



MEETING NOTICE AND AGENDA

MANSFIELD OPEN SPACE PRESERVATION COMMITTEE
PARKS ADVISORY COMMITTEE

TUESDAY, JUNE 19, 2018 ■ 7:00 PM

MANSFIELD TOWN HALL ■ CONFERENCE ROOM B

REGULAR MEETING

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES

- 5/15/18 MEETING

4. OPPORTUNITY FOR PUBLIC COMMENT

5. NEW BUSINESS

- DOG PARK
- SEPTEMBER ROAD CONSERVATION EASEMENT
- FALL PARK PROGRAMS

6. CONTINUING BUSINESS

- HANKS HILL ROAD OPEN SPACE DEDICATION
- OPEN SPACE PRESERVATION COMMITTEE/PARKS ADVISORY COMMITTEE CHARGE UPDATE
- CT BIRD ATLAS

7. EXECUTIVE SESSION IN ACCORDANCE WITH CGS SECTION 1-200(6)(D)

8. COMMUNICATIONS

- MANSFIELD DRAFT ZONING REGULATIONS WWW.MANSFIELDCT.GOV/DRAFTZONINGREGULATIONS
- MINUTES-PZC (approved 5/22/2018, draft 06/04/2018, draft 06/09/2018 Special Meeting)
- CONSERVATION COMMISSION (draft 5/16/2018 Regular Meeting and Special Meeting 06/07/2018)

9. OTHER

10. FUTURE AGENDAS

11. ADJOURNMENT

MINUTES

Open Space Preservation Committee
Parks Advisory Committee
Tuesday May 15, 2018 7:00 PM
Mansfield Town Hall Conference Room B

Minutes - DRAFT

1. Call to order

The meeting was called to order at 7:00

2. Roll Call

Attending: Jim Morrow (Chair), Vicky Wetherell, Ken Feathers (secretary), Michael Soares, Quentin Kessel, Michael Soares, Tom Harrington, Sue Harrington

Town Staff Present: Jennifer Kaufman

3. Review of Minutes

The Minutes of April 17, 2018 regular meeting were approved with the addition of the submitting author (moved Soares, second, Morrow)

The minutes of the May 11, 2018 special meeting were approved (moved Soares, second, Morrow)

4. Opportunity for Public comment

No members of the public were present

5. New Business

- *Coordinating with other related committees*

Members discussed approaches for coordinating with related town committees, including Agriculture, Sustainability, and Conservation. Sustainable Mansfield was considered an appropriate umbrella concept to use for this discussion. Town Staff will schedule a meeting of committee chairs to begin this effort and, in addition, inform the new town manager and staff of committee's roles.

6. Continuing business

- *Open space preservation committee/parks advisory committee charge*

Members continued discussion of the proposed combined committee charge and made wording changes, including a shortened name and edits to ensure both committee roles were integrated throughout the general charge statement and detailed task descriptions. The number of members to recommend was discussed, along with including having alternates to make it easier to achieve a quorum. Detailed editing notes were made by town staff to update the draft document.

- *Recap – Bicentennial Pond universal access trail hike and dedication, and Whetten Woods Wander*

Tom and Sue Harrington reported that about 3 dozen people attended the Bicentennial Pond event, including two people in wheelchairs who traversed the entire trail. One wheelchair user was ecstatic that they could do this trail on their own, reinforcing that the accessibility goal has been well met. It was noted that there are several areas set aside as designated spaces for group discussion with students. The trail also is fully accessible from the Mansfield Middle school. The construction company was taking extensive notes on where improvements were needed to deal with the impacts of the heavy rain event just before the dedication.

About 16 people attended the Whetten woods event, including out of town families. Although it was muddy and early in the season there were numerous opportunities for natural resource education.

- *Tangent discussions during this recap (on following page)*

- *Trails Day 2018 (not on agenda)*

It was noted that Trails Day is June 3 and a hike is scheduled for Fifty Foot, which will overlap in parking demand with the opening day of the Mansfield Historical Society museum for the season. Logistics of parking and number of expected hikers were discussed to ensure they museum opening would not be adversely impacted.

- *Communication from Joshua's Trust regarding Whetten Woods Management (not on agenda)*

Joshua's Trust approach the town regarding doing some forestry management on the Whetten Woods preserve for habitat establishment, preemptive Ash removal, and invasive species control. Members agreed that Town staff should work to coordinate the actions with management goals for the town owned part of Whetten Woods

- *Connecticut Bird Atlas*

Sue Harrington reported on a meeting about the Atlas and reported that the data system the Atlas is using appears to allow parcel-specific records. She requested that when counters were making observations on Joshua's Trust or Town land they try to keep the records discrete for these parcels, to allow for later use of the data for management of preserved lands; and reported positive reaction to this request.

7. Executive session in accordance with CGS section 1200(6)(D)

- *Sale or purchase of Real Property*
- *Discussion of possible site selection*

Entered executive session 7:49 PM (moved T. Harrington; seconded Morrow)

Exited executive session at 8:32

8. Communications

Communications were noted as listed on the agenda.

9. Adjournment

The meeting was adjourned at 8:37 (move Wetherell, second Kessel)

Respectively Submitted

Ken Feathers, Secretary

NEW BUSINESS

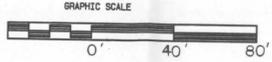


SHEET 1



- LEGEND
- IRON PIN FOUND
 - CONC. MON. FOUND
 - CONTROL POINT
 - EDGE OF ROAD
 - UTILITY POLE
 - STONE WALL
 - TEST PIT
 - PERC TEST
 - WETLANDS
 - EXIST. 2' CONTOUR
 - PROP. 2' CONTOUR
 - SILT FENCE

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., EFFECTIVE ON 6-21-96.
 2. THIS SURVEY CONFORMS TO A CLASS "A-2" HORIZONTAL ACCURACY.
 3. THE TYPE OF SURVEY PERFORMED IS IMPROVEMENT LOCATION SURVEY.
 4. BOUNDARY DETERMINATION CATEGORY IS A RESURVEY & FIRST SURVEY.
- TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	72.22	103°26'38"	40.00	62.80	S 53°52'02" W	50.69

FILIP ASSOCIATES	
LAND SURVEYING	LAND PLANNING
56-6 MOREY ROAD, CHAPLIN, CONNECTICUT 06235 (860) 429 - 3658	
IMPROVEMENT LOCATION SURVEY PREPARED FOR	
PETER ZLOTNICK ET.AL.	
SEPTEMBER ROAD	
MANSFIELD, CONNECTICUT	
SCALE: 1' = 40'	MAY 23, 2017
SHEET 2 OF 3	REV: T-17-17 REV: REV:
DRAWN BY: SAF	CHECKED BY: LVF REV: REV: FILE: ZLOTNICK 2

Easements 23.44% of Total land zlotnic2

CONTINUING BUSINESS

DRAFT June 12, 2018

Parks and Natural Resources Committeeⁱ Charge

The Parks and Natural Resources Committee shall focus on preservation and stewardship of parks and natural resources and shall serve in an advisory capacity to the Town Council and other town officials, with the following charges and duties:

General

- To implement “Planning, Acquisition, and Management Guidelines, Mansfield Open Space, Park, Recreation, Agricultural Properties and Conservation Easements,” as amended.
- To serve as a liaison with public and private land conservation entities.
- To make recommendations for town actions for parks, natural resources conservation or acquisition.
- To advise the Planning and Zoning Commission regarding development proposals and land use regulations.
- To participate in developing management plans for Town properties.
- To provide recommendations to town officials and town staff concerning the impact of existing and proposed town policies on natural resources management, land and town-owned easements.
- To contribute to updates of the Plan of Conservation and Development.

Education and Outreach

- To increase awareness of the Town’s Parks and Natural Resources.
- To educate and work with landowners to promote preservation and stewardship of private land and natural resources.
- To promote community interest and understanding of parks, preserves, and natural resources in the Town of Mansfield through community education events, special training, etc.
- To expand and support the Natural Areas Volunteers and stewardship programs.

MEMBERSHIP

The Parks and Natural Resources Committee shall consist of 7 regular voting members and 5 alternatesⁱⁱ appointed by the Town Council in accordance with A§192 of the Mansfield Code. The appointments shall be staggered three year terms. A voting member shall be selected by the Conservation Commission as their representative. A representative of the Planning and Zoning Commission may serve as liaison between the Committee and the Commission.

Insofar as practical, members appointed shall have expertise in in local history; community outreach; trail construction and management; land use planning; or environmental/natural resource disciplines.

A chair and a secretary will be elected by the committee and will serve for a term of one year. The committee may form permanent or temporary sub-committees, working groups or task forces as it deems appropriate to accomplish its mission.

^{i i} This new committee is an effort to combine the charges of the Opens Space Preservation Committee and the Parks Advisory Committee

ⁱⁱ Currently, the combined membership of both OPSC and PAC is 12. So to easily get a quorum, the committees suggest having 7 regular members and 5 alternates. Staff is reaching out to the less active members to determine if they still would like to serve.

COMMUNICATIONS



APPROVED MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

TUESDAY, MAY 22, 2018 ■ REGULAR MEETING

MEMBERS PRESENT: S. Accorsi, P. Aho, J. Goodwin, R. Hall (in at 6:31 pm), D. Plante, K. Rawn, B. Ryan, V. Ward

MEMBERS ABSENT: B. Chandy

ALTERNATES PRESENT: L. Cooley, C. Cotton

ALTERNATES ABSENT: K. Fratoni

STAFF PRESENT: L. Painter, Director of Planning and Development
J. Mullen, Assistant Planner/Zoning Enforcement Agent
J. Woodmansee, Planning and Development Assistant

J. Goodwin called the meeting to order at 6:30 p.m. Members present are S. Accorsi, P. Aho, J. Goodwin, R. Hall (in at 6:31 pm), D. Plante, K. Rawn, B. Ryan, V. Ward. Alternate members L. Cooley and C. Cotton are seated for absent members, B. Chandy and R. Hall.

APPROVAL OF MINUTES:

MAY 7, 2018, REGULAR MEETING

K. Rawn MOVED, B. Ryan seconded, to approve the May 7, 2018, minutes as presented. P. Aho noted that he viewed the recording. MOTION PASSED. (8-0-1, K. Cooley was disqualified).

OLD BUSINESS:

A. AMENDMENT TO THE ZONING REGULATIONS, ARTICLE SEVEN, SECTION L, SECTION 2, ARTISAN DEVELOPMENT, LLC (PZC FILE #1352)

R. Hall arrived at 6:31 p.m. L. Cooley is no longer seated.

V. Ward, R. Hall, K. Rawn and J. Goodwin spoke in favor of the proposed Denial Motion. B. Ryan spoke in favor of the proposed Approval Motion.

V. Ward MOVED, R. Hall seconded, to deny the March 15, 2018, application of Artisan Development (File #1352) to amend Article 7, Section L.2, of the Mansfield Zoning Regulations related to authorizing multi-family housing with Special Permit approval in the PB-1 District as submitted to the Commission and heard at Public Hearing on May 7, 2018.

In denying this application, the Planning and Zoning Commission considered all Public Hearing Testimony and communications and hereby finds that the proposed amendment as drafted fails to meet the following approval criteria identified in Article 13, Section D, of the Zoning Regulations and as such does not promote the general welfare of the public:

- The amendment is not consistent with the goals, strategies and actions of the Mansfield Tomorrow Plan of Conservation and Development related to increasing the supply of affordable housing and continuing to meet the State’s goal of 10% affordable housing in each municipality. In particular, Goal 7.4, Strategy A, Action 1, calls for the adoption of inclusionary zoning regulations that require developers to provide a minimum of affordable units as part of new development. The proposed amendment would provide an option for developers to either meet the affordable housing requirements of the DMR district, which are based on unit size and have no restrictions on income levels or rents/sales prices of units and therefore do not meet the statutory definition of affordable, or to provide a fee in-lieu of meeting those requirements. There is currently no guarantee that an in-lieu fee would be a viable option as it would require the establishment of a Housing Trust Fund by the Town Council. Accordingly, the amendment as drafted does not sufficiently address the provision of affordable housing as part of new multi-family developments in the PB-1 district.
- The proposed language limiting the consideration of multi-family housing to sites with frontage on North Frontage Road is not consistent with the requirement of Section 8-2 of the Connecticut General Statutes that regulations be uniform for each class or kind of buildings, structures or use throughout each district. This restriction would limit the applicability of the amendment to only three lots, which represents a small percentage of land within the PB-1 District. Furthermore, the Commission finds no characteristics applicable to properties on North Frontage Road that are significantly different from properties within the district that have frontage on other arterial roads that would warrant the application of different standards.

MOTION PASSES (8-1-0, S. Accorsi, P. Aho, J. Goodwin, R. Hall, D. Plante, K. Rawn, V. Ward and C. Cotton voted in favor; B. Ryan voted against).

B. AMENDMENT TO THE ZONING REGULATIONS, ARTICLE SEVEN, SECTION G (USES PERMITTED IN THE RAR-90 ZONE), CMC UConn SPV, LLC (PZC FILE #1353)

Tabled pending June 18, 2018 Public Hearing.

C. EASTERN GATEWAYS STUDY

L. Painter noted that the deadline for comments is now June 29, 2018. L. Painter reviewed the recommendations from the study. Comments from the Commission include:

1. Designation of Route 275 and the section of Route 195 from Moulton Road to Route 44 as Bike Routes is not advised without significant improvements to the existing conditions of those roads.
2. Agreement with the recommendation of adding a designated turn lane at the intersection of Route 32 and Route 44 but suggest the addition of dedicated turn signals in both directions of Route 32.

3. Concerns with the proposal regarding the extension of Discovery Drive to connect with Route 195 include significant environmental impacts on the wetlands and the amount of taking it would require.
4. Recommendation of the addition of a shared use path to connect Route 44 and Tower Loop Road.
5. Agreement with the recommendations with regard to the sidewalks in the area of Eastbrook Mall but would suggest continuing them South of Route 6 to Willimantic.
6. Branding of the area is seen as a low priority.
7. Support for the concepts of special event management and utilizing transit alternatives for special events.

NEW BUSINESS:

There is no new business.

REPORTS FROM OFFICERS AND COMMITTEES:

No field trip is necessary. L. Painter suggested a Saturday workshop for the full Commission to work on the Uses section of the Regulations. Members agreed to a Saturday workshop in June. J. Woodmansee will send out a doodle poll with date options.

J. Mullen reported that CRCOG is working on the Natural Hazard Mitigation Plan for the Capitol Region. There are two upcoming information sessions on May 24th and May 29th.

COMMUNICATIONS AND BILLS:

None.

ADJOURNMENT:

J. Goodwin declared the meeting adjourned at 7:40 p.m.

Respectfully submitted,

Vera S. Ward, Secretary



DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

MONDAY, JUNE 4, 2018 ■ REGULAR MEETING

MEMBERS PRESENT: S. Accorsi, P. Aho, B. Chandy, J. Goodwin, D. Plante, K. Rawn,
B. Ryan, V. Ward

MEMBERS ABSENT: R. Hall

ALTERNATES PRESENT: L. Cooley, C. Cotton, K. Fratoni

STAFF PRESENT: L. Painter, Director of Planning and Development
J. Woodmansee, Planning and Development Assistant

J. Goodwin called the meeting to order at 6:30 p.m. Members present are S. Accorsi, P. Aho, B. Chandy, J. Goodwin, D. Plante, K. Rawn, B. Ryan, V. Ward. Alternate member K. Fratoni is seated for absent member, R. Hall.

V. Ward MOVED, B. Ryan seconded, to add to the Agenda as New Business, Item #C, an 8-24 Referral for the proposed donation of a 1.18 acre parcel located immediately south of Hanks Hill Road and Farrell Road (Assessor's parcel ID 16.62.75-1). MOTION PASSED UNANIMOUSLY.

APPROVAL OF MINUTES:

MAY 22, 2018, REGULAR MEETING

P. Aho MOVED, B. Ryan seconded, to approve the May 22, 2018, minutes as presented. B. Chandy and K. Fratoni noted that they viewed the recording. MOTION PASSED UNANIMOUSLY.

ZONING AGENT REPORT:

Noted.

OLD BUSINESS:

A. AMENDMENT TO THE ZONING REGULATIONS, ARTICLE SEVEN, SECTION G (USES PERMITTED IN THE RAR-90 ZONE), CMC UConn SPV, LLC (PZC FILE #1353)

Tabled pending June 18, 2018 Public Hearing.

B. EASTERN GATEWAYS STUDY

L. Painter noted that no action is necessary this evening. At the next meeting the Commission will be provided with the comments from all advisory committees and a letter will then be prepared consolidating the PZC and Town Council comments.

NEW BUSINESS:

A. APPLICATION FOR ZONING PERMIT IN HISTORIC VILLAGE – 721 MIDDLE TURNPIKE

L. Painter noted that the applicant has applied for a zoning permit for the construction of a back porch at 721 Middle Tpke and, because this property is located in an historic village, Article X, Section J.2, it requires approval from the PZC. The applicant intends to construct a covered porch on the rear of the house.

K. Rawn MOVED, B. Ryan seconded, to authorize the issuance of the zoning permit for the creation of a roofed back porch at 721 Middle Turnpike, which is located in the historic village of Mansfield Four Corners. MOTION PASSED UNANIMOUSLY.

B. RENEWAL OF GRAVEL PERMITS, STEVEN BANIS, PLEASANT VALLEY RD (PZC FILE NO 1164), EDWARD HALL, BASSETT’S BRIDGE RD (PZC FILE #910-2) AND KAREN GREEN, 1090 STAFFORD RD (PZC FILE #1258)

L. Painter noted that gravel permits are subject to annual review but there is no requirement that an annual public hearing be held. Given that there are no proposed changes to the manner and scope of these projects and no complaints regarding any of the three projects have been received in the past year, the renewals may be extended for an additional year by motion.

B. Ryan MOVED, B. Chandy seconded, to approve the renewal requests of the gravel operations of Steven Banis at Pleasant Valley Road, Karen Green at Stafford Road, and Edward Hall at Bassett’s Bridge Road subject to pre-existing conditions of approval which include, but are not limited to, strict adherence to the cubic yard limitations of extraction, hours of operation, work area limitations, and re-stabilization of the areas of extraction. This approval is granted because the current gravel operation activity of the three (3) permit holders is considered to be in compliance with Article 5, Section B and Article Ten, Section H of the Zoning Regulations. The renewals will expire on July 1, 2019. MOTION PASSED UNANIMOUSLY.

C. 8-24 REFERRAL FOR THE PROPOSED DONATION OF A 1.18 ACRE PARCEL LOCATED IMMEDIATELY SOUTH OF HANKS HILL ROAD AND FARRELL ROAD (ASSESSOR’S PARCEL ID 16.62.75-1)

L. Painter noted that this matter comes before the Commission pursuant to the provisions of Section 8-24 of the State Statutes. Town resident, Michael Taylor, has offered to purchase this parcel and donate it to the Town for permanently preserved open space. L. Painter stated that the acquisition of this land is consistent with the Open Space Criteria of the POCD. The Town Council will hold a public hearing on this matter on June 11, 2018.

P. Aho MOVED, B. Chandy seconded, that the PZC notify the Town Council that acceptance of the proposed donation of the Hanks Hill property (Parcel ID 16.62.75-1) is consistent with Mansfield’s Plan

of Conservation and Development, particularly Goal 3.3, Strategy A, and would result in the protection of cultural and scenic resources that contribute to the rural character of the Hanks Hill historic village. MOTION PASSED UNANIMOUSLY.

ZONING REGULATIONS AND DESIGN GUIDELINES:

A. HISTORIC VILLAGE DESIGN REVIEW CRITERIA AND PROCESS

L. Painter provided members with a draft chapter regarding Historic Villages. She noted that the current regulations require this Commission to review and approve any exterior alterations to any properties located within the ten (10) identified Historic Village Areas. L. Painter reviewed the locations of each of the historic villages and noted that some villages have very little historic fabric remaining. Members discussed the differences between the designated three Historic Districts of Spring Hill, Mansfield Center and Mansfield Hollow and requirements attached to these properties, noting that these properties are subject to a double review by the PZC and Historic District Commission. V. Ward and J. Goodwin spoke in favor of continuing regulation of the Historic Villages by the PZC, with possible modifications. K. Rawn spoke in favor of eliminating the regulation of Historic Villages. The Commission did agree that all villages should be reviewed for further identification as an historic village. There was also discussion regarding investing the ZEO with authority to issue zoning permits without Commission involvement, an idea that would require further consideration, as there was no expressed support for this option.

B. AFFORDABLE HOUSING REQUIREMENTS

L. Painter reviewed the current regulations related to multi-unit housing and that the Regulatory Review Committee has recommended that this chapter be brought to the full Commission for input. L. Painter reviewed Household Income Thresholds for Affordable and Workforce housing Units and discussed the benefits of creating workforce housing units to encourage the construction of housing stock which could be affordable for young professionals. Members questioned the current market rental rate, discussed current rents in the area and if the affordable units which might be created pursuant to this regulation are truly affordable. L. Painter reported that many of Mansfield’s current affordable units will be expiring in the near future so Mansfield may fall below the required 10%, which could have consequences with regard to future development approvals.

Members agreed that monthly utility costs should be included in calculating maximum monthly payments and that projects that result in creation or addition of twenty (20) or fewer units may provide payment of a fee-in-lieu of constructing the required affordable housing units. Members also agreed that the minimum affordable requirements should be 15% affordable units and 15% workforce units. The Regulatory Review Committee will continue work on this Chapter and bring a final draft before the Commission.

C. ZONING DISTRICT AND PERMITTED USES

L. Painter provided members with an updated proposed Use Table, Use Chapter and Zoning Map for their review prior to the Special Meeting scheduled for Saturday, June 9, 2018, at 8:30am in Conference Room B of Town Hall.

REPORTS FROM OFFICERS AND COMMITTEES:

No field trip is necessary. K. Fratoni reported on the recent work of the Sustainability Committee relating to solar energy and a proposed ordinance regarding the ban of single use of plastic bags.

COMMUNICATIONS AND BILLS:

None.

ADJOURNMENT:

J. Goodwin declared the meeting adjourned at 7:47 p.m.

Respectfully submitted,

Vera S. Ward, Secretary



DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ CONFERENCE ROOM B

SATURDAY, JUNE 9, 2018 ■ SPECIAL MEETING

MEMBERS PRESENT: S. Accorsi, P. Aho, B. Chandy, J. Goodwin, R. Hall, B. Ryan, V. Ward
MEMBERS ABSENT: D. Plante, K. Rawn
ALTERNATES PRESENT: K. Fratoni
ALTERNATES ABSENT: L. Cooley, C. Cotton
STAFF PRESENT: L. Painter, Director of Planning and Development

J. Goodwin called the meeting to order at 8:34 a.m.

Members took a five-minute break at 10:25 a.m.

WORK SESSION: ZONING REGULATIONS AND DESIGN GUIDELINES

A. ZONING DISTRICTS AND MAP

L. Painter reviewed the draft Zoning Map and proposed changes to Zoning Districts with the members. A revised draft of Chapter 2: Districts was distributed for member review. Painter also distributed a handout indicating proposed density, height and building types by district. Members discussed the following potential changes to districts:

- Necessity for and boundaries of the Water Pipeline Overlay District, particularly in the area of Sawmill Brook Lane and Beech Mountain Road
- Boundaries of Business Cluster district in Perkins Corner area
- Creation of a new overlay district in the Route 195/Route 32 (Mansfield Depot) area to facilitate transit-oriented development should passenger rail service be re-established along the Central Corridor. The provisions of the overlay district would only apply if and when passenger service was restored.

B. PERMITTED AND PROHIBITED USES

Painter distributed an updated accessory use table with corrections for member review and noted that the Town Attorney has indicated that traffic impacts cannot be considered through a site plan review. As such, the Regulatory Review Committee will be updating the draft use chapter to establish criteria indicating when uses authorized through Site Plan review would be required to obtain a Special Permit due to their size. Goodwin suggested that the number of parking spaces provided could be the criterion used.

Members reviewed the draft permitted use tables for principal, accessory and temporary uses and made the following recommendations:

- Principal Use Table
 - Change residential uses allowed with Site Plan review in the MXD-NWC to allowed with Special Permit approval.
 - Authorize Animal Shelters and Public Works facilities in the I District with Site Plan Review
 - Authorize Crops and Orchards and Keeping of Farm Animals in the I District
 - Allow Removal, Stockpiling, Storing and/or Processing of Earth Materials in the BC District on lots that exceed a minimum acreage requirement (acreage TBD) and prohibit processing as a principal use in the RAR-90 district
 - Provide additional information on the types of activities that would be authorized as a BL-1 or BL-2 laboratory for Commission review; depending on the extent of activity/substances involved, the Commission may consider authorizing these uses by Site Plan Review in Mixed Use and Institutional Districts
 - Add a condition to Craftsman Industrial uses noting that the Commission may require public water and sewer service based on the actual use
 - Clarify that marijuana production would be considered a craftsman industrial use
 - Delete the following uses from the list of Typical Craftsman Industrial Uses: crematory, fire arms and ammunition, and silverware
 - Require Special Permit approval for Childcare Centers in Business and Compact Residential Districts, with the exception of the ARH District where such uses would be prohibited
 - Prohibit Group Child Care Homes in the ARH
- Accessory Use Table
 - Review whether the use table needs to list ground source heat pump systems or if the Building Department can prohibit open loop systems without zoning intervention
 - Authorize Seasonal Farm Stands and Keeping of Farm Animals in the VC district subject to conditions
 - Review the animal density table with the ZEO to determine if there is clearer language that can be used in lieu of “other animals”
 - Delete Alcohol Sales and Delivery as accessory uses as the separate categories are not needed
- Temporary Use Table
 - Permit Farmers Markets in the I District and delete the prohibition on the sale of out-of-state products
 - Permit Use of travel trailer/motor home/recreational vehicles in the VC district

ADJOURNMENT:

J. Goodwin declared the meeting adjourned at 11:49 a.m.

Respectfully submitted,

Vera S. Ward, Secretary

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 16 May 2018
Conference B, Audrey P. Beck Building
(draft) MINUTES

Members present: Neil Facchinetti, Mary Harper, Quentin Kessel, Scott Lehmann, Julia Rogers (Alt.), John Silander, Michael Soares. *Members absent:* Erin King, Chadwick Rittenhouse (Alt.); *Others present:* Alison Hilding, Linda Painter (Director of Planning & Development).

1. The meeting was **called to order** at 7:00p by Chair Michael Soares. In Erin King's absence, Alternate Julia Rogers was entitled to vote at this meeting. {King has moved from Alternate to Member, replacing Grant Meitzler, and Chadwick Rittenhouse has been named an Alternate.}
2. The **draft minutes** of the 18 April 2018 regular meeting were approved as written. The **draft minutes** of the 01 May 2018 special meeting were approved with the understanding that the first sentence of item 4 would be completed appropriately.
3. **Document sharing.** Soares asked if a drop box could be set up so that Commission members could access documents of various sorts – reports, maps, working drafts, etc. Such a depository would need to be open to public view to satisfy freedom of information rules, and Painter suggested adding a page to the Town's website instead.
4. **Fenton River wellfield.** As noted in the minutes of the Commission's 28 March meeting (item 5), UConn has obtained permission from DEEP to pump up to 213,000 gpd of water from Well D in the Fenton River Wellfield, even when upstream wells A, B, and C must cease pumping because the river's flow is less than 3 cfs (as measured at the USGS gauging station on Old Turnpike Rd).

Permission was requested in a letter dated 10 August 2017 to Betsey Wingfield at DEEP from Jason Coite, UConn's Environmental Compliance Manager. In it, Mr. Coite cited:

- (1) DEEP's previous advice that "it may be acceptable to utilize Well D during periods when the streamflow in the Fenton River is less than 3 cubic feet per second (cfs) ... provided the pumping rate is maintained at or below the natural gain of the river"; and
- (2) Studies supporting UConn's position that a pumping rate of 0.33 cfs (or 213,000 gpd) would be below the "natural gain of the river," even during low flow periods in September & October (when flow at the USGS station can be 0.5 cfs or less).

Mr. Coite attached to his letter a 130-page report reviewing these studies – *Low flow study of Fenton River near well D* (dated 26 February 2016) – by Malone & MacBroom, Inc. (MMI). In her reply dated 25 August 2017, Ms. Wingfield agreed to UConn's request. {These letters and the MMI report are included in the packet for this meeting.}

Rich Miller, Director of UConn's Office of Environmental Policy, was invited to attend this meeting to review – and answer questions concerning – UConn's use of Well D. But he is ill and will instead come to the 20 June meeting. Questions about technical aspects of MMI's report should be submitted in advance so that answers can be obtained from MMI.

In discussion, Kessel observed that the MMI report appeared to be well done and that there did not seem to be an opening for disputing UConn's position that pumping 213,000 gpd from Well D would preserve, below Well D, the river's flow at Well A. However, he & Silander questioned the wisdom of doing so, in the absence of studies of the impact on riparian ecology of lowering already low flows downstream from Well D. Facchinetti noted that Mr. Coite's letter made clear that, contrary to what one might have thought, UConn is not getting out of the water

business. It intends to keep getting its water from wells in the Willimatic and Fenton River wellfields, save in periods of drought, when it would sip a bit if necessary from the Shenipsit Reservoir through the new CWC pipeline. Lehmann observed that the Commission is dealing here with a *fait accompli* and that the fundamental problem is DEEP's weak position that it's OK to pump from Well D as long as the flow at Well A is maintained below Well D.

5. Connecticut Eastern Gateways Study. This study of the Rte. 44 and Rte.195 transportation corridors was initiated by the Capitol Region Council of Governments. Presentations to corridor Towns concluded with one in Mansfield on 26 April 2018. {Slides from it are included in the packet for this meeting.} Comments on the study may be submitted before the end of June. A draft report will follow.

Linda Painter drew attention to parts of the study of particular relevance to Mansfield. One proposes improving traffic flow at Four Corners (and discouraging use of Baxter Rd as a short cut to UConn) by extending Discovery Drive north from Rte. 44 to Rte.195. Another suggests managing traffic to& from big UConn events (such as graduation) by making certain roads one-way on a very temporary basis. Areas of agreement in the ensuing discussion included these:

- Of greatest concern is the proposed extension of Discovery Drive north to Rte.195. Short of constructing a giant suspension bridge, there is no way to do this without a very significant negative impact on wetlands, since much of the route traverses wetland. The extension would cross Cedar Swamp Brook and inevitably compromise its water quality and other natural values, a matter of long-standing concern to the Commission, which is now urging the PZC to adopt some form of streambelt zoning.

{An Environmental Review Team report on Cedar Swamp Watershed (March 1980), which was prepared for the Commission, states in its Introduction: "Prior to this study the Commission had identified the Cedar Swamp Brook/Nelson Brook area as one of the important streambelts in Mansfield. Several large wetlands associated with the brook remain relatively unspoiled. The Commission was concerned with the location and quality of aquifers in the watershed, as well as recreation potential and quality of wildlife habitat. There is some indication that this area may come under some development pressure in the near future. The Commission hopes to present management recommendations to the Mansfield Planning and Zoning Commission, outlining areas of potential threats to the streambelt and suggestions for proper regulation, based on information presented in this report."}

- Neither the extension nor the traffic management schemes for UConn events address the root of the problem: too many cars at UConn. In this regard, alternatives such as park-and-ride lots in outlying areas (such as the Depot Campus) with frequent shuttle service to UConn seem more promising.
- It would be nice to aim for a connected system of paths for walkers and cyclists. The study's nod to these people seems to be some additional sidewalks and "Bike Route" signs on roads (some of which – like most of Rte. 275 in Mansfield and Coventry – are not currently suitable for bicycles).
- More generally, the study seems somewhat lacking in vision. Improving the alignment of intersections, adding turn lanes, coordinating stoplights, and the like are useful suggestions, which are doable and not too costly. But larger, more strategic thinking is not evident in this study. Ideas like a light rail line from Hartford to UConn, which could substantially reduce auto traffic to & from the university, are not considered.

Painter asked for comments on the study by the end of May. The Commission agreed unanimously (**motion:** Kessel, Silander) to authorize Soares to summarize its concerns in a memo to the Council and the PZC.

6. Streambelt Zoning. The Regulatory Review Committee is not inclined to go along with the Commission's recommendation that the proposed Riparian Corridor Overlay District cover not just current Flood Hazard Zones but any watercourse, as defined by state statute. Rogers has prepared maps showing what streams would be covered if streambelt zoning were restricted to certain types of streams and what impact various streambelt widths would have on individual properties. The Committee agreed to continue trying to broaden the reach of the Riparian Corridor District in a way acceptable to the PZC. Another Special Meeting will be held on 06 June.

7. Adjourned at 9:05p. Next regular meeting: 7:00p, Wednesday, 20 June 2018.

Scott Lehmann, Secretary, 17 May 2018

Town of Mansfield
CONSERVATION COMMISSION
Special Meeting of 7 June 2018
Conference C, Audrey P. Beck Building
(draft) MINUTES

Members present: Neil Facchinetti, Mary Harper, Quentin Kessel, Erin King, Scott Lehmann, Julia Rogers (Alt.), Chadwick Rittenhouse (Alt.), Michael Soares. *Members absent:* John Silander. *Others present:* Charles Vidich.

1. The meeting was **called to order** at 7:00p by Chair Michael Soares. In John Silander's absence, Alternate Julia Rogers was entitled to vote at this meeting.

2. Hanks Hill Property Donation. Michael Taylor proposes to donate to the Town a 1.18-acre lot at the south corner of the junction of Hanks Hill and Farrell Rd, with the provision that it be permanently preserved as open space. After brief discussion, the Commission unanimously agreed (**motion:** Kessel, various claimants for seconder) to concur with the Open Space Preservation Committee's recommendation that the Town accept this donation.

3. Streambelt Zoning. The Commission continued work on a proposal for streambelt zoning that would be more inclusive than Linda Painter's draft Riparian Corridor Overlay District (which adds streambelt buffers to current Flood Hazard Zones) but less sweeping than the Commission's previous proposal (minutes of 18 April 2018, item 4b) that such buffers apply to any watercourse, as defined by state statute, which was DOA at the Regulatory Review Committee (RRC)

Rogers distributed maps for portions of Mansfield showing the location and impact of a 100 ft. buffer, based on DEEP's hydrography map for Mansfield. Buffers are shown in yellow; real estate parcels are shown in shades of blue-to-red, according to what percentage of each parcel falls within the 100 ft. buffer. Not all the water on DEEP's hydrography map is stream water (e.g., wetlands, marshes, overflow areas), and the Commission agreed with a suggestion (Rogers, Rittenhouse) that it might be preferable to use the map of streams in DEEP's recent study of water quality (which classifies streams as pristine or impaired to various degrees). Whatever map is selected must clearly delineate the streams to be covered by the Riparian Corridor Overlay District (Vidich).

The Commission agreed to propose a 100 ft. buffer, consisting of an 'inner' 50 ft. buffer along each side of the stream in which minimal disturbance would be permitted and an 'outer' 50 ft. buffer in which disturbance would be limited to 20% of the strip's area.

Vidich recommended allowing for adjustments of the buffer for lots of record in which a 100 ft. buffer would constitute a 'taking' by leaving too little developable land. See Section 5.3.H of the New Hartford zoning regulations. Without such an escape clause, streambelt zoning is probably not feasible.

Facchinetti wondered whether right-to-farm permissions could limit the reach of streambelt zoning. See minutes of 21 March 2012, item 3. Vidich thought not: these permissions are hedged and probably weaker than they may appear.

Going forward:

- (1) Soares will prepare a memo to the RRC outlining a proposal with these elements:
 - The Riparian Corridor Overlay District would apply to the streams on DEEP's map of Mansfield's streams for its water quality study;
 - 100 ft. buffer on each side, divided into 50 ft. inner and outer zones,

corresponding to minimal and limited ($\leq 20\%$) disturbance permitted;

- Escape clause for lots of record that would be 'taken' by a 100 ft. buffer.

The memo should contain a clear statement of what the proposed regulations are designed to achieve and some vivid examples of what is risked if streambelts are not protected (Vidich, Lehmann).

(2) Rogers will prepare new property impact maps based on the new stream map.

(3) The Commission will then ask for a meeting with the RRC to present its proposal.

4. Adjourned at 8:15p.

Scott Lehmann, Secretary, 11 June 2018