

MEETING NOTICE AND AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting

Monday, September 16, 2013 ■ 7:00 PM

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

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. September 3, 2013 Regular Meeting
 - b. September 11, 2013 Field Trip
4. **Zoning Agent's Report**
 - Monthly Activity Update
 - Enforcement Update
 - Other
5. **Public Hearings**
 - a. **7:00 p.m.**
 - **Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-14)**
 - **Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-15)**
6. **Old 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. **Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-14)**
 - c. **Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-15)**
 - d. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**
Tabled-awaiting revised plans
 - e. **Proposed Revisions to the Pleasant Valley Residence/Agriculture (PVRA) and Pleasant Valley Commercial/Agriculture Regulations, PZC File #907-40**
(Tabled pending 10/7/13 Public Hearing)
 - f. **Other**

7. New Business

- a. **Request for Site Modification, Regional School District #19, Athletic Facilities Renovation Project, PZC File #1117-2**
Memo from Director of Planning and Development
- b. **Live Music Special Permit Renewals**
Memo from Zoning Agent
- c. **8-24 Referral: North Eagleville Road Walkway Easements**
Memo from Director of Planning and Development
- d. **Request for Filing Extension, Beacon Hill Estates II, PZC File #1214-3**
Memo from Director of Planning and Development
- e. **Storrs Center Zoning Permit Application: Town Square**
- f. **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. **9/11/13 ZBA DECISION NOTICE**
- b. **Other**

11. Adjournment

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, September 3, 2013
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante (7:08 – 9:25),
B. Pociask, K. Rawn, B. Ryan
Alternates present: A. Marcellino, V. Ward (7:08- 9:06), S. Westa
Staff Present: Linda Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:08 p.m.

Minutes:

August 19, 2013 Regular Meeting: Hall MOVED, Rawn seconded, to approve the 8/19/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY. Chandy, Holt and Pociask noted for the record that they reviewed the recording of the meeting.

Zoning Agent's Report:

Noted

Public Hearings:

a. Storrs Center Alliance Applications:

- **Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-14)**
- **Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-15)**

Chairman Goodwin opened the Public Hearing at 7:09 p.m. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Marcellino, Ward, and Westa, none of whom were seated. Painter read the legal notice as it appeared in The Chronicle on 8/20/13 and 8/28/13 and noted the following communications received and distributed to all members of the Commission: a letter from Sherry Hilding dated July 14, 2013; a letter from the Windham Regional Planning Commission dated August 7, 2013; a letter from Windham Water Works dated August 9, 2013; a letter from Dennis O'Brien, Town Attorney, dated August 15, 2013; a memo from Fran Raiola, Fire Marshal, dated August 26, 2013; an email from Bhikhu Gandhi dated August 27, 2013, with an attached June 27, 2013, letter and supplemental water usage data; a September 3, 2013, email from Alison Hilding; and a September 3, 2013, letter from Barry Jessurun of Dog Lane Café.

Attorney Thomas P. Cody, of Robinson & Cole, LLP, represented the applicant, Storrs Center Alliance, LLC. He stated that these two applications pertain only to the Storrs Center Special Design District (SC-SDD). The first proposes to amend the regulations to include "limited service hotel" to the list of approved uses within the SC-SDD and the second proposes to amend the zoning map to include a specific hotel in a stated location. He summarized the history of Storrs Center and reported that the Mansfield Downtown Partnership Board has approved the applications and concurred with the applicant that the inclusion of a hotel in Storrs Center is an appropriate use.

Geoffrey Fitzgerald, of BL Companies, the engineer working on the project, reviewed changes to the infrastructure occasioned as a result of changing the residential use to a hotel use, including updates to the Master Parking Plan, Master Traffic Plan, and Master Stormwater Drainage Plan. He reviewed the "entrance only" drive from Route 195/Storrs Road, and he noted that the Connecticut Department of Transportation

approved the proposed one-way entrance drive and curb cut. He stated that compared to apartments, the hotel would post only a slightly increased trip generation in the morning and a decreased trip generation in the evening. The majority of the patrons would park in the parking garage, which had already allocated parking for the residential use, or the hotel developer might propose parking under the structure for the convenience of the patrons. Fitzgerald stated that the hotel use would have slightly less impervious surface than the planned residential units and the height of the proposed building would be reduced from 85 feet to 65 feet.

Attorney Cody stated that the zoning regulations do not require the submission of a market study showing the impact to existing businesses.

A water-usage estimate from three hotels of similar size operating in areas similar to Storrs, in central Connecticut, was presented by the applicant.

Chairman Goodwin asked for questions/comments from the Commission:

Chandy asked where the next closest curb cut south of the entrance drive is located.

Pociask asked where the crosswalk and entrance drive are located in relation to E.O. Smith High School.

Lewis questioned when "actual numbers" can be used for traffic counts. Fitzgerald responded that once the Market Square is built they will have actual numbers.

Rawn questioned how many people would have been housed if it remained apartments as opposed to the 100-room hotel.

Hall questioned that if the apartments are being rented quickly and the market seems to be working, why change it from apartments to a hotel. Attorney Cody replied that his client feels there is a market in the area for another hotel.

Lewis requested more information about the water usage data submitted; specifically, if laundry is done on site at these facilities. Lou Marquet, Storrs Center Alliance, responded that they will get more specifics for the next meeting.

Goodwin questioned the traffic study assumption that a hotel would have no greater impact on traffic than apartments, and noted that if the apartments housed students that assumption would be false.

Chairman Goodwin asked for comments from the public:

John Lenard, Deerfield Lane, questioned what the reason was for proposing a hotel instead of apartments.

Mark Okin (sp?), New England Carpenters Union, expressed concern for the safety of the students with the hotel proposed directly across from the High School.

Harry Birkenruth, 81 Ball Hill Road, member of the Mansfield Downtown Partnership, speaking on his own behalf, is in favor of the hotel and feels that the inclusion of a hotel will help make the entire Storrs Center a success. He noted that apartments aren't the only thing needed, noting that many travelers will only stay at brand name hotel chains. He added that those who stay at this hotel will patronize other local businesses.

Art Smith, 74 Mulberry Road, spoke against the application.

Nelson Rowett, Co-Owner of One Tribe, noted that being a new business in the Storrs Center he feels that a community is being built and people will travel here to visit their students or to visit the college as a potential university for their children. Those people who visit will also patronize the local businesses.

Attorney Tim Hollister, representing Campus Associations (Nathan Hale Hotel), spoke against the application and submitted a September 3, 2013, opposition "tabbed booklet". He also requested that all materials submitted at the previous public hearing be entered into the public hearing of this application. He noted that all the reports and presentations did not show any impact outside Storrs Center and that a comprehensive market study should be made.

Sherri Hilding, Courtyard Lane, felt Storrs Center can succeed without adding a hotel and that the proposal will put the existing hotels out of business. She is also concerned with traffic, housing numbers and safety.

Stephen Bacon, Vice President of Mansfield Downtown Partnership, noted that as part of the review process the Mansfield Downtown Partnership has a responsibility to review the application as part of the overall plan to

determine whether the change is acceptable based on impacts on air quality, traffic, water, sewer, stormwater, parking and the number of jobs created.

William Jordon, New England Carpenters Union, expressed concern for the safety of the high school students if prostitution became a problem, because of the hotel's proximity to the high school.

Holly Upton, Birch Road: spoke in favor of the applications stating that the Town and University are growing and this will help all businesses, noting that visitors often could not find rooms at local hotels and had to stay as far away as Manchester.

Curt Hirsch, Courtyard Lane, Mansfield Zoning Agent and member of the Downtown Partnership Subcommittee, speaking on his own behalf and not in any official capacity, stated that he is not expressing an opinion on the applications, but noted that other competitive businesses in town strive to offer good services and stimulate each other to improve their goods and services. He cited examples of the pairs of businesses that seemed to improve each other: two service stations at Four Corners, Starbucks and Dog Lane Café, Wooster Street Pizza and Husky Pizza, Froyo and Peach Wave, etc.

At 9:18 p.m. Holt MOVED, Hall seconded, to continue the Public Hearing to the 9/16/13 meeting. MOTION PASSED UNANIMOUSLY.

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

Chairman Goodwin opened the Continued Public Hearing at 9:25 p.m. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Pociask, Rawn, Ryan and alternates Marcellino and Westa. Marcellino was appointed to act in Plante's absence. Linda Painter, Director of Planning and Development, noted the following communications received and distributed to members: an August 19, 2013, memo from Linda Painter, Director of Planning and Development; an August 27, 2013, letter from David L. Spear, P.E. of DLS Traffic Engineering, LLC; and a letter from Samuel L. Schragger dated August 26, 2013.

Attorney Samuel L. Schragger, speaking on behalf of the applicant, reviewed items on a revised sheet of plans (revision dated 8/27/13) which he distributed to the Commission. He discussed the items of concern that were raised at the last meeting.

Noting no further comments from the Commission or the public, Holt MOVED, Hall seconded, to close the Public Hearing at 9:30 p.m. MOTION PASSED UNANIMOUSLY.

Old Business:

a. Special Permit Application, Building Addition, Charles River Laboratories, Inc, 65-67 Baxter Road (File #1320)

Hall MOVED, Holt seconded, to approve with conditions the special permit application (File #1320) of Charles River Laboratories, Inc. to expand an existing non-conforming research and development laboratory use. This approval is based on the project as described in the application dated June 5, 2013 and subsequent information submitted by the applicant, and as shown on plans dated June 5, 2013 as revised to July 15, 2013 and as presented at a Public Hearing on July 15, 2013.

This approval is granted because the application is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. **Extent of Approval.** This approval is specifically tied to the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. Any questions regarding authorized uses, required site improvements and conditions cited in this approval shall be reviewed with the Zoning

Agent and Director of Planning and Development, and, as deemed necessary, the PZC.

2. **Permits.** No Zoning Permits shall be issued and no construction shall commence until all applicable state and federal permits have been obtained.
3. **Use.** Use of the property is specifically limited to the research and development activities identified in the Statement of Use as clarified by the supplemental explanation dated June 27, 2013. All research and development activities shall comply with the limitations on bio-safety levels identified in Article VII, Section U.3.a of the Zoning Regulations.
4. **Final Plans.** Final plans shall incorporate the following revisions:
 - a. Notes shall be added regarding monitoring and maintenance procedures for the rain garden.
 - b. The landscape plan shall be revised to add a mix of evergreen and deciduous trees at the intersection of Forest Road and Baxter Road to complement the proposed shrubs and provide some initial height.
 - c. The dumpster enclosure shall be relocated/aligned to provide sufficient 90° access for garbage trucks.
 - d. Note 11 on the Site Plan shall be deleted as the issues identified were addressed in the 7/15/13 plan revision.
5. **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

Motion PASSED with all in favor except Pociask who disqualified himself.

b. Application to Amend the Zoning Regulations; Joshua's Tract Conservation and Historic Trust, owner/applicant (File #1321)

Holt and Ryan recused themselves. Marcellino and Westa were appointed to act.

Pociask MOVED, Rawn seconded, to approve the application of Joshua's Tract Conservation and Historic Trust, (File #1321), to amend Article VII, Section G, Uses Permitted in the RAR-90 Zone to add a new subsection 14 and Article X to add a new Section U, Preservation Uses. The revisions are approved as submitted to the Commission in an application dated June 12, 2013, and heard at a Public Hearing on August 19, 2013. A copy of the subject regulations shall be attached to the Minutes of this meeting, and this amendment shall be effective as of October 1, 2013. Reasons for approval include:

1. The revisions are considered acceptably worded and suitably coordinated with related zoning provisions.
2. The revisions are consistent with Plan of Conservation & Development goals and objectives promoting preservation of historic and cultural resources, specifically Policy Goal 1, Objective d and Policy Goal 2, Objective b.
3. The revisions are consistent with the provisions Section 8-2 of the Connecticut General Statutes and Article I of the Zoning Regulations, specifically Sections B.3 and B.9.
4. The requirement that any new Preservation Use obtain special permit approval allows for a case-by-case determination as to whether a Preservation Use is appropriate in a specific location and ensures that potential land use impacts will be addressed.

MOTION PASSED with all in favor except Holt and Ryan who recused themselves.

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

Holt volunteered to work on a motion for the next meeting.

d. Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-14)

Tabled for continued Public Hearing on 9/16/13.

e. Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-15)

Tabled for continued Public Hearing on 9/16/13.

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

Linda Painter, Director of Planning and Development, reviewed her 7/11/13 memo including a history of the project. She noted the following communications from neighbors and staff received and distributed to members of the Commission: a 6/12/13 report from Fran Raiola, Acting Deputy Chief/Fire Marshal; a 7/10/13 report from Grant Metzler, Assistant Town Engineer; a 9/3/13 email from Richard Bass; a 9/1/13 email from William Stark; a 9/3/13 email from Patricia (Meredith) Poehlitz; a 6/10/13 email from Sheila Musiek; a 6/17/13 email from George Soroka; a 6/10/13 email with attached letter from Suzanne Bansal.

After extensive discussion among staff, Commission members and Mr. Tomazos, the consensus of the Commission was that Mr. Tomazos must return to the Commission once he has plans that accurately illustrate the actual work done to date and that incorporate the exact modifications for which he is seeking approval from the Commission. At such time as the plans come before the Commission for consideration, Mr. Tomazos should appear with his architect and engineer. Suzanne Singer Bansal chose to speak in opposition to the requested modifications, although she was advised that the Commission would take no action until the appropriate plans were submitted. The matter was added to the Field trip agenda of September 11 and then tabled.

g. Town Council Referral – Water Supply EIE Preferred Alternative

After discussion of the Draft Memo prepared by the Director of Planning and PZC/IWA Chairman, members requested that reduction of pipeline sprawl be added to the letter. Holt MOVED, Pociask seconded, to authorize the Planning and Zoning Commission Chairman to sign a revised letter and send it to the Town Council. MOTION PASSED UNANIMOUSLY.

h. Proposed Revisions to the Pleasant Valley Residence/Agriculture (PVRA) and Pleasant Valley Commercial/Agriculture Regulations, PZC File #907-40

Tabled pending 10/7/13 Public Hearing.

New Business: None.

Mansfield Tomorrow | Our Plan ▶ Our Future: No new updates.

Reports from Officers and Committees: None.

Communications and Bills: None noted.

Adjournment: The Chairman declared the meeting adjourned at 10:42 p.m.

Respectfully submitted,
Katherine Holt, Secretary

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
CONSERVATION COMMISSION
FIELD TRIP
Special Meeting
Wednesday, September 11, 2013

Members present: J. Goodwin, B. Pociask, B. Ryan, V. Ward, A. Marcellino (Item #3)

Staff present: G. Meitzler, Wetlands Agent
L. Painter, Director of Planning and Development (item #3)

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

W1523 – Hussey, 500 Mansfield Avenue, Caretaker Dwelling

Members were met on site by Ed Pelletier. Members observed current conditions, and site characteristics. No decisions were made.

W1522 – Galey, 85 Coventry Road, Fire Pond and Dry Hydrant

Members were met on site by Jim Galey. Members observed current conditions, and site characteristics. No decisions were made.

PZC File #1049-7- 28 Dog Lane, Paideia Greek Theater Project Exhibit Building

Members were met on site by Elias Tomasos. Members observed current conditions, and site characteristics. No decisions were made.

The field trip ended at approximately 5:05 p.m.

Respectfully submitted,

B. Ryan, Acting Secretary

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TOWN OF MANSFIELD
 DEPARTMENT OF PLANNING AND DEVELOPMENT



To: Planning and Zoning Commission
 From: Curt Hirsch, Zoning Agent *CH*
 Date: September 5, 2013
 Re: Zoning Activity for the Month of August 2013

Activity	This Month	Last Month	Same Month Last Year	This Fiscal Year to Date	Last Fiscal Year to Date
Zoning Permits Issued	11	16	14	27	27
Certificates of Compliance Issued	19	17	13	38	20
Site Inspections	32	25	32	57	60
Complaints Received from the Public	7	7	3	14	8
Complaints Requiring Inspection	5	3	2	8	6
Potential/Actual Violations Found	15	2	1	17	4
Enforcement Letters	7	1	6	8	19
Notices to Issue ZBA Forms	1	1	1	2	2
Notices of Zoning Violations Issued	4	0	2	4	4
Zoning Citations Issued	0	0	0	0	5
Residential Zoning Permits	This Month	FY2014 To Date			
Single-Family Homes	1	3			
Two-Family Homes	0	0			
Multi-Family Units	0	0			

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Jessie Shea

From: Emmanuel Haidous <mannyhaidous@yahoo.com>
Sent: Friday, September 06, 2013 10:19 AM
To: PlanZoneDept
Subject: Proposed Hotel Storrs Center

Dear PZC Members,

I am writing in support of amending the Storrs Center Special Design District permitted use to allow for the building of the proposed hotel.

The addition of a branded hotel to the downtown development will serve a need that is presently not being met along with providing a nice mix of tenants to the development. It is my belief that the hotel will attract and serve

a mix of business travelers & professionals, visitors to the area, parents, students, etc. As a business traveler I stay at and seek out

branded hotel properties and find the service and the experience to be above that of most independent hotels.

I encourage you to consider making the modifications to enable this project to move forward.

Sincerely,

Manny Haidous

University Plaza

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ADDENDUM TO:
STORRS CENTER
SPECIAL DESIGN DISTRICT
DESIGN GUIDELINES PURSUANT TO
MANSFIELD ZONING REGULATIONS
ARTICLE X, SECTION S.3.c (vi)
(FORMERLY REFERENCED AS ARTICLE X, SECTION T.3.c (vi))

ALTERNATIVE DESIGN GUIDELINES FOR
PHASE 1C (PARCEL 2) AREA
DEVELOPMENT OF LIMITED SERVICE HOTEL

[Amend sections 2.3.1 and 2.3.2 as follows. All other provisions of the Guidelines remain unchanged.]

2.3.1 Use Requirements

a. Allowable Uses: Retail, restaurant, live/work, and any other non-residential uses allowed at grade with allowance for entries and lobbies to upper floors; non-residential or residential uses allowed on upper floors; non-residential use may occur on second floor as an extension of a ground floor use. Residential uses may also extend to the ground floor on streets, alleys, and courts not directly fronting the Town Square. Structured parking decks allowed; but should be either below grade or, if above grade, buffered by liner buildings or architectural cladding when facing to other uses within project area or to public streets. Up to four off-street surface parking spaces may be allowed per building, provided that such parking is screened from view from public streets.

2.3.2 Dimensional Requirements

- a. Building Coverage: No maximum building coverage, subject to requirements for public sidewalks and streets.
- b. Lot Size: No minimum lot size.
- c. Front Yard Setback Line: 0 foot minimum from public sidewalk, provided that the face of building shall be no less than 8 feet from the back curb.
- d. Side Yard Setback Line: 0 feet.
- e. Building Height: Two story minimum up to a maximum of five and one-half stories. Three story minimum for buildings located directly on the Town Square. Overall building height may not exceed 85 feet to peak of roof, excluding spires, cupolas, steeples, chimneys and similar vertical elements, which are allowed. In the Phase 1C (Parcel 2) area, to encourage a transition of building heights to adjacent properties, overall building height may not exceed 65 feet to peak of roof, excluding spires, cupolas, steeples, chimneys and similar vertical elements, which are allowed.

WATER USAGE COMPARISON

Fairfield Inn, Milford: 77 Rooms

WATER USAGE

Month	Time Frame	Days	Total Usage/Gallons
Jan. 2012	01/03 - 02/03	31	193,732
Feb.	02/03 - 03/01	27	149,600
March	03/01 - 04/03	32	182,512
April	04/03 - 05/02	29	184,008
May	05/02 - 06/12	41	260,304
June	06/12 - 07/09	27	654,500
July	07/09 - 08/03		credit (187,748)
July/Aug.	07/09 - 09/05	58	258,808
Sept.	09/05 - 10/02	27	192,236
Oct.	10/02 - 11/05	35	145,860
Nov.	11/01 - 12/01	31	237,116
Dec.	12/01/12 - 01/02/13	32	178,024
Total Usage for year			2,636,700
Average per Month			204,079
Daily Use per Room			87

Manchester Marriott, 700 Huse Road - 139 Rooms

WATER USAGE

Month	Time Frame	Days	Total Usage/Gallons
Sept. '11 - Dec. '11	09/15/11 - 12/12/11	88	1,107,040
Dec. '11 - March '12	12/12/11 - 03/15/12	94	688,160
March '12 - June '12	03/15/12 - 06/18/12	95	1,361,360
June '12 - Sept. '12	06/18/12 - 09/17/12	91	1,406,240
Total Usage for Year			4,562,800
Average per Month			380,233
Daily Use Per Room			90

Worcester Marriott, 72 Grove Street: 134 Rooms

WATER USAGE

Month	Time Frame	Days	Total Usage/Gallons
Nov. '11 - Jan '12	11/03/11 - 02/02/12	92	433,840
Feb. '12 - April '12	02/02/12 - 05/01/12	90	845,240
May '12 - Aug. '12	05/01/12 - 08/01/12	93	979,880
Aug. '12 - Oct. '12	08/01/12 - 11/01/12	93	1,032,240
Total Usage for year			3,291,200
Average per Month			274,267
Daily Use Per Room			67

STORRS CENTER

Update to Master Traffic Study
Storrs Center Special Design District
Phase 1C (Parcel 2) Modifications

August 30, 2013

BACKGROUND

Pursuant to Article X, Section S.3.c (iii) of the Zoning Regulations (previously referenced as Article X, Section T.3.c (iii)), BL Companies prepared a Master Traffic Study for Storrs Center in February, 2007. The Master Traffic Study was submitted as part of the application for a zoning map amendment to the Storrs Center Special Design District.

The Master Traffic Study addressed the full build out of Storrs Center and was based on development plan assumptions of 690 residential units, 164,110± square feet of retail space and 46,750± square feet of office space.

Subsequent to Planning and Zoning Commission approval, the Master Plan was approved by the State Traffic Commission (STC Certificate # 1849) along with certain traffic improvements, which are currently nearing completion.

The Master Traffic study conclusions were updated in August of 2012 to reflect the incorporation of a 31,500 square foot grocery store/market in the Phase 4 Market Square area, replacing the previously approved retail space. A request for Administrative Decision of No Significant Impact on the State Highway system was filed with the Office of State Traffic Administration (OSTA) for that change in use on May 15, 2013. A positive disposition of that request (Administrative Decision #183) was made by OSTA on July 15, 2013.

PROPOSED MODIFICATIONS

Storrs Center Alliance LLC (SCA) has proposed an amendment to the text of the Mansfield Zoning Regulations that would add "Limited Service Hotels" to the list of allowed uses within the Storrs Center Special Design District. In addition, SCA has applied for a zoning map amendment for the Phase 1C (Parcel 2) portion of the approved Storrs Center Special Design District. The zoning map amendment would enable 100 of the previously approved residential units to be replaced with a 100-room limited service hotel within Phase 1C (Parcel 2). Vehicular access for the hotel would be along Royce Circle, as originally planned for the residential units, supplemented by an in only curb cut along Storrs Road (Route 195). This memo considers what traffic impacts, if any, would result from the development of a 100-room limited service hotel instead of a comparable number of residential units in Storrs Center.

METHODOLOGY OF TRIP GENERATION COMPARISON

The approved Master Traffic Study, prepared in February of 2007 and the initial State Traffic Commission (STC) Application for Storrs Center, submitted in April of 2008, utilized trip rates for the residential component of the project as shown in Table 1. The proposed use "limited service hotel" is consistent with the category "Business Hotel", as defined in the reference "Trip

Generation", 9th Edition, published by the Institute of Transportation Engineers (ITE). Therefore, Table 1 uses the ITE trip generation rates for a Business Hotel.

Table 1
Peak Hour Vehicle Trip Rates

Use	Unit	AM Peak Hr	PM Peak Hr
Residential	Dwelling Unit (DU)	0.31	0.57
Limited Service Hotel	Occupied Rooms	0.58	0.62

In addition, due to the nature of the development and the unique project area, the computed gross change in the number of trips was adjusted downwards by 10% for internal capture and transit/walking, as per the prior allowance approved by the State Traffic Commission (now Office of State Traffic Administration). Given the location of Storrs Center, in a mixed use environment near a college campus, automobile usage may be considerably lower than these figures suggest, but can't be quantified.

Table 2 shows the trip generation estimated for the currently approved 100 residential units as well as that for a 100 room limited service hotel (at a good average occupancy rate of 80%).

Table 2
Peak Hour Trip Generation

Use	Size	Unit	AM Peak	PM Peak
Limited Service Hotel	100	Rooms	47	50
Residential	100	DU	31	57
Gross Change			16	-7
Less 10% Capture, Walking, Transit			-2	-
Net Change in Vehicle Trips			14	-7

SUMMARY

In the afternoon peak hour, a 100 room limited service hotel would generate slightly fewer trips than 100 residential units. In the morning peak hour, a hotel would generate a slightly higher number of trips than the residential uses. This net increase of 14 vehicle trips during the morning peak hour is very small as compared to the overall peak hour trips that were projected for Storrs Center, which were 420 trips in the morning and 970 trips in the afternoon. Moreover, the morning time period in this area is not the critical one in terms of traffic capacity and level of service, since the traffic volumes are lower in the morning than in the afternoon.

The critical time period is the afternoon peak hour, which is projected to exhibit a small reduction in trips generated by the land use change to a limited service hotel. The nearby Storrs Road (Route 195) intersections were projected to accommodate 1200-1300 morning peak hour and 1600-1900 afternoon peak hour trips at the full build out of Storrs Center.

The proposed access along Storrs Road (Route 195) would be right in and left in only. This was reviewed on a preliminary basis with the Connecticut Department of Transportation and determined to be an acceptable arrangement. Vehicles turning left into the hotel site from Storrs Road (Route 195) will have the

benefit of a left turn lane to remove them from the through traffic flow. Internally to the hotel site, a pull off area for one car on each side is being provided for check-in. This should maintain a clear passageway for cars entering the driveway that are not stopping to check in at the hotel. As an additional measure, signing for "No Parking" or "No Standing" should be installed to keep a free flow of vehicles in this area.

In conclusion, no perceptible change in traffic operations would result from the replacement of 100 residential units with a 100 room limited service hotel.

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Mansfield Downtown Partnership
Helping to Build Mansfield's Future

May 9, 2013

Ms. Sheryl Pearson
CT Department of Economic and Community
Development (DECD)
Office of Responsible Growth
505 Hudson Street
Hartford, CT 06106-7106

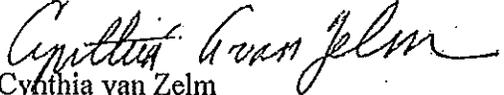
Re: Minor Modification to the Storrs Center Municipal Development Plan

Dear Ms. Pearson:

On May 2, 2013, the Mansfield Downtown Partnership Board of Directors approved a resolution making a minor and not substantial modification to the Storrs Center Municipal Development Plan. The minor modification clarifies that a hotel is a permitted use in Storrs Center. The adopted resolution and referenced Exhibit A and Exhibit B are also attached.

If you have any questions, please do not hesitate to contact me at 860-429-2740. Thank you for your assistance.

Sincerely,


Cynthia van Zelm
Executive Director

cc: Mansfield Downtown Partnership, Inc., Board of Directors
Attorney John Zaccaro, Cipparone & Zaccaro
Attorney Dennis O'Brien, O'Brien and Johnson
Howard Kaufman, Principal and Managing Member, Storrs Center Alliance, LLC
File

Enclosures

CERTIFIED RESOLUTION by the Mansfield Downtown Partnership, Inc., dated May 2, 2013, approving a minor and not substantial modification to the Storrs Center Municipal Development Plan, and making certain findings:

WHEREAS, the Mansfield Downtown Partnership, Inc. ("the Partnership"), is the municipal development agency of the Town of Mansfield, Connecticut, for Storrs Center, pursuant to Connecticut General Statutes ("C.G.S.") Section 8-188; and

WHEREAS, on October 6, 2005, the Partnership approved the Storrs Center Municipal Development Plan (the "Storrs Center MDP"), which was later approved by the Town Council of the Town of Mansfield, and the State of Connecticut Department of Economic and Community Development, and is currently in effect pursuant to C.G.S. Chapter 132 generally, and other applicable laws; and

WHEREAS, on November 1, 2012, Storrs Center Alliance, LLC, the Master Developer for Storrs Center selected by the Partnership, proposed a modification to the Storrs Center MDP to clarify that a hotel use is permitted (the "Modification"), attached hereto as Exhibit A, and provided a statement of background for the Modification, attached hereto as Exhibit B; and

WHEREAS, the Partnership Board of Directors, through its Executive Committee, has conducted an examination of the issues pertaining to the Modification, and has requested and received additional information from Storrs Center Alliance, LLC, to determine the impact of the Modification on Storrs Center; and

WHEREAS, the Partnership has determined that it is necessary and desirable that the Storrs Center MDP be amended,

NOW THEREFORE, the Mansfield Downtown Partnership, acting by and through its duly elected Board of Directors, hereby RESOLVES as follows:

- (1) That the Partnership hereby approves the Modification to the Storrs Center MDP pursuant to C.G.S. Sec. 8-200(a);
- (2) That the Modification will serve the interests of the Town and citizens of Mansfield and of the State of Connecticut;
- (3) That the Modification has been consented to by all the purchasers of the real property in the development area affected by it;
- (4) That the Modification is minor, and will not substantially change the Storrs Center MDP as previously approved, and that the findings made by the Partnership in support of its approval of the Storrs Center MDP, will not be substantially affected by the Modification;
- (5) That the Modification is not inimical to any statewide planning objectives of the state or state agencies as coordinated by the Secretary of the Office of Policy and Management;

- (6) That the Modification fulfills the requirements of C.G.S. Chapter 132, and to carry out and administer the project, public action under Chapters 132 of the Connecticut General Statutes as amended is required; and,
- (7) That the Partnership shall transmit the approved Modification to the Connecticut Commissioner of the Department of Economic and Community Development.

CERTIFICATE

I hereby certify that this Resolution was duly adopted at the May 2, 2013, regular meeting of the Board of Directors of the Mansfield Downtown Partnership and that it has been neither modified nor rescinded.

SEAL

Date: May 7, 2013

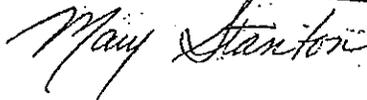
Secretary:



STEVEN H. ROBERTS

Sworn to and Subscribed before me this

7th day of May 2013



MARY STANTON
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 31, 2016

EXHIBIT A

**STORRS CENTER
MUNICIPAL DEVELOPMENT PLAN**

**MINOR MODIFICATION
MAY, 2013**

The Storrs Center Municipal Development Plan is modified to clarify that a hotel is an allowed land use within the Town Square neighborhood of Storrs Center.

EXHIBIT B

STORRS CENTER MUNICIPAL DEVELOPMENT PLAN

BACKGROUND AND SUPPORT FOR MINOR MODIFICATION MAY, 2013

This minor modification of the Storrs Center Municipal Development Plan (the "MDP") relates to Section I of the approved MDP, entitled "Types and Locations of Proposed Land Uses." The minor modification would be located on page 105-A of Section I of the MDP.

I. Background

Following a competitive selection process in 2003, Storrs Center Alliance, LLC ("SCA") was selected to be the master developer of Storrs Center. The sole member of SCA is Leyland Alliance LLC, a real estate development firm based in Tuxedo Park, New York that specializes in traditional neighborhood development. SCA worked with the Mansfield Downtown Partnership (the "Partnership") and its consultants to prepare the MDP in a manner consistent with the requirements of Chapter 132 of the Connecticut General Statutes. The MDP was initially approved by the Partnership and the Mansfield Town Council in the fall of 2005. The plan was subsequently approved by the Connecticut Department of Economic and Community Development and the Secretary of the Office of Policy and Management in January, 2006.

As set forth in the MDP, Storrs Center was envisioned to be a mixed use neighborhood designed to create a vibrant Main Street experience within a shared public realm. Structured and surface parking would be provided in accordance with the plan to support the needs of the various neighborhoods. The developed portion of the new community would occupy about one-third of the overall site. A large part of the project area would be reserved for conservation as part of an effort to establish an environmentally balanced and intelligent approach to the use of the land.

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

Following the approval of the new zoning district for Storrs Center, extensive site planning, building design and engineering work continued. Various federal, state and local permits and approvals were obtained for the project. The Town of Mansfield approved zoning permits for the first two phases of construction of Storrs Center near the Town Square. The first two mixed use buildings are complete, and a third is nearing completion. Zoning permits have also been approved for the parking garage and intermodal transportation center, Wilbur Cross Way and transit pathways, and Post Office Road and the Post Office site. Construction of the parking garage is complete, and roadway improvements to Storrs Road and Wilbur Cross Way are almost

complete. Twenty-four acres of land were conveyed from the University to the Town of Mansfield for permanent protection as open space.

In November 2012, the Planning & Zoning Commission approved an application to amend the Storrs Center Special Design District to provide for the construction of a new grocery store in the Market Square area of Storrs Center. The application also modified elements of the preliminary master plan, such as parking, landscaping, and drainage improvements, as necessary to enable the development of this grocery store.

II. Support for Proposed Minor Modification

This minor modification to the MDP clarifies that a hotel is an allowed use within the Town Square neighborhood of Storrs Center. Following is a summary of reasons in support of this minor modification:

Section I of the MDP describes the types and locations of the proposed land uses in Storrs Center. The core development area, which largely overlies previously or currently developed property along Storrs Road and Dog Lane, was envisioned to include a commercially oriented mixed use zone designed to create a vibrant Main Street experience with a shared public realm. Buildings in the commercial mixed use zone were anticipated to combine retail, office, restaurant and residential uses in a variety of forms. In addition, structured and surface parking was planned to support the needs of the various neighborhoods. Civic uses would also be allowed throughout the project, including public open spaces such as streets, sidewalks, the Town Square, and small plazas and terraces.

The MDP provides that at the heart of Storrs Center will be a town square. As the MDP describes, this square, a translation of the traditional New England town green, would be a central gathering place for the entire community:

Around the square will be stores, offices, housing and cultural resources that will ensure that the square becomes a primary destination in the region. The intent is to ring the square with year-round activity, supported by broad sidewalks, streets and on-street parking. The streetscape will include shade trees, tables, benches for seating, trash receptacles, pedestrian lighting, and paved and grassed areas to encourage the community to congregate in the town square, informally and for markets, festivals, fairs and cultural events.

A significant portion of the Town Square neighborhood in Storrs Center is now coming to life in ways that are very similar to what the MDP envisioned. The north and east sides of the Town Square are nearly complete: construction of two mixed use buildings is complete, and a third is nearing completion. The parking garage has been open since September 2012. Approximately 290 apartments are occupied or nearing completion in this area, with very high occupancy rates. Restaurants and stores are opening up along Dog Lane and Royce Circle near the Town Square, bringing activity and vitality to the area. Streetscape improvements to Storrs Road are underway, and installation of landscaping and sidewalks in the Town Square itself will take place in 2013.

With the development of the areas fronting the Town Square on the north and east sides nearly complete, an opportunity has arisen to complete the development of the south side of the town square. Two buildings are planned in the Phase 1C area, similar to the conceptual design in the approved MDP. The first would be a mixed use building facing the Town Square, Storrs Road and Royce Circle with retail/restaurant space and a terrace on the ground floor and apartments above. To the south of this building, separated by a driveway with a porte cochere drop-off area, would be a new hotel. The hotel would be located on the south side of Parcel 1C, adjacent to the Storrs Commons center. A garage could be located beneath the hotel for hotel parking, which would be accessed from Royce Circle. The size and shape of a hotel would work well with the mixed use building on this parcel and is very similar to the conceptual building layout depicted in the approved MDP.

At the time the MDP was initially approved in 2005, the real estate market for a hotel in this area was not particularly strong. Although the concept that a hotel might be located within Storrs Center was described in the MDP, the Storrs Center Special Design District was approved by the Planning & Zoning Commission without specific mention of a hotel as an allowed use.

With the MDP's vision now coming to life in the form of new residences, restaurants, shops and public spaces, a hotel would be an excellent complement to what is taking shape. A hotel would further the MDP's goal "that the square becomes a primary destination in the region." A new hotel would create a lodging and hospitality option right in the heart of Storrs Center.

In terms of urban form and function, a hotel will fit very well with the buildings and uses in this part of Storrs Center. For example, the parking demands and traffic generation patterns for a hotel are very similar to the residential uses that the hotel would replace. No greater impacts from a hotel would be expected beyond what has already been planned for in Storrs Center. None of the other infrastructure component of Storrs Center, such as utilities, drainage, and water and sewer service, would need to be changed in any significant way to accommodate a hotel. It is not expected that the introduction of a hotel use would require any changes to the design guidelines that have been created for Storrs Center. In short, a hotel would fit seamlessly into the fabric of Storrs Center, both as it was originally planned and as it is now taking shape.

III. Additional Support for the Proposed Inclusion of a Hotel Use in the MDP

A review of the MDP indicates that the addition of a hotel use to the Storrs Center project was contemplated, and would be consistent with the planning that supported the approved MDP:

In Section D of the MDP several marketing analyses were referenced, and a full copy of the "Technical Memorandum: Downtown Mansfield Municipal Development Plan Market Study" prepared for the Mansfield Downtown Partnership by Urban Partners, dated November 2003, was included. Section 7.0 contains a hotel market analysis which analyzed the potential market for a hotel use, given the other existing uses in the area. This section of the study concluded that "a new hotel in Storrs Center is not a viable development option, at least through 2009."

In the parking section of the land use narrative in Section I of the MDP (types and locations of proposed land uses), several references to a hotel use are made: "the parking needs associated

with different activities (office, retail, hotel, etc.) fluctuate differently throughout a day. Furthermore, different activities generate different types of parkers with different expectations (hours of use, duration of stay, parking rates, customer services levels; etc.).” The parking section also provides that:

[T]he day long activity patterns and peak activity periods associated with various land uses are quite different. For example, the arrival and departure patterns of vehicles generated by a hotel relate to overnight room occupancy. Parking generation for a hotel is greatest between the hours of 10:00 p.m. and 7:00 a.m. when most hotel guests are in their rooms. Conversely, the vehicle arrival and departure patterns for an office building relate to the work hours of office building employees. Parking generation for an office building is greatest at about 10:00 a.m. when most employees are at work and visitors typically begin arriving. To determine a development project’s shared peak parking demand, the parking demand ratios and the accumulation patterns are applied to the land use density. The parking demand pattern for each individual land use are then layered to determine a comprehensive development demand, i.e., the period and volume of when the sum of parking needs peak.

In Section I of the MDP (types and locations of proposed land uses), a strong theme running through the MDP is the need for flexibility over time. Under the heading of Flexibility and Vitality: The Mixed Use Program, the narrative states that “there will be some shifting of usage in order to best adapt to the needs of the market and the community.” Under the heading “Sequencing Growth and Construction: The Phasing Plan”, the plan provides that “each phase will reflect the market conditions in Mansfield as it evolves” and “each phase will be developed to reinforce the phases that have preceded it, creating continuity of the overall development” and “each of the mixed use phases will provide an appropriate mix of uses, including houses, parking, retail and commercial space to enable the leasing and sale plans to proceed in a meaningful way.”

In summary, several sections of the MDP indicate that a hotel use was contemplated when the MDP was approved. The fact that the market study concluded that a hotel use was not a viable development option, at least until 2009, suggests why a hotel was not described in detail in the original conceptual land use plan. The 2003 Urban Partners Study acknowledged that it only predicted that a new hotel in Storrs Center would not be a viable development option through 2009. Over three years have passed since that date. In addition, the parking section noted that the parking demand patterns for a hotel use would complement other land uses in Storrs Center. These factors, combined with the MDP’s strong focus on the need for flexibility over the entire Storrs Center development time frame, indicate that the inclusion of a hotel use would be, at most, a minor modification of the approved MDP.

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



LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission (PZC)
From: Linda M. Painter, AICP, Director of Planning and Development *LMP*
Date: September 11, 2013
Subject: E.O. Smith High School (File 1117-2)
1235 Storrs Road
Special Permit Modification (Athletic Field Lighting)

Region 19 has submitted a request to modify their existing special permit to allow installation of four permanent athletic field lights around the perimeter of the football field. The conduit and foundations for the light poles were approved in a February 2011 modification to the Special Permit. At the suggestion of staff, the applicant sent out courtesy notices to property owners within 500 feet to let them know that the modification request would be considered by the Commission at the September 16, 2013 meeting.

During staff review of the request, we discovered that pursuant to Article VIII, Section B.8, Special Permit approval is needed for any structures that exceed the maximum height requirements listed in the Schedule of Dimensional Requirements. The maximum height allowed in the Institutional Zone is 50 feet; the proposed light poles are 80 feet, not including the height of the existing foundations. As the request is related to the overall special permit already issued for the high school and associated site improvements, we believe that processing the request as a modification to the existing special permit is the appropriate course of action rather than submission of a separate special permit application.

To fulfill the notice requirements of the Special Permit Process, we believe that the proposed modification should be the subject of a full public hearing with notice as required by State Statute and Article V.B.3.c. As such, staff recommends that the Commission formally accept the request for modification and schedule a public hearing on October 7, 2013. The applicant will send out formal neighborhood notifications via certified mail in accordance with Section V.B.c.3.

_____ MOVES, _____ seconds to receive the request to modify the Special Permit for E.O. Smith High School (File Number 1117-2) submitted by Bruce Silva, Region 19 Superintendent of Schools, to allow the installation of four light poles for athletic field lighting as shown on plans dated March 10, 2011 and July 11, 2013 and as described in other application submissions. The property is located at 1235 Storrs Road and is owned by the Region 19 Board of Education. Said application is referred to staff for review and comments and a Public Hearing is scheduled for October 7, 2013.

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

APPLICANT/OWNER SECTION

1. Owner(s): Regional School District # 19 Telephone 860-487-1862
Address: 1235 Storrs Rd, Town: Storrs, CT Zip: 06268

2. Applicant(s) Bruce W. Silva, Superintendent Telephone 860-487-1862
Address: 1235 Storrs Rd, Town: Storrs, CT Zip: 06268

3. Site Location: E.O. Smith High School

4. Reference any approved map(s) that would be superseded if this request is approved:

5. Reference any new map(s) submitted as part of this request:
E.O. Smith High School Athletic Facilities Renovation Project – Electrical Site Plan Detail sheet E1

6. Itemize and describe the modification(s) being requested, using separate sheet where necessary. The description must be adequate to determine compliance with all applicable land use regulations:

Regional School District #19 is requesting permission to install lights on four locations surrounding the E.O. Smith High School athletic Track. The lights would allow for a greater use of the facilities during the fall and spring months. Lighting pole stanchions (4) were installed during the construction of the field in 2011. Subsurface electrical conduit was stall underneath the field, track and surrounding area.

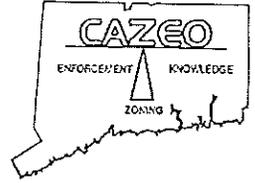
A total of four 80 ft light poles will be stalled. Each pole will support four light fixtures. The lighting system includes the latest technology which includes “spill and glare reductions and automated controls.” Technical and school use schedules are attached.

7.  date 8-28-13
Applicant's signature

(over)



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

To: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: September 11, 2013

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

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

I recommend that the PZC receive the requests for the renewal of special permits for the use of live music, from Huskies Restaurant, Pub 32 and Ted's Restaurant, and schedule a public hearing for October 7, 2013.

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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: September 11, 2013
Subject: 8-24 Referral: North Eagleville Road-Acquisition of Sidewalk Easements

Pursuant to the provisions of Section 8-24 of the State Statues, the above-referenced proposal to acquire easements for a new sidewalk on North Eagleville Road has been referred to the PZC for comment. The PZC has 35 days to report to the Town Council. A copy of the Council Agenda Item is attached for your reference.

As noted in the referral, the Town has been working with property owners to acquire the necessary easements to construct a sidewalk along the north side of North Eagleville Road between Hunting Lodge Road and Northwood Road. The University is funding both the design and construction of the sidewalk.

While the property owners are amenable to granting the easements in exchange for financial compensation based on the appraised value of the easement area, the Town has been unsuccessful in obtaining the necessary subordination documents from mortgage holders on three of the four properties to allow us to have easements free of encumbrances (188, 194 and 202 North Eagleville Road). To allow this project to continue to move forward, the Town is seeking to use its powers of eminent domain to acquire the three remaining easements. A public hearing on the proposed acquisition by eminent domain has been scheduled for September 23, 2013.

The proposed easements will facilitate construction of a new sidewalk in a densely populated area. The proposed sidewalk is consistent with Policy Goal 1, Objective e of the 2006 Plan of Conservation and Development which states "To achieve an integrated intermodal transportation network by encouraging road, bikeway and public transportation services in areas with existing or potential sewer and public water and appropriately expand and maintain all elements of the town's transportation system." One of the specific recommendations for this objective was to "Continue to fund, with State and Federal assistance whenever available, public transit amenities and pedestrian and bicycle improvements, particularly in areas served by existing or potential sewer and water systems. (Priority areas include the Storrs Downtown area and areas proximate to the UCONN campus, including the Four Corners and King Hill Road commercial areas and the East Brook Mall commercial area."

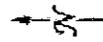
Summary/Recommendation

It is recommended that the PZC notify the Town Council that the proposed acquisition of easements for construction of a sidewalk along the north side of North Eagleville Road between Hunting Lodge Road and Northwood Road is consistent with the 2006 Plan of Conservation and Development.

Town of Mansfield, CT - North Eagleville Road Sidewalk Easements



Parcels



1 in = 539.98 ft

Printed:
\$7/12/13



Location: 204 NO EAGLEVILLE RD ID: 15.21.17

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

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

MEMORANDUM

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



To: Planning and Zoning Commission
CC: Linda Painter, Director of Planning and Development
From: Matt Hart, Town Manager
Date: September 10, 2013
Re: Referral: North Eagleville Road Walkway Easements

The following motion was passed by the Town Council on 09/09/13:

“Resolved, effective September 9, 2013, the Town Council hereby refers the acquisition of easements on North Eagleville Road for the construction of a public walkway between Hunting Lodge Road and Northwood Road to the Planning and Zoning Commission as required under Connecticut General Statutes Section 8-24.”

Please see the attached information regarding the above captioned matter for your review. Your assistance with this matter is greatly appreciated.

Attach (1)

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
 From: Matt Hart, Town Manager *MH*
 CC: Maria Capriola, Assistant Town Manager; Lon Hultgren, Director of Public Works
 Date: September 9, 2013
 Re: North Eagleville Road Walkway Easements

Subject Matter/Background

Recall that we have been working in concert with UConn to construct a walkway on the north side of North Eagleville Road from Hunting Lodge Road to Northwood Road. UConn has agreed to fund the design and construction, and the Town is obtaining the needed easements.

While the four property owners involved have agreed to sign the easements, we have encountered some difficulty in getting the lenders to execute the needed subordinations allowing the easements to become the Town's without encumbrances. We encountered this situation several years ago with the easements that were needed for the bikeway on Birch Road. What we did then, and are recommending now, is to use the Town's power of eminent domain to secure the easements so that the bank's subordinations are not needed. We refer to this process as a "friendly" condemnation, as the property owners have already agreed to the easements and are not contesting them.

As required by Connecticut General Statutes Sections 48-6 & 8-129, the Town must first notify the property owners, conduct a public hearing and then make a finding that these easements are required for the purpose of establishing, constructing or maintaining a public work or municipal purpose. The condemnation must take place within six months of this action.

Four easements are required for this project. One has been completely executed and subordinated (204 N. Eagleville), and a second (188 N. Eagleville) has been signed and sent to the bank and we are hoping to hear back from this lender before the condemnation actually takes place. The other two (numbers 194 and 202) are still in limbo with the lenders.

Financial Impact

We have agreed to purchase these easements so that this walkway can be constructed. This expense of \$3,995 (plus closing costs) will be funded from the Town's capital budget account for transportation enhancements.

Legal Review

The agreement between the Town and UConn to fund the walkway's construction has been reviewed by the Town Attorney, but is not yet in its final form. It will be brought to the Town Council for authorization to execute when it is complete. The easements have been prepared by Attorney Dennis Poitras, who has assisted the Town in acquiring properties in most of our recent projects.

Recommendation

Staff recommends that the Council send the acquisition of these easements to the Planning and Zoning Commission (PZC) for review under Connecticut General Statutes Section 8-24 and set a public hearing for the proposed acquisition of the easements at 188, 194 and 202 N. Eagleville Road by eminent domain. (If the subordinations come through for these easements before the Council prepares to take final action on the acquisition of the easements, the condemnation would not be necessary.)

If the Town Council agrees with this recommendation, the following motion would be in order:

Resolved, effective September 9, 2013, the Town Council hereby refers the acquisition of easements on North Eagleville Road for the construction of a public walkway between Hunting Lodge Road and Northwood Road to the Planning and Zoning Commission as required under Connecticut General Statutes Section 8-24;

Be it further resolved, that as authorized under Connecticut General Statutes Sections 48-6 and 8-129, the affected property owners be notified and a public hearing be held at 7:30 PM at the Town Council's September 23, 2013 meeting concerning the acquisition of said easements by eminent domain.

Attachments

- 1) T. Veillette re: North Eagleville Road Pedestrian Way – Easement Acquisitions
- 2) Connecticut General Statutes Sections 48-6, 8-129

Memo
September 4, 2013

To: Lon Hultgren
From: Timothy Veillette
Subject: North Eagleville Road Pedestrianway – Easement Acquisitions

As you are aware we have developed plans to construct an pedestrian walkway along the north side of North Eagleville Road. This segment of paved walkway will extend from the intersection of Hunting Lodge Road to Northwood Road. Because this area sees very high volumes of pedestrian traffic, safety warrants the construction of this section.

Throughout the design process we have made every effort to keep the affected owners and the general public informed. The adjacent homeowners were informed by letter. The design was then finalized, incorporating comments from the adjacent homeowners.

With the design complete, the required easement maps were prepared by F. A. Alfred Benesch and Company. Four easements will be required to construct this pedestrianway, the majority being just over the existing road right-of-way line. Joseph E. Hickey III of Connecticut, Certified General Appraiser, was then hired to appraise these easements at fair market value.

Easement packets were sent to each of the property owners that we needed an easement from. The packet contained a cover letter, a draft deed, the easement appraisal, the easement map. The letter requested that the individuals review the materials, then sign off on the easement. Of the 4 easements needed, all 4 have responded positively, returning the signed easement documents. The remaining part of the easement acquisition is the lenders signing off. This has been, as in most instances, difficult. The lenders are slow to respond, not because of opposition, but due to processing procedures.

The table below is summary of the 15 easements for this project.

Property Address	Owner	Easement Area (SF)	Appraised Value
188 No. Eagleville Rd	Mihalopoulos	110	\$820
194 No. Eagleville Rd	Shih & Yuan	54	\$120
202 No. Eagleville Rd	Tavar	705	\$1,150
204 No. Eagleville Rd	Cooper	3,175	\$1,905

We have now exhausted our ability to acquire these easements through the lenders amicably. Therefore, in order to proceed with this project we need to initiate acquisition of these properties by condemnation.

Sections 48-6, 48-12 and 8-129 of the Connecticut General Statutes (CGS), under which municipalities can acquire needed property by the power of eminent domain, require the property owners be notified and a public hearing held. After the public hearing Council will need to vote to acquire the properties pursuant to CGS 48-6 in which a finding of "convenience and necessity" for the purpose of travel by bicycle and foot is made. I recommend we proceed in this manner ASAP. Following the public hearing, we will provide the exact language for the finding and authorization for the acquisitions.

Sec. 48-6. Time limits for municipal corporations to take real property. Taking of property in neighborhood revitalization zones.

(a) Any municipal corporation having the right to purchase real property for its municipal purposes which has, in accordance with its charter or the general statutes, voted to purchase the same shall have power to take or acquire such real property, within the corporate limits of such municipal corporation, and if such municipal corporation cannot agree with any owner upon the amount to be paid for any real property thus taken, it shall proceed in the manner provided by section 48-12 within six months after such vote or such vote shall be void.

(b) In the case of acquisition by a redevelopment agency of real property located in a redevelopment area, except as provided in sections 8-127a, 8-193 and 32-224, the time for acquisition may be extended by the legislative body upon request of the redevelopment agency, provided the owner of the real property consents to such request.

(c) In accordance with the policy established in section 7-603, any municipal corporation may take property which is located within the boundaries of a neighborhood revitalization zone identified in a strategic plan adopted pursuant to sections 7-601 and 7-602. The acquisition of such property shall proceed in the manner provided in sections 8-128 to 8-133, inclusive, and 48-12.

Sec. 8-129. Agency to determine compensation and file with Superior Court and town clerks; notice to owners and interested parties. Possession of land. Certificate of taking. (a)(1) The redevelopment agency shall determine the compensation to be paid to the persons entitled thereto for real property to be acquired by eminent domain pursuant to section 8-128.

(2) For any real property to be acquired by eminent domain pursuant to section 8-128 or 8-193, or by condemnation pursuant to section 32-224, pursuant to a redevelopment plan approved under this chapter or a development plan approved under chapter 132 or 5881, the agency shall have two independent appraisals conducted on the real property in accordance with this subdivision. Each appraisal shall be conducted by a state-certified real estate appraiser without consultation with the appraiser conducting the other independent appraisal, and shall be conducted in accordance with generally accepted standards of professional appraisal practice as described in the Uniform Standards of Professional Appraisal Practice issued by the Appraisal Standards Board of the Appraisal Foundation pursuant to Title XI of FIRREA and any regulations adopted pursuant to section 20-504. Each appraiser shall provide a copy of the appraisal to the agency and the property owner. The amount of compensation for such real property shall be equal to the average of the amounts determined by the two independent appraisals, except that the compensation for any real property to be acquired by eminent domain pursuant to section 8-193 or by condemnation pursuant to section 32-224 shall be one hundred twenty-five per cent of such average amount. If the agency acquires real property that is subject to this subdivision five years or more after acquiring another parcel of real property within one thousand feet of the property pursuant to a redevelopment plan or development plan, the agency shall increase the amount of compensation for the subsequent acquisition of real property by an additional five per cent for each year from the sixth year until the tenth year after the acquisition of the first parcel of real property. With respect to a redevelopment plan or development plan for a project that is funded in whole or in part by federal funds, the provisions of this subdivision shall not apply to the extent that such provisions are prohibited by federal law.

(3) The redevelopment agency shall file a statement of compensation, containing a description of the property to be taken and the names of all persons having a record interest therein and setting forth the amount of such compensation, and a deposit as provided in section 8-130, with the clerk of the superior court for the judicial district in which the property affected is located.

(b) Upon filing such statement of compensation and deposit, the redevelopment agency shall forthwith cause to be recorded, in the office of the town clerk of each town in which the property is

located, a copy of such statement of compensation, such recording to have the same effect and to be treated the same as the recording of a lis pendens, and shall forthwith give notice, as provided in this section, to each person appearing of record as an owner of property affected thereby and to each person appearing of record as a holder of any mortgage, lien, assessment or other encumbrance on such property or interest therein (1) in the case of any such person found ~~to be residing within this state, by causing a copy of such notice,~~ with a copy of such statement of compensation, to be served upon each such person by a state marshal, constable or indifferent person, in the manner set forth in section 52-57 for the service of civil process, and (2) in the case of any such person who is a nonresident of this state at the time of the filing of such statement of compensation and deposit or of any such person whose whereabouts or existence is unknown, by mailing to each such person a copy of such notice and of such statement of compensation, by registered or certified mail, directed to such person's last-known address; and by publishing such notice and such statement of compensation at least twice in a newspaper published in the judicial district and having daily or weekly circulation in the town in which such property is located. Any such published notice shall state that it is notice to the widow or widower, heirs, representatives and creditors of the person holding such record interest, if such person is dead. If, after a reasonably diligent search, no last-known address can be found for any interested party, an affidavit stating such fact, and reciting the steps taken to locate such address, shall be filed with the clerk of the superior court and accepted in lieu of mailing to the last-known address.

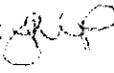
(c) Not less than thirty-five days or more than ninety days after such notice and such statement of compensation have been so served or so mailed and first published, the redevelopment agency shall file with the clerk of the superior court a return of notice setting forth the notice given and, upon receipt of such return of notice, such clerk shall, without any delay or continuance of any kind, issue a certificate of taking setting forth the fact of such taking, a description of all the property so taken and the names of the owners and of all other persons having a record interest therein. The redevelopment agency shall cause such certificate of taking to be recorded in the office of the town clerk of each town in which such property is located. Upon the recording of such certificate, title to such property in fee simple shall vest in the municipality, and the right to just compensation shall vest in the persons entitled thereto. At any time after such certificate of taking has been so recorded, the redevelopment agency may repair, operate or insure such property and enter upon such property, and take any action that is proposed with regard to such property by the project area redevelopment plan.

(d) The notice required in subsection (b) of this section shall state that (1) not less than thirty-five days or more than ninety days after service or mailing and first publication thereof, the redevelopment agency shall file, with the clerk of the superior court for the judicial district in which such property is located, a return setting forth the notice given, (2) upon receipt of such return, such clerk shall issue a certificate for recording in the office of the ~~town clerk of each town in which such property is located,~~ (3) upon the recording of such certificate, title to such property shall vest in the municipality, the right to just compensation shall vest in the persons entitled thereto and the redevelopment agency may repair, operate or insure such property and enter upon such property and take any action that may be proposed with regard thereto by the project area redevelopment plan, and (4) such notice shall bind the widow or widower, heirs, representatives and creditors of each person named in the notice who then or thereafter may be dead.

(e) When any redevelopment agency acting on behalf of any municipality has acquired or rented real property by purchase, lease, exchange or gift in accordance with the provisions of this section, or in exercising its right of eminent domain has filed a statement of compensation and deposit with the clerk of the superior court and has caused a certificate of taking to be recorded in the office of the town clerk of each town in which such property is located as provided in this section, any judge of such court may, upon application and proof of such acquisition or rental or such filing and deposit and such recording, order such clerk to issue an execution commanding a state marshal to put such municipality and the redevelopment agency, as its agent, into peaceable possession of the property so acquired, rented or condemned. The provisions of this subsection shall not be limited in any way by the provisions of chapter 832.

**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: September 11, 2013
Re: Filing Extension, Beacon Hill Estates II, PZC File #1214-3

On 3/4/13, the PZC approved the above referenced 17 lot subdivision off of Mansfield City Road. The legal notice was printed on 3/11/13 and expiration of the appeal period pursuant to Section 8-8 of the State Statutes was to 4/9/13. The initial 90 day filing/recording deadline expired on 7/8/2013, and the Commission granted a 90 day extension of the filing/recording deadline, which is set to expire on 10/6/2013. In a 9/11/13 letter, the applicant has requested a second 90 day extension, which requires PZC approval.

The request has been made in order to finalize documents and complete monumentation improvements. This reviewer has no objection to the extension request, and the following motion is recommended:

That the Planning and Zoning Commission, pursuant to Section 6.5 of the Subdivision Regulations, grant a second ninety-day extension for filing final subdivision plans for the Beacon Hill Estates II, PZC File #1214-3, expiring on January 4, 2014.

JACOBS, WALKER, RICE & BARRY, LLC

ATTORNEYS AT LAW

146 MAIN STREET

MANCHESTER, CONNECTICUT 06042

TELEPHONE (860) 646-0121

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RONALD JACOBS
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MICHAEL J. BONANNO*

ALEXANDRA B. RICEVIENS

MAILING ADDRESS
P.O. BOX 480
MANCHESTER, CONNECTICUT
06045-0480

*ALSO ADMITTED IN MASSACHUSETTS

September 11, 2013

Town of Mansfield
Planning and Zoning Commission
Atten: Linda Painter, Director of Planning and Development
Four South Eagleville Road
Mansfield CT 06268

Re: Beacon Hill Estates Section II Subdivision
Mansfield City Road & Beacon Hill Drive, Mansfield CT

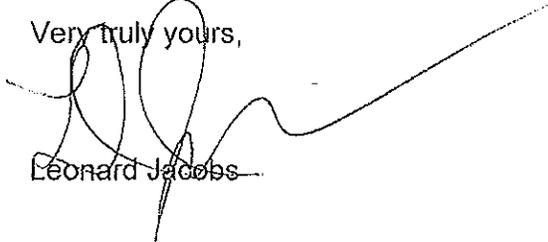
Dear Linda:

Please submit this request for an extension of the time to file the map and related documents for the above referenced subdivision. It is my understanding that a further 90-day extension is allowed under the regulations.

As you know, we have been working on the documents, and we are in the process of incorporating the town's requested changes.

We hope that the requested extension can be granted.

Very truly yours,


Leonard Jacobs

LJ:sm

cc. Thomas P. Boyle

ZONING PERMIT APPLICATION
MANSFIELD PLANNING & ZONING COMMISSION
 (See Article XI.C of the Zoning Regulations for applicability and permit requirements)

APPLICANT/OWNER SECTION

PERMIT # _____

Complete this page and submit with application fee to the Zoning Agent

1. Town of Mansfield / 4 S. Eaglecreek Rd, Ste 101 / (800) 429-3332
 Owners name / Mailing address / Telephone

2. _____ / _____ / _____
 Applicants name (if different than owner) / Mailing address / Telephone

3. Royce Circle/Dog La/Star Rd / 16.41.13-1 / 16.40.10-1 / NO / _____
 Address of proposed activity / map / block / parcel / 3.A. Scenic Road ??? / 3.B. Zone

4. Statement of Use: fully describe the proposed construction or use, including the estimated cost of construction and the quantity of fill material to be brought onto, moved within, or removed from the property.

see attached

5. Plot Plan: The applicant shall submit a plot plan showing property lines, lot area, lot dimensions, location and size of existing and proposed structures, driveways, parking areas, wells and septic systems, bordering streets, inland wetlands, flood hazard areas and any other information deemed necessary by the Zoning Agent to determine compliance with the regulations. The plans shall be prepared by a licensed land surveyor unless waived by the Zoning Agent.

6. Building plans and/or other information necessary to determine compliance.

7. To demonstrate that the proposal complies with local Inland Wetlands, Health District and Public Works requirements, the following approvals are required and any conditions of approval shall be incorporated into the zoning permit.

A. _____ / _____ / _____
 Signature of Director of Health / Date / Comments

B. _____ / _____ / _____
 Signature of Inland Wetland Agent / Date / Comments

C. _____ / _____ / _____
 Signature of Town Engineer / Date / Comments

8. Validity: If approved, the Zoning Permit shall be voided unless construction is commenced within six months of the date of issue and unless construction is completed within 18 months of the date of issue.

Where a surveyors plot plan is required, no foundation for any structure or addition shall be constructed until the Zoning Agent has received a surveyors certification verifying that the foundation footings are installed per the approved plans.

9. Certification: The applicant accepts this Zoning Permit on the condition that all ordinances and regulations of the Town of Mansfield shall be complied with. The applicant further certifies that all information supplied to the Zoning Agent is true and accurate and that the land and structures subject to this permit shall not be occupied or used until a Certificate of Compliance has been issued. The applicant's signature authorizes the Zoning Agent to enter upon the property as needed to verify compliance with the permit and until a Certificate of Compliance has been issued.

Lon Hultgren
 Owner / Applicants signature

Lon HULTGREN
 Owner / Applicant (printed)
Director of Public Works

8/19/13
 Date

ZONING AGENT SECTION

PERMIT # _____

In reviewing and approving any application for a Zoning Permit, the Zoning Agent shall determine that the following provisions have been met:

- ____ 1. The application is complete and the applicable fee has been paid. Amount of fee _____
- ____ 2. All applicable zoning regulations have been met or varied by the ZBA, including dimensional requirements, performance standards, permitted use provisions and san and gravel regulations.
- ____ 3. All applicable PZC and ZBA conditions of approval have been met, including compliance with approved plans. Date and nature of approval: _____ PZC file # _____
- ____ 4. The subject lot is an existing lot of record or an approved subdivision lot. PZC file # _____
- ____ 5. All known local, State and Federal permits or approvals that apply to the application have been issued, including compliance with the Scenic Road Ordinance and Historic District regulations, if applicable.

Final Action: Based on the applicants submissions, which are attached to or referenced on this form, the Zoning Permit has been: _____ Approved as submitted; _____ Approved with the conditions stated below; _____ Denied

The following comments, conditions of approval or reasons for denial apply: _____

Signature of Zoning Agent

Date

XX
The Town of Mansfield does not publish notice of Permit approvals. In accordance with CGS 8-3(f), the applicant may provide notice of this certification as explained on the attached sheet.
XX

CERTIFICATE OF ZONING COMPLIANCE # _____

The Zoning Agent shall determine that all structures, buildings or site improvements have been constructed in accordance with plans approved through the Zoning Permit process, and as appropriate, with plans approved by the PZC and/or ZBA.

The structure/use authorized by the Zoning Permit has been reviewed/inspected.

- ____ 1. The completed work meets all applicable provisions of the Mansfield Zoning Regulations and all other applicable Town regulations and permit requirements, including Health District and Public Works.
- ____ 2. All specified conditions of the Zoning Permit and/or PZC or ZBA have been met.
- ____ 3. Where required, a surveyors/engineers certification has been submitted to verify compliance with approved plans.

Based upon a final inspection of the site on _____, the Certificate of Compliance is _____ Approved as submitted; _____ Approved with conditions stated below; _____ Denied

The following comments, conditions of approval or reasons for denial apply: _____

Signature of Zoning Agent

Date

The proposed Mansfield Town Square follows the spirit of the Storrs Center Special Design District Design Guidelines and incorporates many of its specific recommendations. The following narrative begins with the relevant Design Guidelines section followed by a description of the enclosed Site Plan.

The Special Design District Design Guidelines describe the Town Square as follows (sentences relevant to the design of the subject town square have been underlined):

4.3.2 Town Square

The Town Square will be planned as the central civic space and center of activity for Storrs Center and the downtown Main Street area. The concept of the Town Square is spatial and experiential in nature and should be envisioned as the entire area defined by the surrounding buildings along Dog Lane, the Village Street, and the extension of Bolton Road. In essence, the Square includes the entire space encompassed by the building walls, including sidewalks, terraces, streets, and the more formal park-like space at the center. The whole of the space should be designed to support a range of activities that are consistent with the notion of the Town Square as the center of downtown life – a place to live, a place to do business, a place for civic activities, gatherings, and festivals, and a place to simply meet, sit, relax, or play. Buildings surrounding the square should have ample scale and mass to support and define the space and should, in the context of surrounding University buildings, establish a place of prominence for the Square within its physical and cultural context.

The ground floors of the building lining the Town Square should be lined with terraces, awnings, outdoor dining and activities, street trees, and, of course, wonderful shop fronts and restaurants opening onto and activating the life of the Town Square. The central park itself should be integral to the grand space of the Town Square space that spans from building face to building face. Within a relatively formal framework, the park will contain both hardscapes and natural components that support a variety of activities throughout the changing seasons and create a series of different spaces at different scales. A larger space should be designed to accommodate a podium or stage for outdoor concerts and events. Smaller outdoor spaces, defined by trees, landscaping, hardscapes, and street furniture, should provide a more intimate scale for sitting, relaxing, and for children's play areas or

smaller exhibitions and events.

The variety of spaces could be used for festivals and markets at different scales. Park edges could accommodate kiosks, awnings, umbrellas, and enclosed pavilions that would allow surrounding cafes and restaurants to extend seating areas and service into the park area in certain seasons and for special events. Various markets and outdoor retail events, such as book markets, flower markets, and markets for local crafts and products could also convene around these structures. The diversely scaled spaces could support children's play areas, small and large concerts and events, outdoor exhibitions, and a myriad of activities and civic festivities that should take full advantage of the proximity of the University, surrounding businesses, the high school, and the various other nearby institutions. Special celebrations and scheduled events will enliven the civic experience of the entire neighborhood and contribute positively to the creation of a vital and sustainable commercial environment with a pedestrian orientation.

The Town Square should have plantings, street trees, and seasonal flowers interspersed throughout. Street furnishings should include benches, street lighting, bike racks, and trash receptacles to support safe enjoyment by the public. A variety of paving surfaces, such as stone, brick and concrete pavers, and concrete, may be combined with low walls of stone, brick, and concrete to define planting areas, tree wells, and open areas for activities and simple relaxation. A planar quality to the streets and park surfaces, including Dog Lane, will reinforce the clarity of the Town Square space. Dog Lane, in particular, need be distinguished only by the slightest change in materials and necessary safety features, such as bollards, to differentiate the drive, area itself. Closure of the road on special occasions will immediately integrate the road into the surface and active space of the park and square area. Surrounding streets may be paved or covered in pavers to suggest continuity in the surface of the Town Square. The combination of hardscape, softscape, and tree planters should all work together to create a formal but relaxed environment adaptable to many uses and working together to create an exceptional civic identity for the Town Square area and the heart of Mansfield.

END

The proposed Town Square combines paved plaza, lawn, shade trees, planting beds, seat walls, performance pavilion, shade structure, benches, movable seating, lighting and sculpture. Additionally, water and electrical service will be provided, and storm water runoff will be treated on site. These elements are configured to take advantage of opportunities created by the site's context:

Paved Plaza & Shade Structure: The north side of the square abuts Dog Lane and contains an open area of permeable paving that extends the entire width of the site. A curving shade structure stands within this plaza. The shade structure achieves two principal objectives: it provides shade and shelter over the open plaza and creates a bold placemaking statement on the Storrs Road frontage. It will include impervious roof panels but may not necessarily create a fully impervious roof (there may be gaps between panels). The plaza will allow for flexible use and will feature numerous portable tables and chairs.

Lawn: A 52' diameter lawn circle framed by a raised curb will occupy the south central area of the site. Four 18' tall light pylons will occupy equilateral points on the perimeter. The lawn will be in full sun and receive irrigation.

Shade Trees: The streetscape trees recently installed along the perimeter streets will shade the site's edges. The large existing Oak will continue to shade the northwest corner. The design includes five medium size shade trees in a semicircle on the north edge of the lawn. Eligible species for these trees include Honey Locust ('Christie' or 'Shade Master'), Elm cross ('New Horizon' or 'Emer 1'), or Compact Linden ('Corzam' or 'Summer Sprite').

Planting Beds: Two planting beds occupy the space between stone seat wall and sidewalk on the south and east sides of the square. A 3' tall evergreen hedge will run along both sidewalk edges. Between hedge and wall, a plant bed will contain native herbaceous perennials and grasses. Freestanding metal trellises will support flowering vines and accent each plant bed.

Seat Walls: The site slopes approximately three feet from south edge down to the northwest corner. The seat walls have been designed to retain two feet of grade change and allow for comfortable seating. The walls are conceived to match similar walls on Storrs Road with exception of a smoother stone coping. Recessed down lights will be embedded in the wall face.

Performance Pavilion: The grade change described above also creates an opportunity for a raised stage area of approximately 600 sf. A pavilion composed of inclined roof and two supporting pylons will provide shelter over the performance area. A recessed ceiling will provide space for stage lighting, a retractable screen and video projector. The pavilion will serve as a focal point from Royce Circle and create a framed view of the square looking north.

Seating: In addition to the seat wall, at least five stationary benches will be located in high traffic areas. Lightweight bistro style tables and chairs should be provided on the plaza.

Lighting: Lighting is needed for safety and security but is also considered an integral part of the public art program. The most prominent expression of this concept is in the four internally lit pylons rising from the edge of the lawn panel. Other effects will include lighting of the pavilion and shade structure's colored roofs and recessed lights in the seat wall.

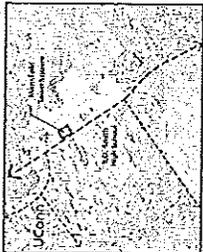
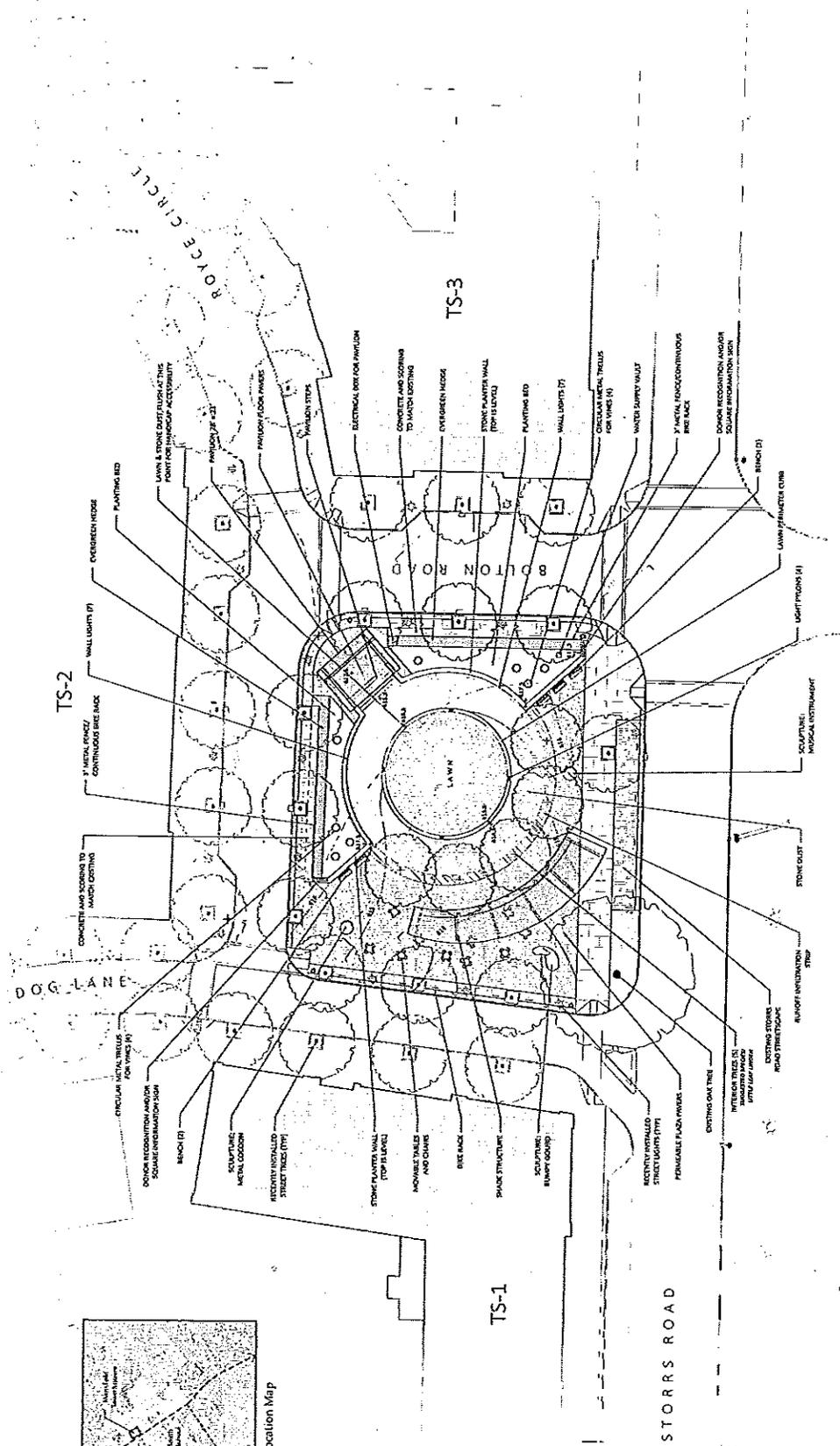
Sculpture: Concepts for three freestanding sculptures have been prepared in specific locations: a brightly colored piece on the northwest corner of the plaza (under the large oak tree), a polished stainless steel piece on the plaza near the northeast corner (reflections of surrounding buildings, landscaping and passersby will be most effective here), a tall metal piece depicting a musical instrument or musician with instrument near the southwest corner adjacent to the Storrs Road sidewalk (highly visible along the Storrs Road frontage).

Water & Electrical Service: Water is needed for lawn and plant irrigation and maintenance activities. Service will be provided from an existing tap at the back of the Storrs Road sidewalk in the southwest corner of the site.

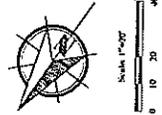
Electricity is needed for site lighting and for activities associated with the stage pavilion (performances and film screenings). Service will be provided from a meter to be installed on the exterior of building TS-3. A secure above-ground cabinet to be located adjacent to the stage pavilion will contain electrical equipment.

Storm Water Runoff: The master plan has incorporated permeable paving as the principal paving material in the square. Other surfaces include stone dust and lawn (slightly permeable), and planting beds. Preliminary data indicates that a 1" storm event can be absorbed through the permeable pavement. This will provide treatment of the "first flush" and prevent all but heavy rain events from flowing onto Dog Lane and Storrs Road.

END



Site Location Map

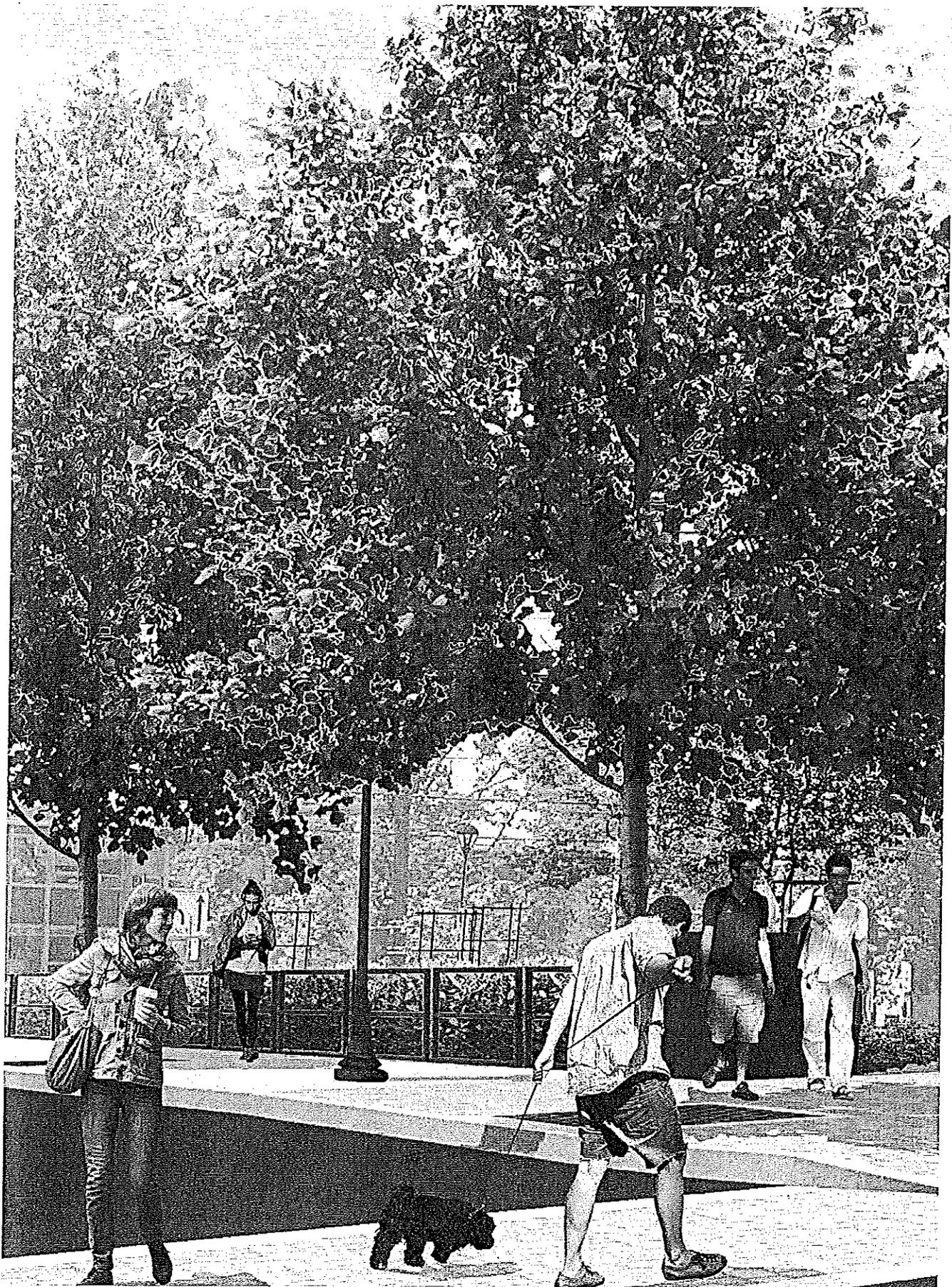


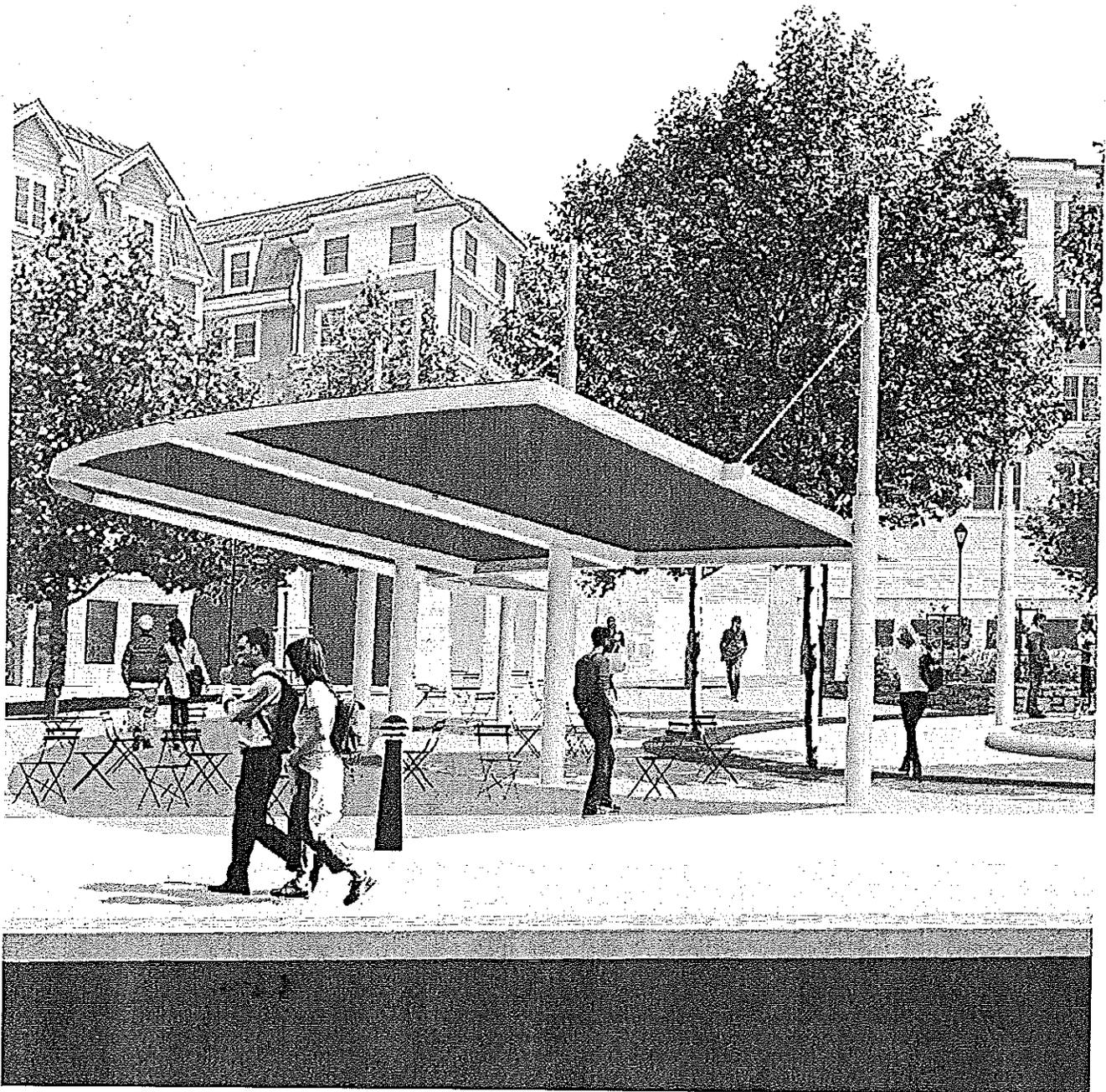
MANSFIELD TOWN SQUARE

Master Plan

August 22, 2013







On September 11, 2013 the Mansfield Zoning Board of Appeals took the following action:

Approved the application of Ralph C. Mansell for a Variance of Art VIII, Sec A to locate a 12' x 16' storage shed approx. 34' from the front property line where 60' is required at 101 Woodland Rd, as shown on submitted plan.

In favor of approving application: Accorsi, Aho, Hammer, Katz, Welch,

Reasons for voting in favor of application:

- Location of septic system
- Topography
- No objections from neighbors

Application was approved.

Additional information is available in the Town Clerk's Office.

Dated September 12, 2013

Sarah Accorsi
Chairman

PAGE
BREAK