



APPROVED MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

MANSFIELD TOWN HALL ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBERS

MONDAY, JUNE 3, 2019 ■ REGULAR MEETING

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

Chair J. Goodwin called the meeting to order at 6:40 p.m. Alternate members C. Cotton and K. Fratoni were seated for absent members.

APPROVAL OF MINUTES:

MAY 20, 2019 REGULAR MEETING

B. Ryan MOVED, P Aho seconded, to approve the May 20, 2019, minutes as presented. MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING:

APPLICATION OF CARA WILLIAMS/EN POINTE DANCE & DRAMA, LLC FOR A SPECIAL PERMIT FOR A DANCE STUDIO LOCATED AT 605 MIDDLE TURNPIKE

J. Goodwin opened the public hearing at 6:41 p.m. Members present were P. Aho, J. Goodwin, R. Hall, K. Rawn, B. Ryan, V. Ward and alternate members C. Cotton and K. Fratoni, both who were seated for absent members. L. Painter read the legal notice which was published in *The Chronicle* on May 21, 2019 and May 29, 2019.

Cara Williams, Crystal Lane and Kelly Zimmerman, were present as applicants. C. Williams stated that they would like to operate a dance studio at 605 Middle Tpke. The studio will not host competitions but will offer dance classes for all ages. L. Painter noted that the applicants are not proposing any site improvements to the space which was formally a hair salon. There are 23 existing parking spaces. In response to a question from a member C. Williams stated that the hours of operation are proposed to be 9:30 a.m. to 9:45 p.m.

There were no comments from the public regarding this application.

K. Rawn MOVED, R. Hall seconded, to close the public hearing at 6:50 p.m. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS:

APPLICATION OF CARA WILLIAMS/EN POINTE DANCE & DRAMA, LLC FOR A SPECIAL PERMIT FOR A DANCE STUDIO LOCATED AT 605 MIDDLE TURNPIKE

Members discussed the lighting of the parking lot and entrance to the building. L. Painter presented a map for members to consult regarding available lighting.

P. Aho MOVED, R. Ryan seconded, to waive the site plan, sanitation report and erosion and sedimentation control requirements of Article 5, Section B.3 of the Zoning Regulations for the Special Permit application of Cara Williams/En Pointe Dance & Drama LLC (File #700-1). This waiver is granted pursuant to Article 5, Section B.4 and is based on the fact that no changes to the site or building are proposed other than the addition of a business identity sign. MOTION PASSED UNANIMOUSLY.

P. Aho MOVED, B. Ryan seconded, to approve the Special Permit application of Cara Williams/En Pointe Dance & Drama LLC (File #700-1) to operate a commercial recreation use at 605 Middle Turnpike (Parcel ID 8.15.14), as described in application materials and as heard at a Public Hearing on June 3, 2019.

This approval is granted because the application is considered to be in compliance with the approval criteria contained in Article 5, Section B.5 and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. **Extent of Approval.** This approval is specifically tied to the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. Any questions regarding authorized uses, required site improvements and conditions cited in this approval shall be reviewed with the Zoning Agent and Director of Planning and Development, and, as deemed necessary, the PZC.
2. **Signs.** The Zoning Agent is authorized to approve identity signs associated with this Special Permit.
3. **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records. MOTION PASSED UNANIMOUSLY.

APPLICATION OF CMC STORRS, SPV, LLC TO AMEND ARTICLE 7, SECTION G. 16 AND ARTICLE 8 SCHEDULE OF DIMENSIONAL REQUIREMENTS, RELATED TO MAXIMUM BUILDING HEIGHT FOR MULTI-FAMILY DWELLINGS IN THE RAR-90 ZONE

L. Painter noted that a revised application has been received.

K. Rawn MOVED, R. Hall seconded, to receive the revision to the application of CMC Storrs SPV, LLC (PZC File 1359) to amend Article 7, Section G.16 and Article 8, Schedule of Dimensional Requirements, of the Zoning Regulations related to maximum building height for multi-family dwellings in the RAR-90 zone, to set a Public Hearing for Monday, July 15, 2019 and to refer the revised application to the Town Attorney,

Town Council, CRCOG, NECOG, SECOG and adjoining communities for review and comment. MOTION PASSED UNANIMOUSLY.

APPLICATION OF CMC STORRS, SPV, LLC TO AMEND ARTICLE 7, SECTION G.16 AND ARTICLE 10, SECTION W, RELATED TO AFFORDABLE HOUSING REQUIREMENTS FOR MULTI-FAMILY DWELLINGS IN THE RAR-90 ZONE

Tabled pending July 15, 2019 public hearing.

NEW BUSINESS:

RENEWAL OF GRAVEL PERMIT: EDWARD HALL, BASSETTS BRIDGE ROAD (PARCEL ID 29.111.12)

L. Painter noted that E. Hall is requesting a renewal of his gravel permit for property located on Bassetts Bridge Road and that the zoning department has not received any complaints regarding this property.

V. Ward MOVED, R. Hall seconded, to approve the renewal request (PZC File 910-2) of Edward Hall for gravel operations at Bassetts Bridge Road (Parcel I.D. 29.111.12) subject to previously approved conditions 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 activity is considered to be in compliance with Article 5, Section B and Article 10, Section H of the Zoning Regulations. The renewal will expire on July 1, 2020. MOTION PASSED UNANIMOUSLY.

RENEWAL OF GRAVEL PERMIT: KAREN GREEN, 1090 STAFFORD ROAD (PARCEL ID 14.28.3)

L. Painter noted that K. Green is requesting a renewal of her gravel permit for property located at 1090 Stafford Road and that the zoning department has not received any complaints regarding this property.

P. Aho MOVED, B. Ryan seconded, to approve the renewal request of Karen Green (PZC File 1258) for gravel operations at 1090 Stafford Road (Parcel I.D. 14.28.3) subject to previously approved conditions 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 activity is considered to be in compliance with Article 5, Section B and Article 10, Section H of the Zoning Regulations. The renewal will expire on July 1, 2020. MOTION PASSED UNANIMOUSLY.

RENEWAL OF GRAVEL PERMIT: STEVEN BANIS, PLEASANT VALLEY ROAD (PARCEL ID 36.88.84)

L. Painter stated that S. Banis is requesting a renewal of his gravel permit for property located on Pleasant Valley Road. She also noted in April, neighbors came to the zoning office to complain, stating that the applicant was blasting on Sundays and causing damage to their foundation. At that time they were advised to send correspondence and/or documentation to the Commission outlining their

concerns. To date, staff has not received a written complaint or any documentation to support their allegations. L. Painter also reported that the Fire Marshal investigated the complaint regarding blasting on Sundays with the blasting company and confirmed that blasting on Sundays did not occur. Members discussed whether to hold a public hearing and by consensus agreed that it was not necessary, noting that if a formal complaint were made, the zoning department can investigate and take appropriate action.

V. Ward MOVED, B. Ryan seconded to approve the renewal request of Steven Banis for gravel operations on property on Pleasant Valley Road (Parcel ID 36.88.84) subject to previously approved conditions which include, but are not limited to, strict adherence to the cubic yard limitations of extraction, hours of operation, blasting notifications, work area limitations, and re-stabilization of the areas of extraction. This approval is granted because the current activity is considered to be in compliance with Article 5, Section B and Article 10, Section H of the Zoning Regulations. The renewal will expire on July 1, 2020. MOTION PASSED UNANIMOUSLY.

CEPA SCOPING NOTICE: NEW UCONN HOCKEY ARENA

Tabled to June 17, 2019 meeting.

UPDATE ON REVISIONS TO PERMIT FEES

L. Painter reported that the Council has scheduled a public hearing on the revisions to the permit fees on June 24, 2019. However staff is reconsidering the advertising fees. The Commission discussed how the newspapers charge, if this charge could be directly billed to the applicants and if public hearing fees can be based on project size.

R. Hall MOVED, K. Fratoni seconded, to communicate to the Town Council that the Planning and Zoning Commission will revise the proposed fee amendments, particularly with regard to advertising, and re-submit to the Council for consideration. MOTION PASSED UNANIMOUSLY.

REPORTS:

L. Painter reported that the RRC will be scheduling a joint meeting with the EDC and CC and that the RRC has changed meeting times to Thursday evenings at 5:30 p.m.

COMMUNICATIONS:

The Town of Willington's referral is noted.

ADJOURNMENT:

J. Goodwin declared the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Vera S. Ward

V. Ward, Secretary

Mansfield Planning and Zoning Commission