

## AGENDA

### **MANSFIELD PLANNING AND ZONING COMMISSION**

Regular meeting, Monday, June 19, 2006, 7:00 p.m.  
Council Chambers, Audrey P. Beck Municipal Building

**Minutes** : 6/5/06; 6/15/06 Field Trip

#### **Scheduled Business**

##### **7:10 p.m. Zoning Agent's Report**

- A. Review of new occupancy at 1768 Storrs Road, File 864-3
- B. Enforcement Update
- C. Other

##### **7:30 p.m. Public Hearing**

**Re-subdivision Application, proposed revision of lots 29 and 33 in the Maplewoods Subdivision, Maple Road/Max Felix Drive, into 3 lots, Depot Associates, o/a, file #974**

- Reports from Director of Planning, Assistant Town Engineer, Eastern Highlands Health District.

##### **7:45 p.m. Public Hearing-Sand and Gravel Special Permit renewals:**

- A. **Hall Property, Old Mansfield Hollow Road, File #910-2**
- B. **Banis Property, Pleasant Valley Road, File #1221**  
-Reports from Zoning Agent, Assistant Town Engineer

##### **8:00 p.m. Public Hearing**

- A. **Application to re-zone property on northerly side of Dog Lane from RAR-90 to Planned Business-2, Mansfield Downtown Partnership/Storrs Center Alliance, LLC, file #1246**
- B. **Application to amend Articles VII and VIII of the Zoning Regulations, Mansfield Downtown Partnership/Storrs CenterAlliance, LLC, applicant, file #1246-2**

##### **8:15 p.m. Public Hearing**

- A. **Special Permit Application, proposed commercial building and related site work on property Dog Lane, Storrs CenterAlliance, LLC, applicant, file #1246-3**
- B. **Subdivision application, proposed new lot on Dog Lane, Storrs Center Alliance, LLC, applicant, file #1246-4**  
-Reports from Director of Planning and Traffic Authority

### **Other Old Business**

1. **Subdivision application, proposed new lot on Mt.Hope Road, F. Spakoski, applicant, C. Harakaly, owner, file #1247-M.A.D. 7/5/06**
2. **Request to re-approve Hanks Hill Estates Section 5, PZC file #596-4-**  
Memo from Director of Planning
3. **Application to amend the Zoning Regulation, Article X, Section D.5.o, parking requirements for retail and personal service uses, U.S. Properties, applicant File #1245- M.A.D. 8/9/06**
4. **Site modification request, proposed deck and increase in seating, Mansfield Restaurant Pizzeria & Pub, 466 Storrs Road, P.Gitsis, o/a, file #651-2**
5. **Bond Release Request:**
  - a. **Wild Rose Estates Section 1, file #1302**
  - b. **Mulwood East, file #1225**  
-Memo from Director of Planning
6. **Regulatory Review Committee recommended revisions to the Zoning Regulations-**  
-Memo from Director of Planning
7. **Proposed PZC fee revision** (to be tabled-awaiting staff report)
8. **Other**

### **New Business**

### **Reports from Officers and Committees**

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee
4. Other

### **Communications and Bills**

1. 6/5/06 memo from R. Miller, UConn Office of Environmental Policy, Re: Landfill Closure
2. 6/12/06 memo from Town Manager, Re: UConn master plan from water supply and wastewater treatment
3. 5/9/06 Town/University Relations Committee Minutes
4. 6/2/06 Press Release Re: Grant for Storrs Center Video
5. 6/2/06 WINCOG Directors Report
6. April 2006 CCM Town and City newsletter article; "Connecticut Communities go clean, green and learn"
7. ZBA action 6/14/06
8. Other