



Water System Advisory Committee Meeting

January 6 @ 7 pm

Mansfield Town Hall, Council Chambers

MEMBERS PRESENT:

John McGuire, Mansfield EDC, CHAIR
Meg Reich, Willimantic River Alliance, VICE CHAIR
Greg Padick, Joshua's Trust
Art Hall, Coventry
Shawn Santasiere, Mansfield Sustainability Committee
Diana Perkins, Windham Water Commission
Mary Ellen Kowalewski, CRCOG

ADDITIONAL STAFF IN ATTENDANCE: Linda Painter, Mansfield Planning Department; Jason Coite, UConn; David Radka, Maureen Westbrook and Dan Lesnieski, Connecticut Water.

Welcome and Introductions: Meeting was called to order by Chairman McGuire at 7:02 pm.

Approval of Minutes of October 7, 2015 Meeting: Minutes were approved as revised.

Water Supply Project Status:

- a. Construction – Dan Lesnieski provided an update on water main construction activities, including the status of the various pipeline segments. He noted work will continue off-road as long as weather allows. Mr. Lesnieski also noted that Section 1 water main (Four Corners to UConn Delivery Point) had been pressure tested and trench patch restoration completed.
- b. Communications – Maureen Westbrook reported that property owners fronting pipeline Section 2 had been notified prior to the initiation of construction activities and there had been limited concerns identified to date.

In response to general questions about the timing of when the water main is anticipated to be in service, Ms. Westbrook indicated CWC is confident the water main will be ready by the start of the new school year.

Jason Coite reported the University had bid and awarded the UConn elements of the project, which consist of the meter vault and 2,000 feet of water main. He indicated the contract has a hard deadline of August 16, 2016 and the contractor will also be working on the transmission main project.

Mansfield Four Corners Project Status:

Linda Painter provided an update on the Four Corners sewer district project. She indicated a draft EIE would be published in the near future and a March 1, 2016 public hearing was anticipated.

Mansfield Plan of Conservation & Development Update:

Ms. Painter noted the updated municipal Plan of C&D had been effective since October 8, 2015 and the land use office was in the process of rewriting applicable zoning regulations. She indicated P&Z wished to expedite certain sections, including those dealing with the water main overlay district.

Ms. Painter distributed draft amendments to the zoning regulations (Attachment A). Comments are due March 2, 2016.

Meg Reich suggested P&Z consider looking at the definition of multi-family units, noting the definition varies between regulations and seems to create confusion.

Related Activities in Member Communities/Organizations:

A discussion on the upcoming Water Utility Coordinating Committee (WUCC) process was held. It was noted Mansfield would be part of the soon-to-be-convened Central WUCC, whereas Windham would be in the Eastern WUCC, due to their respective COG alignments.

Ms. Westbrook reported that \$0.5 M in bond monies had been released for state water plan preparation, various committees had been formed, and a Request for Qualifications for a consultant was being finalized.

Connecticut Water Municipal Conservation Retrofit Program:

Ms. Westbrook provided an overview of Connecticut Water's water conservation programs, including the residential Water Drop Challenge and municipal retrofit program. She indicated a municipal facility inventory was conducted in Mansfield and identified fixtures would be replaced in 2016.

WSAC Review Role for Specific Projects:

- a. Verification Form and Supporting Documentation for Review – The WSAC reviewed the land use office’s draft form for a “CWC Water Service Connection” (previously distributed and discussed at the October 7, 2015 WSAC meeting) and the CWC proposed tracking spreadsheet (Attachment B). A discussion on pipeline capacity ensued.
- b. WSAC Review Considerations – The WSAC also reviewed a draft “Water System Advisory Committee Request for Water Service Review” form (Attachment C). Data needs and the process to be followed by the WSAC were discussed, with several revisions to the form made. The WSAC agreed the form would likely need to be further refined.
- c. CT Water Tracking Form – Discussed above.

Future Meeting Dates and Locations:

April 6, 2016 meeting location will need to be confirmed. July 13, 2016 was set as the following meeting date.

Other Business: None.

Public Comment: None.

Adjourn: The meeting adjourned at 8:28 pm.



Town of Mansfield

Department of Planning and Development

Date: January 5, 2016

To: Agriculture Committee, Conservation Commission, Economic Development Commission, Four Corners Sewer and Water Advisory Committee, Open Space Preservation Committee, Sustainability Committee, and Zoning Focus Group for Mansfield Tomorrow

From: Linda M. Painter, AICP, Director of Planning and Development

Subject: Draft Amendments to Zoning Regulations

The Planning and Zoning Commission is considering several amendments to the Zoning Regulations in advance of the overall rewrite that will be coming later this year. As the Commission works to refine the draft language, they have requested that the proposed amendments be circulated to various advisory committees and commissions for feedback prior to preparing a final draft that will be put out for public hearing.

Please submit any comments you have on the attached draft regulations to me by Wednesday, March 2, 2016.

Draft Amendments to Zoning Regulations Currently Under Review

We understand that some regulations may be of more interest to certain committees and do not expect each committee to comment on each proposed change. Please note that there may be other amendments may be forthcoming in the following weeks in addition to those attached to this memo.

- **Water Service Connections.** The proposed amendments include the creation of a new Water Pipeline Overlay District with accompanying restrictions on water service connections. The proposed text amendments would establish the parameters for the new district; a map amendment would be needed to apply the district to specific locations. Initial locations identified through discussion with the PZC Regulatory Review Committee include Route 195 between the Coventry Town Line and the Four Corners commercial area; Depot Road between Route 32 and Route 44; and Birch Road between Hunting Lodge Road and Bone Mill Road. (See attached map of potential locations)

The proposed amendments also include regulations for connections to the Connecticut Water Company system to address DEEP diversion permit conditions.

- **Stormwater Management.** This new section establishes minimum stormwater management requirements for projects of all sizes.
- **Live Music.** The proposed amendments would eliminate renewal requirements for live music permits.
- **Architectural and Design Standards.** Updates to Article 10, Section R are proposed to reflect sustainability principles identified in the POCD, including new guidance related to site selection, site layout and landscape design. This section applies to all development within designated Design Development Districts.
- **Sustainability Requirements.** This new section identifies minimum sustainability requirements for projects that exceed a certain threshold. A menu of options is provided through which developers can achieve the minimum points required for their project.

DRAFT REGULATIONS RELATED TO WATER SERVICE CONNECTIONS

MANSFIELD DEPARTMENT OF PLANNING AND DEVELOPMENT ■ DECEMBER 30, 2015

OVERVIEW

The proposed changes:

- Establish a new water pipeline overlay zoning district to regulate water service connections in that zone
- Provide criteria for regulating uses served by the Connecticut Water Company pipeline pursuant to the diversion permit issued by DEEP

AMENDMENTS TO ARTICLE TWO

AMEND SECTION 2.A

Add "W – Water Pipeline Overlay Zone" to end of list of Zoning Districts

AMENDMENTS TO ARTICLE SIX

AMENDMENTS TO ARTICLE SIX, SECTION B.4 – PERFORMANCE STANDARDS

Add new section B.4.u as follows:

- u. Special Requirements for Properties Served by Connecticut Water Company. Pursuant to the terms of the water diversion permit issued by CT DEEP in May 2015 for the interconnection of the CWC and UConn water systems, future development served by that pipeline, whether directly or indirectly, shall meet the following requirements in addition to the requirements of Article 10, Section V, where applicable.
1. No connections shall be authorized for new or expanded uses unless one or more of the following conditions is met:
 - The type and intensity of use is consistent with the Planned Development designation identified in the 2006 POCD; or
 - For properties where a change in use from the 2006 POCD is proposed, the developer must demonstrate that: (1) the proposed use is consistent with the current POCD; and (2) that the water demands of the proposed use are equivalent to or less than the water demands of uses allowed pursuant to the 2006 POCD or that the proposed uses could be supported by an on-site water system. The Commission may require verification of on-site capacity through hydrologic engineering studies and/or issuance of a permit for a water system in accordance with the Public Health Code. *demonstrate public health, safety, environmental ... necessit*
 2. Uses developed after the effective date of this section using on-site water systems may connect to the public water system with a connection sized only to serve that use if their on-site well fails or is contaminated. Any new uses or expansions of use on the site shall comply with the provisions of subsection a, above.

CPLN?

3. Any projects requiring a water main extension and/ or Site Plan, Special Permit or Subdivision approval shall be referred to the Connecticut Water Company Water System Advisory Committee for review and comment.

AMENDMENTS TO ARTICLE TEN: SPECIAL REGULATIONS

ADD NEW SECTION V – WATER PIPELINE OVERLAY ZONE

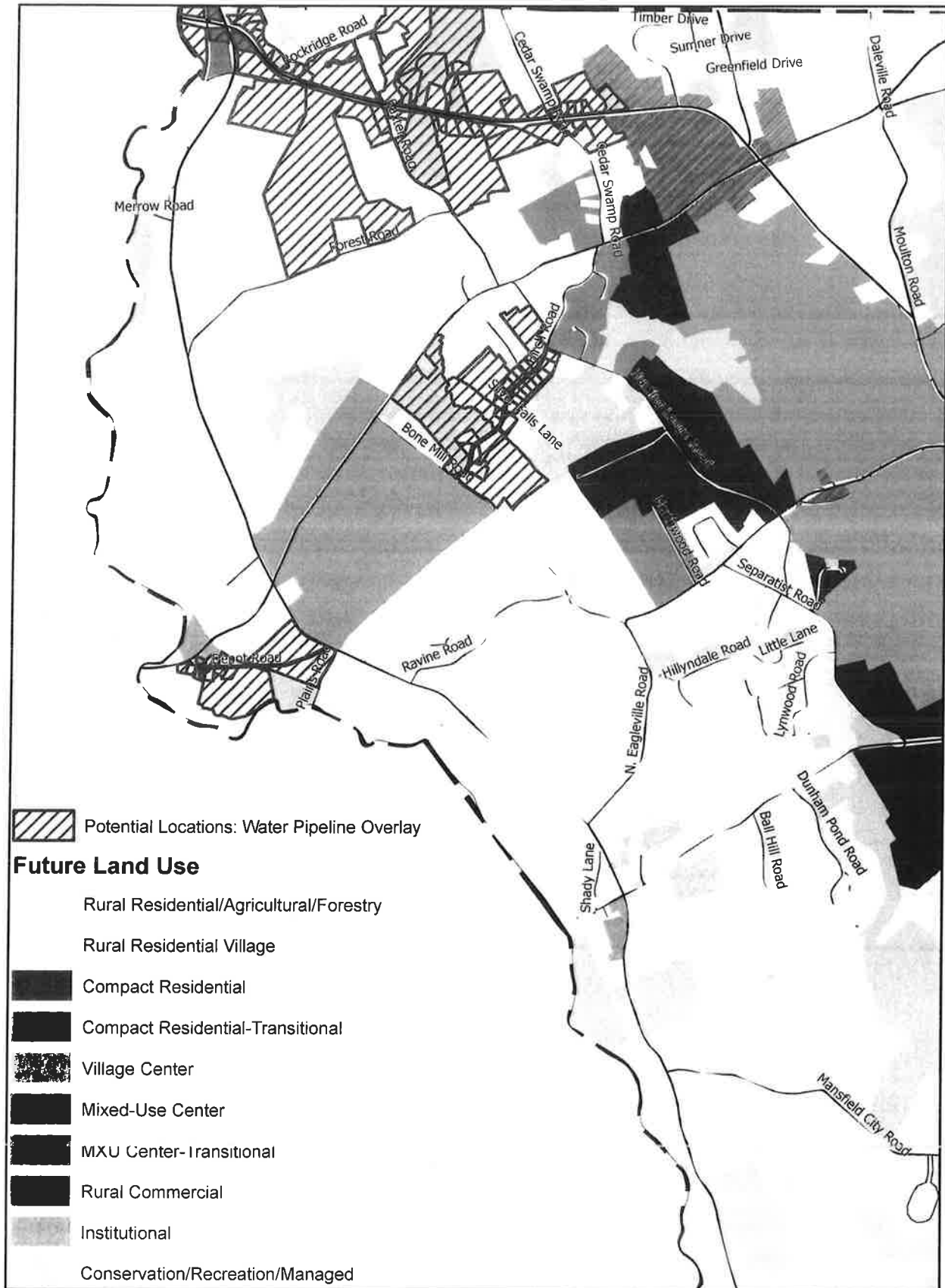
1. Purpose. The purpose of this section is to protect rural areas of the community (designated as Rural Character Conservation Areas in the POCD) from inappropriate development that could be spurred by new water transmission mains traversing these areas prior to reaching areas designated as Smart Growth Development Areas in the POCD. To that end, the presence of water mains in Rural Character Conservation Areas shall not be used to justify the intensification of land uses in a manner that would conflict with the overall character of that specific area as described in the POCD.

To implement this objective, this section establishes standards for connecting to new water mains in Water Pipeline Overlay Zones and identifies limitations specific to properties that will be served by the interconnection between the Connecticut Water Company and University of Connecticut water systems.

2. Applicability. The standards set forth herein are applicable to all properties located within the Water Pipeline Overlay Zone as depicted on the Official Zoning Map.
3. Establishment of New Water Pipeline Overlay Zones. This district may be applied to any area where a water pipeline exists or an extension is proposed that meets one or more of the following requirements:
 - a. The property is designated on the current POCD Future Land Use map as:
 - Conservation/Recreation/Managed Resource Area
 - Rural/Residential/Agriculture/Forestry;
 - Rural Residential Village;
 - Village Center; or
 - Rural Commercial.
 - b. The property was designated in the 2006 POCD as:
 - Low Density Residential; or
 - Planned Office/Mixed Use; or
 - Neighborhood Business/Mixed Use.
4. Development Requirements. Any owner of property located within a Water Pipeline Overlay Zone that desires to connect to the water main shall meet the following requirements.
 - a. Any use that exists as of the effective date of this Regulation may connect to the water main with a single connection properly sized to serve only that use.
 - b. New uses that are permitted as of right in the underlying zone may connect to the water main upon receipt of a Zoning Permit.
 - c. New residential developments requiring subdivision approval shall be limited to the number of units allowed in the underlying zone either through conventional design or cluster design pursuant to the Mansfield Subdivision Regulations. While the overall number of units shall be limited to what could have been developed without access to a public water system, the developer may reduce the minimum lot sizes required to preserve a greater amount of open space.

- d. The Commission may approve a Special Permit to allow higher density development to occur on a portion of a property while preserving the remainder of the property as open space provided the overall density of development on the entire property is not greater than what can be achieved in the underlying zone. The Commission may require a density analysis that gives consideration to such features as wetlands and water courses, steep slopes, soil conditions, and access to determine the development potential of the property in the underlying zone.

DRAFT-POTENTIAL WATER PIPELINE OVERLAY DISTRICT LOCATIONS



JANUARY 4, 2016

Requests for CWC Water Service
 Regional Pipeline (Anthony Road to UConn Delivery Point and Downstream)

| No. | Project/Name | Service Address | Brief Description | Service Requested | | Quantity | | Date of Request | Ability to Serve Letter Sent [Date] | Land Use Approval Needed [Y/N] | Date of Approval (if needed) | WSAC Referral [Y/N] | CWC Service Application Approved [Date] | Comments | |
|-----|--------------|-----------------|-------------------|-------------------|------|----------|------|-----------------|-------------------------------------|--------------------------------|------------------------------|---------------------|---|----------|--|
| | | | | Domestic | Fire | Daily | Peak | | | | | | | | |
| 1 | | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | | | | |
| 16 | | | | | | | | | | | | | | | |
| 17 | | | | | | | | | | | | | | | |
| 18 | | | | | | | | | | | | | | | |
| 19 | | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | |

Attachment 1-B

Water System Advisory Committee Application Review

Pursuant to the agreement between the Town of Mansfield and the Connecticut Water Company (CWC), applications before requesting water service that involve a new use or change to existing use that requires a change in zoning or approval by a local land use commission shall be referred to the Water System Advisory Committee (WSAC) for review. In conducting their review, the WSAC shall review and consider the following:

Basis for Referral to WSAC:

- Water main extension
- Requires local land use commission approval for:
 - Rezoning
 - Site Plan
 - Special Permit
 - Subdivision
 - Other
- Application for Review completed and submitted to Mansfield Department of Planning and Development.

Project Name: _____

Project Location: _____

Project Description: _____

WSAC review:

- Town Planner confirmed consistency with Plan of C&D as required by permit.
- Any Concerns or Recommendations for Source Protection Measures
- Any Recommended Best Management Practices Related to Water Use for project
- Any Recommended Water Conservation Measures for Project