



July 12, 2011


RE: Town of Mansfield
Planning and Zoning Commission
Special Permit Application (File #1302)
Proposed Office Building
North Frontage Road, Mansfield, CT 06250

Dear Property Owner:

Pursuant to Article V, Section B of the Town of Mansfield Zoning Regulations, revised to February 1, 2011, you are hereby given notification of an application to the Mansfield Planning and Zoning Commission for a proposed site development located on North Frontage Road. The proposed site development consists of a new office building with associated parking, driveway, storm drainage, utilities and other appurtenances. United Services, Inc. is proposing to develop a two-story professional office building of approximately 28,000 SF to consolidate existing operations in the Windham area. The building would be built on approximately 6 acres at the junction of North Frontage Road and Mansfield City Road. A Site Plan and the 'Statement of Use' is attached for reference. The complete application packet is on file at the Mansfield Planning Office. Please contact the Town of Mansfield Planning Office at phone number (860) 429-3330 for more information.

You are given this notice as your property directly abuts or is within 500-feet from the premises subject to this application. You may attend and testify at the public hearing if you wish. The Public Hearing for this application is scheduled for August 1, 2011 (Monday) at 7:00 pm.

United Services, Inc. and New England Design, Inc.

By: 

BL Companies, Inc. (their Engineer)
Brian Sakidovitch

Statement of Use
North Frontage Road
Mansfield, CT

United Services, Inc. is proposing to develop a two-story professional office building of approximately 28,000 SF to consolidate existing operations in the Windham area. The building would be built on approximately 6 acres at the junction of North Frontage Road and Mansfield City Road. The site development is located within a wetland 150-foot upland review area and therefore is also under jurisdiction of the Mansfield Inland Wetland Agency. An Application for Permit is being submitted concurrently to the Inland Wetland Agency.

United Services would move its present outpatient operations from locations on Mansfield Avenue in Willimantic and Route 6 in Columbia to this site, as well as incorporating several smaller office sites throughout the area. At the time of occupancy, approximately 80 professional and support staff will have their offices at this location. The staff would include Psychiatrists, Primary Care Physicians, Advanced Practice Registered Nurses, Clinical Social Workers, Licensed Professional Counselors, Case Managers, Family Support workers, Vocational Counselors, Prevention and Early Intervention staff, as well as the clerical and secretarial supports necessary. The building as designed could accommodate more than 100 staff without additions, but is also designed for future expansion if necessary.

United Services programs operating from this location would include the Enhanced Care Clinic, which provides outpatient care for behavioral health issues for all ages. These services include emergency, urgent and routine evaluation, as well as individual, family and group treatment. Community and Family Education would also be provided. In home supports for individuals and families would also be based here, with staff travelling to community sites to deliver services. In addition, we anticipate that we will include Primary Care services for clients who have difficulty in accessing such care from existing services, particularly due to psychiatric disabilities.

Licensed office hours at the site would be Monday through Thursday, 9 am to 8 pm, and Friday 9 am to 5 pm. Staff may access the building during other hours for support activities not including direct outpatient services. Many clients use public transportation to come to appointments; others use medical taxis or private vehicles.

United Services has experienced a more than 100 percent increase in the number of clients served and services delivered in our adult clinic since 2007, and our child and family services have grown more than 40 percent. We are developing this office space to be able to meet increased community need and changing models of healthcare delivery that include rapid response, community based as well as office based services and professional levels of care integrated with natural community supports. We have provided these services for more than 47 years in the Windham/Mansfield area, and are excited to continue to grow to meet our neighbors' needs.

