

MINUTES
JOINT MEETING OF THE
MANSFIELD PLANNING AND ZONING COMMISSION
and
MANSFIELD INLAND WETLANDS AGENCY
Special Meeting
Monday, August 6, 2012
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, K. Holt, G. Lewis, P. Plante, K. Rawn, B. Ryan
Members absent: B. Pociask, R. Hall
Alternates present: V. Ward
Alternates absent: S. Westa
Staff Present: Linda Painter, Director of Planning and Development
Grant Meitzler, Assistant Town Engineer and Inland Wetlands Agent
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:08 p.m., appointing Ward to act in members' absence.

Pre-Subdivision Application: Beacon Hill Estates, Section II

Linda Painter, Director of Planning and Development, referenced her 8/2/12 memo and an updated map with an attached email from Edward Pelletier, Datum Engineering and Surveying. Said map was received and distributed to members at tonight's meeting. It was revised based on comments in Painter's memo. Painter reported that this subdivision proposal was referred to the Conservation Commission, Open Space Preservation Committee, Design Review Panel, Deputy Fire Marshal, Assistant Town Engineer/Inland Wetlands Agent, and The Eastern Highlands Health District. To date, the following communications have been received and distributed: an 8-1-12 email from Laurence Mayer, 46 Beacon Hill Drive; an 8-2-12 email from Douglas Hamilton and Pamela Paine, 43 Beacon Hill Drive; a 7-27-12 email from John Lenard, Design Review Panel member; 6-26-12 comments from the Open Space Preservation Committee; additional 7-31-12 comments from Vicky Wetherell, Open Space Preservation Committee; and 7-18-12 minutes from the Conservation Commission (with comments pertaining to this application). Painter also reported that the Deputy Fire Marshal recommended that the applicant consider providing a water source on the property for fire protection purposes.

Painter asked for feedback from the Commission/Agency regarding the suitability of Lots 6, 10 and 17. The general consensus of the Commission was that Lots 6, 10 and 17, as presently depicted on the preliminary plan, are suitable for development. Painter also stated that Eastern Highlands Health District will not review the proposal until a formal application is made; accordingly, the ability to develop 17 lots, as proposed, will be contingent on confirmation from EHHD that there is adequate well and septic capacity to support that number.

Painter also requested a determination from the Commission as to whether it considers Beacon Hill Road in its entirety a through street, or if it concurs with former Planner Greg Padick's initial assessment that the loop portion was a dead-end street. Painter stated the PZC will have to determine if a road is required to access Mansfield City Road. Grant Meitzler noted for the record that the loop portion of Beacon Hill Road was engineered and built 26 feet wide so as to meet the requirements of a through road. After discussion, the general consensus was that all of Beacon Hill Road should be considered a through road. Some members expressed concern with this approach and requested that the applicant provide an alternate layout showing a vehicular connection to Mansfield City Road, so as to provide an opportunity to fully evaluate that alternative.

Painter reviewed comments from other town staff and committees, emphasizing the comments from two members of the Design Review Panel, Conservation Commission, and the Open Space Preservation Committee all of whom would prefer that the west side of the wetlands remain undeveloped; or at minimum, that the 3 lots drawn west of the wetlands be reconfigured and shifted to the north to create a continuous open space area connecting the wetland to the DEEP property located at the southwest corner of the property. The consensus of the Commission was to maintain the 3 lots west of the wetlands but to shift them to the north as suggested.

Quentin Kessell, representing the Conservation Commission, and Jim Morrow, representing the Open Space Preservation Committee, were present and both reiterated the positions of their respective Committees.

Adjournment:

The meeting was adjourned at 7:50 p.m. by the chairman.

Respectfully submitted,

Katherine Holt, Secretary