from intergovernmental transfers compared to an average of 18.8% for Connecticut municipalities in the 10,000-30,000 population range.

Mansfield has a below average commercial/industrial tax base for communities its size. Among Connecticut municipalities in the 20,000-30,000 population range, it ranks 13th of 21, with 13.2 percent of its grand list comprised of commercial/industrial property compared to an average 16.5 percent for all municipalities in that size range.

Chart 2: Percent of Grand List Value Comprised of Commercial/Industrial Property: Municipalities of 20,000-30,000, 2010-11



Key Economic Sectors

Higher Education/UConn. Higher education is Mansfield’s leading “traded sector” by a large margin, and is less a sector than a single dominant institution, the University of Connecticut. With its over 22,000 students and over 5,000 faculty and staff, UConn draws income into the community and creates jobs directly through multiple sources, notably student tuition, on-campus room and board, and state and federal funding directly to the university and individual students. Additional direct spending by students and visitors on off-campus housing, retail, food services, entertainment and recreation, and other local goods and services brings significant additional income to the town. And direct income to the university is further circulated within the community through spending by the university, administration, faculty and staff on local goods and services. Other indirect sources of income and jobs are businesses that are operated by university faculty, including a considerable number of small consulting

businesses, and businesses that have been established locally to commercialize university research.

Direct employment at UConn has increased over the past decade. State government employment in Mansfield, primarily accounted for by UConn, increased by about 500 between 2001 and 2011. The average state government wage in 2011 was almost \$60,000, significantly more than for most other economic sectors within the town.

Accommodation and Food Services. This sector employed 1,139 wage and salary workers in 2011. It can be considered partly traded and partly sheltered since spending is partly by visitors to Mansfield and partly by local residents. Most of the employment is in food and drinking places – Mansfield has only a small number of lodging establishments, including two hotels and a handful of bed and breakfasts. The relatively high proportion of jobs to local population in this sector likely reflects demand for businesses in this sector among the large student population (see Table 3 above).

Employment in this sector increased by about 250 between 2001 and 2011, or over 25 percent. The quality of jobs, however, is very low with average wages of under \$20,000 in 2011, lower than in any other economic sector for which data is available. Many of these jobs are part-time, which accounts in part for the low wage levels.

Health Care and Social Assistance. This sector employed 1,134 wage and salary workers in 2011. It can also be considered partly traded and partly sheltered since some of the larger health care organizations such as Natchaug Hospital, VNA East and large specialty practices serve a regional population while some smaller practices primarily serve a local population. The relatively high proportion of jobs to local population in this sector indicates that a significant portion of clients are from outside the community.

Employment in this sector increased by about 250 between 2001 and 2011, or almost 30 percent. The average wage in 2011 was about \$42,000, somewhat below the overall average wage for jobs in Mansfield.

Agriculture. While not a major economic driver in terms of income or jobs, agriculture remains an important part of the Mansfield economy. It preserves open space for productive use, provides residents with nutritious, locally-grown food products, creates opportunities for small-scale, value-added food processing businesses, and supports resource-based tourism. The town had 19 farms on approximately 3,000 acres of farmland according to the most recent agricultural census in 2007. Preserving and expanding the agricultural economy can help to maintain a diversified local economy while preserving the town's rural character. (A more detailed study of the local agricultural economy is being prepared by another member of the consulting team as part of this project).

Potential Growth Opportunities

Research and Technology. Major planned investments by UConn over the next 10-20 years promise to significantly affect the Mansfield economy.

- *Next Generation Connecticut.* Announced early in 2013, this initiative introduced by Governor Malloy envisions expenditures of up to \$2 billion on new educational and research facilities, primarily in the STEM fields, hiring 259 new faculty (200 in STEM disciplines), and increased enrollment of 5,000 students at the Storrs Campus. The initiative promises to expand the level of research, technology commercialization and new enterprise development at the Storrs Campus, which could spur increased demand for R&D, office, and light manufacturing space in Mansfield. The increase in students and faculty could also generate growth in other economic sectors including retail, accommodation and food services, and other consumer services.
- *UConn Tech Park.* The Tech Park, as currently envisioned, will involve the build-out of up to 900,000 square feet over a 10-20 year timeframe. The first phase of the Park, a 125,000 square foot Innovation Partnership Building will be completed in 2015. The building will be designed to accommodate university/industry partnerships with a focus on advanced manufacturing. It will also contain 25,000 square feet of incubator space. Additional construction is expected to house corporate research facilities and technology firms. Another facility similar to the Innovation Partnership Building may also be constructed in the future. While the nature, scale and timing of the Park's construction remain undetermined at this time, its completion has the potential to result in significant business development, job creation, and local property tax revenues over time. In the shorter run, the graduation of firms from the new incubator could increase the number of second stage firms desiring to expand within Mansfield as they seek to maintain proximity to UConn facilities and relationships with UConn researchers.

Mansfield already has a small base of R&D and technology firms that, while generally small and not highly visible, generate income, tax revenues, and high quality employment, and have the potential to grow. These include firms such as Advanced Optical Tech, Aquatic Network Sensing Technology (a UConn spin-off), and Charles River Laboratories.

Professional and Business Services. Mansfield has a significant number of small firms (generally four or fewer employees) that provide a wide range of business and professional services in regional or even national markets. These include engineering and architectural services, computer programming and computer systems design, graphic design, environmental consulting, management consulting, and other business services. As shown in Chart 1, these types of businesses (classified under professional and technical services and administrative services) have been growing in the Tolland-Windham region but not in Mansfield. More

attention to accommodating the growth needs of these types of firms could yield more business and employment growth within Mansfield.

Tourism. Mansfield has a wide variety of tourism attractions that could draw more visitors, particularly from within the southeastern New England market. These include cultural heritage, arts, recreational, and agri-tourism venues and events. More effective marketing and packaging of visitor attractions as well as further development of visitor infrastructure (e.g., inns, bed and breakfasts) could help to attract more visitors to Mansfield and increase their spending while here.

Retail and Consumer Services. Data indicate that Mansfield has a relatively small retail sector. Increases in students and faculty at UConn as well as the ability to realize the growth opportunities described above will increase the base of consumers (i.e., residents, employees, and students), potentially creating greater demand for retail and consumer service businesses.

Summary of Key Opportunities and Challenges

- Opportunities
 - Supporting the retention and expansion of existing firms, with a focus on growth firms in traded sectors, such as research and development, engineering, computer-related, and business and management consulting
 - Capturing technology spin-offs from UConn
 - Attracting companies seeking research partnerships with UConn
 - Promoting additional retail development
 - Attracting companies in regional growth industries
- Challenges
 - Increasing appropriately zoned sites with necessary infrastructure to capture business growth opportunities
 - Providing amenities desired by high tech employees
 - Streamlining regulatory processes while maintaining sufficient control of business growth
 - Reducing reliance on residential tax base and potentially vulnerable state PILOT payments to town government
 - Balancing development with quality of life concerns

Economic Development Action Plan: Options for Consideration

The following proposed economic development action plan seeks to address economic development opportunities and challenges identified in the analysis, while incorporating the aspirations for economic development reflected in general community discussions as well as

views expressed by individual economic development stakeholders in their business, government, and institutional capacities.

In expressing their vision for Mansfield, community residents have strongly emphasized the importance of maintaining its rural and small town character. At the same time, there is a general recognition of the importance of sustaining a healthy economy that provides quality jobs, goods and services needed by local residents, and tax revenues to support essential public services such as schools. The proposed action plan seeks to maintain a balance between these sometimes competing visions.

- It emphasizes supporting businesses that are already established within the community.
- Where it proposes support for new business development and expansion, the focus is on low-impact, high-value businesses such as research and development, professional and business services, and small-scale production of high-value products, business that generally have a small footprint and limited environmental impacts.
- It prioritizes siting businesses and new development on land that is already developed or zoned for commercial and industrial development.
- It seeks to sustain the community's cultural and natural assets through appropriately focused and scaled tourism activities.
- Its focus with respect to retail and consumer services is on businesses that meet the needs of local residents and workers, not a larger regional market.
- While addressed primarily in another part of the overall Mansfield Tomorrow plan, it seeks to preserve and sustain the community's agricultural economy.

Proposed Goals

1. Maximize the retention and expansion of existing businesses
2. Diversify and grow the economy with a focus on UConn-related businesses spin-offs and support services, other potential growth sectors, and regional business strengths
3. Increase quality job opportunities for local residents
4. Increase the variety of goods and services within Mansfield to better serve the needs of local residents
5. Increase local property tax revenues through additional commercial/industrial property development tied to business retention, expansion and recruitment
6. Balance economic development initiatives with sensitivity to preserving Mansfield's highly-valued quality of life

Preparing for Economic Development: A Review of Tools in the Economic Development Tool Box

A community' economic development program can utilize a range of tools to achieve its economic development goals. These tools are not applied in isolation, but are typically complementary and synergistic in supporting the overall economic development program.

Entrepreneurship and small business development. A variety of tools can be employed to help small businesses startup and grow. These include entrepreneurial training programs, one-on-one technical assistance, networking and collaboration venues, and various forms of public or quasi-public business financing. In the case of technology-based entrepreneurship, commercialization of university R&D can be a critical catalyst to new enterprise development.

Business retention and expansion. Established businesses face a range of challenges as they seek to retain profitability and pursue expansion opportunities. Many communities have established business retention and expansion programs to support businesses at this stage in their life cycles, focusing particularly on traded sector firms with considerable existing employment or with significant growth potential. These programs typically involve one-to-one outreach, identification of key issues that threaten retention or impede growth, and follow-up to directly resolve these issues or broker needed assistance. Economic gardening, a variant of business retention and expansion programs, involves intensive market and competitive analysis to assist rapidly expanding firms to develop new products and markets.

Business recruitment. This is a long-standing approach to economic development that involves using marketing and incentives to induce established firms that may be expanding or building new facilities to locate in a community. Recruitment is typically a state or regional function, particularly in areas with small communities with limited economic development capacity and incentive funding, and is typically targeted to larger firms.

Workforce development. Businesses need appropriately trained and skilled workers to provide quality products and services at profitable levels. Education and training institutions need to understand the workforce needs of local employers and work with employers to ensure that their programs are responsive. Workforce development efforts typically take place at the regional level, particularly in rural areas, but local communities can collaborate with employers particularly on career development at the K-12 level.

Talent attraction and retention. In an era when the ability to attract skilled professional and technical workers is the key to success of high-value, high-wage, growth businesses, the community environment is a key factor in decisions by these businesses about where to locate. Communities are consequently paying more attention to developing the amenities necessary to attract highly skilled workers who have choices of where to live and work.

Regulatory assistance. Businesses newly locating in a community or moving into new space typically need to obtain certain regulatory approvals, particularly when there is a change in use or need to make a physical alteration to the property. The more these regulations and regulatory processes can be made user friendly without compromising community safety and environmental quality, the less they are an impediment to attracting and retaining desirable businesses.

Real estate and infrastructure development. As businesses start, expand or relocate in a community, they need appropriate space and infrastructure to meet their facility needs. If a community targets certain kinds of business activity as part of its economic development strategy, it must ensure that its zoning and land use regulation, and its infrastructure investments are aligned with those targets.

In addition to determining the types of economic development tools it will employ in implementing its economic development strategy, a community must also determine its particular role in developing these tools. This is in turn a function of its own resources and capacities, as well as the mission, resources and capacities of other local or regional organizations that can be mobilized as participants. Depending on the circumstances, the local community's role can be as limited a role as providing information and as expansive as directly developing and managing a program. In between these extremes, the community's role can include broker (e.g., matching a business with a service provider), catalyst (e.g., convening actors to develop a program or resource), partner, or investor. In general, the community wants to adopt the least costly and resource-intensive role necessary to achieve the desired outcome.

Potential Strategies and Action Steps for Mansfield

1) *Create a more supportive environment for existing and new businesses*

- a) Establish a business retention and expansion (BRE) program
 - i) *Activities.* A BRE program typically should include the following components: develop a list of target businesses, based on size, growth potential, and relocation options; undertake a visitation program; develop mechanisms to address issues identified in visits, either directly or through referral to other organizations; and follow up to ensure that issues are resolved
 - ii) *Staff and other resource requirements.* This is a labor intensive program that involves use of staff time for one-on-one visits or alternatively, the recruitment of volunteers with knowledge of business (e.g., retired business persons). It also requires establishing a system for referral and follow-up to ensure that identified business needs are effectively addressed.

iii) *Organizational responsibilities.* No organization currently undertakes these activities, either locally or regionally. Regional chambers have not done so in the past and do not appear to have the capacity or interest in doing so. Efforts to establish a regional Economic Development Organization (EDO), most recently through WinCOG, have not been successful and are hampered a lack of a sustainable funding source. The Town could establish a local program, but would have to consider how to staff and manage it. The Economic Development Commission could potentially take a role in visitations and/or recruiting additional volunteers from the community. Referral and follow-up would require staff time to establish protocols with business assistance organizations, initiate referrals and conduct follow-up.

b) Make business regulation more user-friendly

i) *Actions.* For businesses seeking to relocate or to make changes in existing space, provide easily accessible and understandable descriptions of required permits and permitting processes through the town website; coordinate inspection and permitting activities when different departments within town government are involved; and minimize the need for special permits for minor changes in use through changes in the zoning code.

ii) *Staff and other resource requirements.* No significant additional resources required.

iii) *Organizational responsibilities.* Relevant town departments, led by Planning and Development.

2) Strengthen business recruitment efforts

a) Establish a regional business marketing program

i) *Target businesses.* Could include UConn collaborators (e.g., Tech Park), UConn service providers, economic sectors that are strong and growing regionally, and businesses providing underrepresented consumer goods and services

ii) *Activities.*

(1) Redesign business section of town website to include information typically found on highly regarded small town websites (e.g., community profile, user-friendly information on how to locate a business in Mansfield, available site information, links to other useful organizations).

(2) Continue to pursue efforts for collaborative regional marketing with adjacent towns (e.g., application for funding for shared economic development staff with Tolland and Coventry)

(3) Engage with DECD to encourage referrals of firms seeking a location in Connecticut, consistent with local targeting.

(4) Support UConn marketing related to Tech Park

iii) *Staff and other resource requirements.* Local marketing efforts would require increased staff time on the part of Planning and Development or Town Manager's office. This would be reduced if the regional initiative could obtain state funding.

iv) *Organizational responsibilities.* Town Manager, Planning and Development

3) Increase available commercial and industrial development sites

a) Explore with UConn the promotion of public-private partnerships to redevelop underutilized state-owned land (e.g., Depot Campus, Burgin Correctional Institution site) for mixed public and private use

i) *Target businesses.* Firms graduating from the existing UConn incubator need small scale R&D and office space, often with special fit-up for wet or dry lab space. Yet demand is currently inadequate to stimulate private developers or property owners to develop space involving the additional costs generated by special fit-up requirements. Efforts are required to capture UConn spin-offs in the short-run and, as spin-offs increase in the longer-run, to demonstrate to private developers and property owners the market for R&D space.

ii) *Activities.* Establish a joint town-university working group to explore re-use of the Depot Campus and Burgin Correctional Institution for mixed public and private use. This could be modeled after the successful planning process undertaken by the Mansfield Downtown Partnership.

iii) *Staff and other resource requirements.* Initially appointment of working group members from town and university; likely to require site analysis and feasibility studies

iv) *Organizational responsibilities.* Town Manager, relevant university departments

b) Rezone suitable areas for appropriately scaled commercial and industrial development, including additional zoning for R&D (addressed elsewhere in the plan)

c) Extend water and sewer service to commercial/industrial zoned land (addressed elsewhere in the plan)

d) Market sites to commercial/industrial developers and targeted businesses (part of business marketing initiative described above)

4) Retain and attract talent needed by technology and other high-skill businesses

a) Market/improve quality of life amenities

- Improve walkability/bikeability (addressed elsewhere in the plan)
- Increase housing choices (addressed elsewhere in the plan)
- Increase diversity of available consumer goods and services (addressed elsewhere in this section)
- Develop a comprehensive web-based events calendar covering cultural, entertainment, and recreational events

5) *Support Economic Diversification*

- a) Promote Mansfield as a tourism destination
 - i) *Activities.* Supplement regional tourism marketing organizations (Mystic Country, Last Green Valley), which do not effectively present the full tourism package available to Mansfield visitors. Other small communities with significant tourism assets have developed their own marketing efforts to supplement regional efforts. This could involve establishing a town-wide tourism promotion organization to develop a more effective visitor website, develop visitor packages, install wayfinding signage, and possibly operate a visitor information kiosk in Storrs Center. The organization could also consider how to promote the development of additional tourism infrastructure (e.g., more lodging rooms).
 - ii) *Staff and other resource requirements.* Leadership should come from operators of tourism venues, events, and other businesses benefiting from tourism (lodging, food and beverage establishments). The town could play a supportive role, (e.g., writing grant proposals to state or federal funding sources.)
 - iii) *Organizational responsibilities.* Create town tourism promotion organization
- b) Support preservation and expansion of local agriculture
 - i) *Activities.* Initiatives to support the development of the agricultural economy will be addressed primarily in another section of the plan. As noted above, agri-tourism activities could be expanded to provide additional income for farmers while encouraging growth in resource-based tourism. Other activities under consideration include developing infrastructure for increased value-added production (e.g., a shared commercial kitchen), increased local distribution of farm products, crop diversification, and refining local regulations to reduce regulatory burdens.
- c) Focus BRE and business marketing on local and regional growth opportunities (addressed elsewhere in this section)

TECHNOLOGY-RELATED BUSINESS DEVELOPMENT – PEER UNIVERSITIES
(BASED ON COMMUNITY SIZE OR LEVEL OF UNIVESITY RESEARCH FUNDING)

University	2010 Research Funding	Community	Population
University of Connecticut – Storrs	\$130,663,000	Mansfield	26,500
University of Massachusetts—Amherst	\$156,212,000	Amherst	37,900
Washington State University	\$285,595,000	Pullman	29,900

University of Massachusetts - Amherst

Population: 37,900

Total Research Funding 2009: \$156,216,000

Selected Tehnology Businesses

Name	Location Type	Sales (\$ Mil.)	Employees	Product
Scidose, LLC	Single Location	1.30M	12	28340000 Pharmaceutical preparations
Ecoorganics, Inc	Single Location	0.15M	2	28739901 Fertilizers: natural (organic), except compost
Cool-X LLC	Single Location	0.18M	2	29920000 Lubricating oils and greases
Black Island Wind Turbines LLC	Single Location	0.19M	3	35110200 Turbines and turbine generator sets and parts
Prosensing, Inc.	Single Location	1.90M	15	38120306 Radar systems and equipment
Etesian Technologies	Single Location	0.24M	4	38240115 Turbine meters
Thermo Fisher Scientific Inc.	Branch			38260000 Analytical Instruments
New Wave Surgical Inc	Single Location	0.24M	3	38420000 Surgical appliances and supplies
Balancetek	Single Location		2	38450000 Electromedical equipment
Bbtech Corporation	Single Location	0.30M	5	73710000 Custom computer programming services
Chris Duncan	Single Location	0.15M	1	73710000 Custom computer programming services
MICHAEL FEROLA	Single Location	0.09M	1	73710000 Custom computer programming services
Bruce Brown	Single Location	0.07M	1	73710000 Custom computer programming services
Ebs Net Inc	Single Location	0.27M	4	systems analysis and design, custom
Generic Logic Inc	Single Location	0.22M	3	73710101 Computer software systems analysis and design, custom
Plotkin Software LLC	Single Location	0.17M	3	73710101 Computer software systems analysis and design,
J P Computer Resources	Single Location	0.17M	2	73710301 Computer software development
Vertechs Associates Inc	Single Location	0.16M	2	73710301 Computer software development
Azurelink	Single Location	0.13M	3	73710301 Computer software development
Iris Development	Single Location	0.11M	1	73710301 Computer software development
Goldin-Rudahl Systems Inc	Single Location	0.08M	3	73710301 Computer software development
Golden Goose Productions, LLC	Single Location	0.02M	1	73710301 Computer software development
Cfo Solutions LLC	Single Location	3.50M	16	73730000 Computer integrated systems design
Paneve LLC	Single Location	1.10M	12	73730000 Computer integrated systems design
Richard Tuthill	Single Location	0.07M	1	73730000 Computer integrated systems design
				73730102 Systems engineering,

Brian Doyle Materials Technology	Single Location	0.08M	1	computer related
Bluerisc, Inc.	Single Location	0.08M	6	73790100 Computer related maintenance services
Israel Koren	Single Location	0.30M	6	73790200 Computer related consulting services
Antenna Design Associates Inc	Single Location	0.17M	2	73790200 Computer related consulting services
Robert Ackermann Inc	Single Location	0.09M	1	73790200 Computer related consulting services
Nagurney, Ladimer	Single Location	0.07M	1	73790200 Computer related consulting services
S F Technologies	Single Location	0.07M	1	73790200 Computer related consulting services
Dedication Technologies, Inc.	Single Location	0.06M	4	73790200 Computer related consulting services
Intelligence Machine Consulting	Single Location	0.03M	2	73790200 Computer related consulting services
theast Energy Efficiency Solutions	Single Location	0.27M	4	87110000 Engineering services
Amherst Engineer	Single Location	0.19M	3	87110000 Engineering services
Pf. Engineering	Single Location	0.16M	2	87110000 Engineering services
Mw Photonics Incorporated	Single Location	0.10M	1	87110000 Engineering services
David Robinson	Single Location	0.09M	1	87110000 Engineering services
FTL LABS CORPORATION	Single Location	0.06M	1	87110000 Engineering services
Karl Jakus	Single Location	0.03M	1	87110000 Engineering services
Ariel Dynamics Inc	Branch			87110202 Mechanical engineering
Malone & Dorty	Single Location	0.11M	1	87110301 Chemical engineering
Aerial Vision Inc	Single Location	0.21M	2	87119903 Consulting engineer
Boscardin Consulting Engineers, Inc.	Single Location	0.20M	1	87119903 Consulting engineer
Simon Associates	Single Location	0.20M	2	87119903 Consulting engineer
Blodgett Consulting	Single Location	0.10M	1	87119903 Consulting engineer
Andrew L Pazmany	Single Location	0.08M	1	87119905 Electrical or electronic engineering
SBS Associates LLC	Single Location	0.17M	3	87310000 Commercial physical research
Studio4 Technologies	Single Location	0.09M	3	87310000 Commercial physical research
ISIS INSTITUTE	Single Location	0.10M	1	87310302 Environmental research
Metabang.com	Single Location	0.10M	1	87330000 Noncommercial research organizations
Robert Kuzmeski	Single Location	0.04M	1	87330103 Medical research
Psychometric & Evaluative Research Service Inc	Single Location	0.09M	2	87330203 Educational research agency
Amherst Water Laboratory	Single Location	0.05M	2	87340000 Testing laboratories

Washington State University, Pullman, WA
 Population : 29,900
 Total Research Funding 2009: \$285,595,000

Selected Tehnology Businesses

Name	Location Type	Sales (\$ Mil.)	Employees	Product
M3 Biotechnology Inc	Single Location	0.12M	2	28340000 Pharmaceutical preparations
Abr Inc	Single Location			28350000 Diagnostic substances
R Tech Systems	Single Location	0.12M	1	35710000 Electronic computers
Sel Development, LLC	Single Location	1.10M	10	36120103 Current limiting reactors, electrical
Metriguard, Inc	Single Location	3.30M	28	38250000 Instruments to measure electricity
Intelipedics, LLC	Single Location	0.18M	3	38420000 Surgical appliances and supplies
Foresee Innovation	Single Location	0.05M	3	87310000 Commercial physical research
Aeb Engineering LLC	Single Location	0.18M	4	87310000 Commercial physical research
Nasser Zirakparvar	Single Location	0.01M	1	87310000 Commercial physical research
Phota Research	Single Location	0.10M	2	87310000 Commercial physical research
Ajuga Biosciences Inc	Single Location	0.03M	1	87310000 Commercial physical research
Melissa Goodman	Single Location	0.07M	3	87310100 Biological research
PATRICK WILLAUER	Single Location	0.03M	1	87310100 Biological research
Northwest Plant Breeding Co	Single Location	0.71M	12	87310101 Agricultural research
Bioniche Animal Health USA Inc	Branch			87310102 Biotechnical research, commercial
Franceschi Microscopy Imaging Center	Single Location	0.22M	3	87319901 Electronic research
Lyle Nakonechny	Single Location	0.09M	2	87320108 Research services, except laboratory
Green Information Technology Alliance	Single Location	0.01M	2	87320108 Research services, except laboratory
Melissa Y Artstein	Single Location	0.03M	1	87330000 Noncommercial research organizations
Green It Alliance	Single Location	0.41M	3	87330000 Noncommercial research organizations
Pacific Northwest Biotechnology, Inc	Single Location	0.13M	2	87330102 Biotechnical research, noncommercial
Amplicon Express, Inc.	Single Location	1.40M	15	87340000 Testing laboratories

Fiscal Benefits: Farm and Forest Lands Help Maintain Lower Property Taxes

Cost of Community Services (COCS) studies use municipal data to determine the fiscal contribution of various local land uses. These case studies compare the cost of municipal services needed for farm and forest land, residential, and commercial and industrial property to the revenues generated from these lands. More than 20 years of COCS studies around the country have shown that farmland and other open space generate more public revenue than they require in municipal services. Even when farmland is assessed at its current agricultural use value under Public Act 490, farmland generates a surplus to help offset the shortfall created by residential demand for public services.⁹ A review of COCS studies done in Connecticut towns shows that for each dollar of property tax revenue generated by working lands, on average only 31 cents is required in municipal services.

Cost of Community Services per Dollar of Revenue Raised

Connecticut Town (Year of Study)	Commercial & Industrial	Working & Open Land	Residential
Bolton (1998)	\$0.23	\$0.50	\$1.05
Brooklyn (2002)	\$0.17	\$0.30	\$1.09
Durham (1995)	\$0.27	\$0.23	\$1.07
Farmington (2007)	\$0.32	\$0.31	\$1.33
Hebron (1995)	\$0.47	\$0.43	\$1.06
Lebanon (2007)	\$0.16	\$0.17	\$1.12
Litchfield (1995)	\$0.34	\$0.34	\$1.11
Pomfret (1995)	\$0.27	\$0.86	\$1.06
Windham (2002)	\$0.24	\$0.19	\$1.15
Median cost — per dollar of revenue raised — to provide public services to different land uses	\$0.27	\$0.31	\$1.09
U.S. Median (2010)	\$0.29	\$0.35	\$1.16

Source: *Planning for Agriculture: A Guide for Connecticut Municipalities*, 2012 Edition.

A publication of American Farmland Trust and Ct. Conference of Municipalities.

Top Ten Reasons Why Forests Matter

Written by [Lisa Hayden](#)

Published on December 4th, 2010

[Discuss This Article](#)

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Heading into [Sunday's "Forest Day"](#) at the United Nations climate change conference in Cancun, Mexico, two of The Nature Conservancy's leading forest experts, [Jeff Fiedler](#) and [Frank Lowenstein](#), sat down to brainstorm their list of "top 10 reasons why forests matter" (in no particular order).

- 1. Absorbing and storing carbon**

Because trees absorb carbon dioxide and turn it into wood, where the carbon stays bound up for hundreds or even thousands of years, living forests are an important part of the earth's climate system. Growing trees soak up CO₂ from the atmosphere and store it in their trunks, roots, leaves, and forest soils.

- 2. Home to people**

[Three hundred million people around the world actively live in forests](#) and depend on them directly as sources of food, medicine and livelihoods.

- 3. Source of jobs and livelihoods**

More than 1.6 billion people around the world depend on forests to some extent for their livelihood, according to the [FAO](#). Some 60 million indigenous people are completely dependent on forests for all aspects of their survival. And about 10 million people are employed in forest management and conservation around the world.

4. **Wood for furniture, lumber, firewood and other products**

In the Yucatan Peninsula of Mexico, many local communities sustainably harvest mahogany and other wood, as well as chicle, which is used to make chewing gum. Panama hats are actually made from an understory palm from the coastal dry forests of Ecuador. In total, about 30 percent of the world's forests are used for production of wood and non-wood products (such as food, resins, medicines, etc.).

5. **Habitat for mammals, birds, insects**

Forests are home to almost half of the world's species, with some of the richest biodiversity found in tropical forests. Insects and worms help cycle nutrients through the soil. Many rare and endangered species, such as orangutans, gorillas and pandas, depend on dense patches of isolated forest.

6. **Preventing flooding**

During times of heavy rainfall, lowland forests such as those in floodplains help to absorb water and slow flood flows, preventing damage to soil, property and buildings. Lowland forests such as the blackwater swamps of the Southeast are also spectacularly beautiful habitat for a wide range of wildlife.

7. **Conserving soil and water**

Trees are an important part of the water cycle. By helping slow runoff and allowing water to filter into the soil, they can preserve groundwater supplies that are important both to people as drinking water and to fish and other aquatic life in nearby streams. Trees also help hold soil in place, reducing erosion by both water and wind. Deforestation in Inner Mongolia plays a role in dust storms that afflict Beijing and other East Asian cities. China has embarked on an ambitious reforestation effort in part to alleviate these problems.

8. **Regulating regional climate**

When trees are planted in cities, they can help to ease the "heat island" effect and provide cooling shade for homes and buildings, reducing energy usage for air conditioning in the summer. When planted strategically, they can provide effective wind barriers. Large forests also play a role in weather and rainfall patterns and micro-climates. For example, the Amazon rainforest creates conditions that result in regular precipitation for lands to the south that are productive agricultural areas and are thought to even enhance rainfall in the Great Plains of the United States.

9. **Natural beauty**

Trees and forests are sources of human inspiration and enjoyment – even from afar. Trees are a symbol of life, and in our modern times, of a movement to sustain the environment that all people depend upon. Polling by The Nature Conservancy shows that more than 90 percent of Americans report that trees give them a feeling of peace and tranquility.

10. **So we can put trail blazes on something**

The establishment of protected areas and parks often allow for development of trails for hiking, snow sports, and bird-watching, providing people who live outside of forests with a refuge for recreation, tourism, and educational activities. Walking in a forest can be a source of spiritual renewal for many (stillness broken by the whispering of pines, the call of an owl or the rustling of a small animal through brush and dried leaves).

REFERRAL FORM

FOR ZONING, SUBDIVISION, and POCD REFERRALS

FROM: [X] PLANNING AND ZONING COMMISSION [] ZONING COMMISSION [] PLANNING COMMISSION

FOR WINCOG OFFICE USE
REFERRAL # _____
POSTMARKED/DELIVERED _____
RECEIVED _____
PUBLIC HEARING _____

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

DATE: May 23, 2013

TO: WINDHAM REGION COUNCIL OF GOVERNMENTS
700 MAIN STREET
WILLIMANTIC, CT 06226

NOTE: ZONING AND SUBDIVISION REFERRALS MUST BE SENT AT LEAST 30 DAYS PRIOR TO THE PUBLIC HEARING. PLANS OF CONSERVATION AND DEVELOPMENT (OR AMENDMENTS THERETO) MUST BE RECEIVED AT LEAST 65 DAYS PRIOR TO THE PUBLIC HEARING.

[N/A] PROPOSAL (CHECK ONE) INFORMATION SUBMITTED [N/A] MAP ENCLOSED
ZONE MAP CHANGE
C.G.S. Sec. 8-3b ESTABLISHMENT OR CHANGE OF ZONE BOUNDARY WITHIN 500 FEET OF ANOTHER MUNICIPALITY
PRESENT ZONING _____
PROPOSED ZONING _____

[X] ZONING REGULATION CHANGE SECTION (S) TO BE REVISED See attached document
C.G.S. Sec. 8-3b ADOPTION OR AMENDMENT OF ZONING REGULATIONS AFFECTING LAND WITHIN 500 FEET OF ANOTHER MUNICIPALITY:
Specifically the following Towns: Chaplin, Columbia, Coventry, Franklin, Lebanon, Mansfield, Scotland, and Sprague
WORDING OF PROPOSED REGULATION [X] TEXT ENCLOSED

The Town of Windham's Planning & Zoning Commission is considering revisions to its land use regulations in light of recommendations made in the Town Plan of Conservation and Development as adopted by the Windham Planning Commission in 2007. These revisions include changes to the Town's sign regulations and a proposal for regulations on lighting.

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

The final details of the proposed language is subject to further changes or revisions that may be necessary as a result of input from the Town Attorney, staff, administration, the Commission, or as a result of public input.

SEE DETAILED REGULATION CHANGES AT: http://www.windhamct.com/commission.htm?id=ubcne5dm&m=boards

[N/A] SUBDIVISION [N/A] SKETCH MAP ENCLOSED [N/A] SUBDIVISION PLANS
ENCLOSED
C.G.S. Sec. 8-26b PROPOSED SUBDIVISION WHICH WILL ABUT OR INCLUDE LAND IN TWO OR MORE MUNICIPALITIES
NAME OF SUBDIVISION _____
LOCATION _____

[N/A] PLAN OF CONSERVATION & DEVELOPMENT [N/A] PLAN OR AMENDMENT ENCLOSED
C.G.S. Sec. 8-23(f)(4) PROPOSAL TO ADOPT A PLAN, PART THEREOF, OR AMENDMENT THERETO

FOR ALL REFERRALS:

PUBLIC HEARING DATE June 27, 2013 SIGNED James Finger, Town Planner PHONE: 860-465-3045

FOR THE WINDHAM PLANNING & ZONING COMMISSION
10:40 am
28/2013
May 28, 2013

PAGE
BREAK

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 15 May 2013
Conference B, Audrey P. Beck Building
(draft) MINUTES

Members present: Robert Dahn, Peter Drzewiecki, Neil Facchinetti, Quentin Kessel, John Silander. *Members absent:* Aline Booth (Alt.), Joan Buck (Alt.), Scott Lehmann, Michael Soares. *Others present:* Grant Meitzler (Wetlands Agent).

1. The meeting was called to order at 7:31p by Chair Quentin Kessel.
2. The draft minutes of the 17 April 2013 meeting were amended and approved.
3. **IWA referrals**
 - a. **W1517 (111 Costigliola, Dunham Pond Road.)** The application is for construction of a garage in a regulated area. The Commission unanimously agreed (**motion:** Silander, Dahn) that no significant wetlands impact is to be expected from this project, assuming that standard erosion and sedimentation controls are in place during construction and removed after the site has stabilized.
 - b. **W1518 (Lapis, 107 Candide La.)** The application is for construction of a garage in a regulated area. The Commission unanimously agreed (**motion:** Silander, Facchinetti) that no significant wetlands impact is to be expected from this project, assuming that standard erosion and sedimentation controls are in place during construction and removed after the site has stabilized.
 - c. **W1519 (Town of Mansfield, Route 195 Streetscape)** The application is for new trail/bikepath construction that will run along Route 195 to the Liberty Bank and one that will go along Flaherty Road to Storrs Heights Road. This project will include the filling of portions of wetlands and direct road runoff directly into wetland areas. It was asked why the 195 path is to be located on the west side of 195. On the east side there would be a lesser effect on the wetland, and a pedestrian crossing in front of the Liberty Bank could be eliminated. Silander moved, and Drzewiecki seconded, that this project may have a significant impact on the wetlands in the area. The motion passed with four votes in favor and an abstention from a member living in Storrs heights.
 - d. **W1520 (OMS Development, LLC, Public Petroleum modifications at Four Corners)** Dahn recused himself and left the room, stating that his company had worked on this project. Silander moved, and Kessel seconded, that the construction would have minimal impact on an already disrupted wetland and recommended that standard erosion and sedimentation controls should be in place during construction and removed after the site has stabilized. The motion passed unanimously. Dahn returned to the meeting room following the vote.
4. **Mansfield Tomorrow.** Facchinetti reported on his meeting with the housing focus group and Kessel reported on the economic development focus meeting he and Lehmann attended. Kessel also distributed a sheet, "Fiscal Benefits: Farm and Forest Lands Help Maintain Lower Property Taxes," with a table of the cost of community services per dollar of revenue raised from taxes on Commercial and Industrial property, working and open space lands, and residential property for various towns in Connecticut. The first two categories are very profitable to the towns, costing them only 27 and 31 cents, respectively, for each dollar of tax being charged. Residential real estate, on the other hand, cost the towns 5 to 33 cents more than each dollar of tax paid. He also pointed out the strong support for maintaining the

village structure and what is left of Mansfield's rural nature, shown by the Mansfield Tomorrow's polls. It was agreed that the cost of education was the driving force behind the higher cost to the Town for residential property. Kessel suggested, and Facchinetti objected to his suggestion, that it would be of economic benefit to the Town to discourage additional residential units. Silander noted that many university towns are advertising themselves as retirement communities, and that more retirees, without children, might be helpful.

5. CL&P "Interstate Reliability Project." Kessel attempted to discuss a useless copy of a DEEP approval letter of CL&P's regulated activities that was left on the table for the meeting. It covers eleven towns in NE Connecticut and had ten references to maps that were not available to the CC. It was not possible to properly review or comment on this document.

6. Main Accumulation Area/Hazardous Waste Transfer Station. The Town Council responded positively to the Commission's suggestion that the Town write a letter supporting the EIE's recommendation that the MMA be removed from its current location in a public water supply watershed. Kessel circulated the letter from Mayor Paterson to UConn's Jason Coite dated May 13, 2013.

7. There will be a joint meeting of the Mansfield Conservation Commission and the Open Space Preservation Committee Wednesday May 22, 2013 to review and update those portions of Mansfield's POCD that are important to both groups.

8. Adjourned at 8:42p. Next regular meeting: 7:30p, Wednesday, 19 June 2013.

Quentin Kessel, acting secretary