



APPROVED MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

MANSFIELD TOWN HALL ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBERS

MONDAY, APRIL 15, 2019 ■ REGULAR MEETING

MEMBERS PRESENT: B. Chandy, J. Goodwin, D. Plante, K. Rawn, B. Ryan
MEMBERS ABSENT: S. Accorsi, P. Aho, R. Hall, V. Ward
ALTERNATES PRESENT: C. Cotton, L. Cooley
ALTERNATES ABSENT: K. Fratoni
STAFF PRESENT: J. Kaufman, Inland Wetlands Agent
J. Woodmansee, Community Development Assistant

Chairman Goodwin called the meeting to order at 6:30 p.m. Alternates C. Cotton and L. Cooley are seated for absent members and B. Ryan was appointed as acting secretary.

APPROVAL OF MINUTES:

APRIL 1, 2019 REGULAR MEETING

B. Chandy MOVED, P. K. Rawn seconded, to approve the April 1, 2019, minutes as presented. C Cotton indicated that she reviewed the recording of the meeting. MOTION PASSED UNANIMOUSLY.

NEW BUSINESS:

P1320-1 APPLICATION OF CHARLES RIVER LABORATORIES, INC. TO MODIFY THE SPECIAL PERMIT APPROVAL REGARDING THE LANDSCAPE PLAN

Chuck Mandell is present on behalf of the applicant. C. Mandell distributed plans of the property depicting the existing landscaping, the approved landscaping plan, the proposed modification to the plan and eight (8) photographs of the site. He noted that the original building, built in 1960, screens most of the addition. J. Kaufman opined that Baxter Rd. is fairly well screened but Forest Road needs additional plantings.

B Chandy MOVED, D. Plante seconded, to authorize the Acting Zoning Agent to issue a Certificate of Zoning Compliance subject to the condition that the required landscaping be installed by June 30, 2019, and to authorize the Chair and Acting Zoning Agent to approve revisions to the approved landscaping plan for Charles River Laboratories, Inc. (PZC File 1320-1) for property located at 65-67 Baxter Road subject to the condition that the final plan provides suitable landscaping to reduce the commercial appearance of the property and provide adequate screening from nearby residences. Furthermore, the proposed modification to paving is approved subject to any conditions imposed by the Assistant Town Engineer to ensure compliance with storm water management requirements. MOTION PASSED UNANIMOUSLY.

REFERRAL PURSUANT TO C.G.S. 8-24 FROM THE MANSFIELD BOARD OF EDUCATION REGARDING PROPOSED SITE OF ELEMENTARY SCHOOL

Ryszard Szczypek, Randy Walikonis and Kelly Lyman were present on behalf of the Mansfield Board of Education. R. Walikonis gave a brief history of the work of the School Building Committee.

R. Szczypek described the project schedule, existing buildings, specs for a new building, State guidelines, conceptual building plan, net zero and sustainability goals and site evaluation. In response to questions from members, R. Szczypek gave additional information regarding outside wall area as it relates to a net zero building and K. Lyman discussed transportation cost savings.

Discussion will continue at the May 6, 2019 PZC meeting.

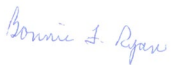
SCHEDULE A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION FOR A PRESENTATION OF THE OPPORTUNITY ZONE

No action was taken.

ADJOURNMENT:

Chairman Goodwin declared the meeting adjourned at 7:27 p.m.

Respectfully submitted,



B. Ryan, Acting Secretary
Mansfield Planning and Zoning Commission