

DEVELOPMENT IMPACT STATEMENT RECOMMENDED ELEMENTS

Department of Planning and Development ▪ 4 South Eagleville Road ▪ Storrs-Mansfield, CT 06268
planzonedept@mansfieldct.org ▪ 860.429.3330

Overview

Pursuant to Article 5, Sections A.3 and B.3, the Planning and Zoning Commission may require the submission of other information, including environmental and neighborhood impact analyses as part of the Site Plan or Special Permit review process. The following information is provided to assist applicants in preparing a Development Impact Statement that addresses the environmental and neighborhood impacts of a project if required by the Commission.

- A Development Impact Statement (DIS) is a documented, written analysis (supplemented with appropriate photographs, maps and other illustrations) of a proposed development that is intended to provide Planning and Zoning Commission (PZC) members, Town Advisory Committee members and Town staff with sufficient information to determine compliance with the Zoning Regulations as well as the potential environmental and neighborhood impacts of a project.
- The DIS should be prepared by an interdisciplinary team of professionals qualified to evaluate all facets of the proposed project. Examples of potential team members include but are not limited to: surveyors, environmental scientists, certified soil scientists, engineers, architects, landscape architects and planners. All professionals contributing to the DIS should be licensed in the State of CT, where such licensure is required.
- It is the applicant's responsibility to prepare and document the DIS in sufficient detail to facilitate evaluation of the project by the Planning and Zoning Commission and staff; however, the PZC may require additional information to be provided where such information is needed to complete its evaluation.

1. Project Overview and Description

a. Project Information

- Name of Project
- Type of Project (Commercial/Residential/Mixed Use, etc)
- Location
- Parcel ID Number(s)
- Acreage
- Zoning District(s)

b. Project Team

Name and Contact Information for each of the following:

- Owner
- Applicant (where different from owner)
- Authorized Agent/Representative
- All Consultant Team Members involved in preparing the DIS and associated project plans

c. Statement of Use. See requirements of Article 5, Section A.3.

- d. **Project Data.** Project information required by Section 3 of the Site Plan Checklist

2. Phasing

If the project is proposed to be developed in more than one phase, supply a phasing schedule with associated map that includes proposed timing for both public and private infrastructure improvements associated with each phase.

3. Statement of Consistency with the Plan of Conservation and Development (POCD)

This statement should specifically address how the proposal is in agreement with the POCD Vision and Goals; Sustainability Principles, Community Design Principles, and future land use map for the subject property, including any specific recommendations outlined in the applicable future land use designation.

4. Existing Conditions Inventory (Project Site and Land within a 500-Foot Radius of the Project Site)

Provide narrative description of the following elements as well as an existing conditions map at the same scale as the proposed site plan. Off-site conditions can be described and mapped using generally available resources. See Section 5 of the Site Plan checklist for additional information on mapping requirements.

Natural Systems and Resources

Describe the following elements and identify short-term impacts (those occurring primarily during project construction) and long-term impacts (those remaining after the completion of project construction) on each:

- a. Topography. Narrative description and associated mapping for specific existing condition survey requirements
- b. Soils. Indicate soils and land types, including but not limited to:
 - Farmland Soils (Prime, Statewide Importance, Local Importance)
 - Depth to Bedrock
 - Suitability for wastewater and/or stormwater infiltration (including infiltration rate calculations)
 - Extent to which site has been previously filled
- c. Mineral Resources. Extent and economic importance of mineral resources, extent and means of proposed extraction, and restoration measures (See Article 6, Sections B.4.r-B.4.s and Article 10, Section H for specific requirements associated with extraction and stockpiling of earth materials)
- d. Surface Geology, including areas of exposed ledge
- e. Depth to Water Table (groundwater level)
- f. Public Drinking Water Supply Watersheds
- g. Aquifer Recharge Areas, including Level A Aquifer Areas as designated on the Mansfield Zoning Map and Stratified Drift Aquifers
- h. Wetlands (Field delineated by a Certified Soil Scientist)
- i. Watercourses, including relationship of site and development to watercourses located within Riparian Corridor Overlay Districts
- j. Floodplains and Floodways as designated pursuant to FEMA Flood Insurance Rate(FIRM) Maps
- k. Wildlife. Identify whether the project site and any other property within a 500 foot radius of the site are potentially home to endangered, threatened, or species of special concern pursuant to the CT DEEP Natural Diversity Database (NDDB). If yes, complete the CT DEEP NDDB review process and submit CT DEEP correspondence and recommendations.
- l. Vegetative Cover. Provide an analysis of vegetative cover, including identification of general cover type (including but not limited to forest-type, meadows/shrublands, open areas, active agricultural land,

wetlands etc.); locations of existing tree lines, tree groupings (identified by major or dominant species), and significant trees; and wildlife habitats associated with any threatened/endangered/species of special concern identified through the NDDB review process).

- m. Existing or Potential Sources of Contamination including but not limited to Soil and Groundwater Contamination.

Community Character, Cultural Resources and Viewsheds

Describe the following features; inclusion of photographs and maps are encouraged.

- a. Existing land use and development pattern
- b. Current character and visual quality
- c. Location of significant viewpoints and viewsheds (See Map 3.3: Scenic Resources and Classifications in the Mansfield Tomorrow POCD for additional information)
- d. Historic structures, features and properties (including stone walls and old foundations)
- e. Archaeologically Sensitive Areas/Prehistoric Site areas (Mansfield Tomorrow POCD-Map 4.1)
- f. Architecturally significant structures
- g. Public and/or protected open space and recreation areas
- h. Trails

5. Conservation Analysis

Using the existing conditions inventory, Mansfield's Open Space Evaluation Criteria (Mansfield Tomorrow POCD: Appendix C), and the design principles established in Article 6, Section B.4 and Article 10, Section R of the Zoning Regulations, describe the importance and the current and potential conservation value of the natural and cultural resources including:

- a. The portions of the site with the most conservation value;
- b. Areas that are the highest priority for preservation; and
- c. Areas that are most appropriate for development.

The applicant is strongly encouraged to review the Existing Conditions Inventory and Conservation Analysis with relevant Town advisory commissions and committees including but not limited to the Conservation Commission and Parks and Natural Resources Committee to obtain feedback on areas with highest preservation priorities prior to commencing site design. The final determination on areas to be preserved shall be the sole discretion of the Planning and Zoning Commission.

6. Proposed Design

Description of the key concepts associated with the proposed design and how the approach addresses the principles established in Article 6, Section B.4.4 and Article 10, 10, Section R.

7. Traffic, Parking and Circulation

- a. **Vehicular Circulation.** Describe design and explain reasoning behind proposed locations for:
 - Streets, stubs and intersections
 - Curbcuts/Driveway Connections
 - On-site circulation patterns
 - Location of parking areas
- b. **Transit, Pedestrian and Bicycle Circulation.**
 - Describe proposed on-site transit, pedestrian and bicycle facilities and how such facilities connect to existing or proposed off-site systems

- Where a new public transit stop is proposed, include documentation of approval from local transit provider
- c. **Traffic Analysis.** A traffic impact analysis prepared by a professional engineer having expertise in traffic engineering should prepare the traffic impact analysis. Recommended elements include the following information:
 - Existing roadway conditions, geometry and accident history
 - Existing and projected peak traffic volumes (average daily traffic, peak A.M., peak P.M.)
 - Existing roadway capacity and volume to capacity ratios
 - External and internal driveway geometry including sight lines, turning movements, queuing and similar traffic features
- c. **Parking**
 - Identify the number of proposed parking spaces and provide supporting calculations based on the requirements of Article 10, Section D.
 - Identify quantity and location of parking spaces proposed for deferred construction pursuant to Article 10, Section D.

8. Infrastructure

- a. **Potable Water.**
 - *Private Water Supply*
 - Identify whether the property is located within 200 feet of a public water system.
 - Documentation that appropriate application has been filed with Eastern Highlands Health District (EHHD) and/or CT DPH for projects involving site modifications or installation of new systems.
 - *Public Water Supply.*
 - Identify whether site is currently served by public water, may be readily connected as defined in the Zoning Regulations, or will be served by an extension of the existing system to be constructed as part of the proposed development.
 - Community and Non-Community public water systems authorized, constructed and operated pursuant to CT DPH regulations are considered to be public water facilities. Where a community or non-community system is proposed, provide a copy of the approved Certificate of Public Need and Convenience.
 - Provide certification from the utility provider that capacity exists to serve the proposed project.
 - Provide supporting documentation for proposed main extensions
 - If proposed development will be served by the Connecticut Water Company, provide documentation demonstrating compliance with Article 6, Section B.4.u.
- b. **Wastewater**
 - *On-Site Wastewater Disposal (Septic Systems).* Provide a sanitation report prepared by a Professional Engineer or Registered Sanitarian that addresses: characteristics of the proposed site; proposed water supply and wastewater disposal systems; compliance with CT DEEP, EHHD, and CT DPH requirements; compliance with other applicable local, state and federal regulations; status of required local and state permits for the wastewater system.
 - *Public Sanitary Sewer System.*
 - Identify whether site is currently served by sanitary sewers, may be readily connected as defined in the Zoning Regulations, or will be served by an extension of the existing system to be constructed as part of the proposed development.
 - Provide certification from utility provider that capacity exists to serve the proposed project.
 - Provide supporting documentation for proposed main extensions.
- c. **Stormwater Management/Low Impact Development.** Address requirements of Article 6, Section B.4.t and Low Impact Development Checklist

- d. **Refuse Disposal and Recycling.** Describe proposed facilities/systems for refuse disposal and recycling, including any hazardous materials requiring special provisions and precautions.
- e. **Lighting.** Describe the location, size, and type of lighting and methods used to screen adjoining properties from glare, protect dark skies and minimize light pollution.
- f. **Fire Protection.** Describe the type and capacity of fuel storage facilities, location of storage areas for hazardous substances and associated special handling requirements, and location of fire hydrants/fire ponds/dry hydrants in relation to the site.
- g. **Recreation.** Indicate the distance to, and type of, any public facilities. Describe the type of private recreation facilities that will be provided as part of the development.

9. Environmental Impact

Address the short-term and long-term impacts of the proposed project and identify mitigation measures that will be taken to:

- a. Prevent surface water contamination, changes in surface water level, or both
- b. Prevent groundwater contamination, changes in ground water level, or both
- c. Maximize groundwater recharge through use of Low Impact Development practices
- d. Prevent air pollution
- e. Prevent light pollution and trespass
- f. Prevent erosion, sedimentation, or other instability in soils or vegetative cover
- g. Maintain slope stability
- h. Reduce noise levels
- i. Preserve significant views
- j. Preserve wildlife habitats, botanical features, scenic or historic features
- k. Ensure compatibility with surrounding uses
- l. Protect wetlands, watercourses and floodplains
- m. Facilitate and promote energy conservation and use of renewable energy sources through site design and building layout
- n. Minimize and mitigate other short-term and long-term impacts identified as part of the existing conditions inventory and not otherwise covered in this Section.