

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday, February 20, 2007

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, R. Hall, K. Holt, P. Kochenburger,
P. Plante, B. Ryan, G. Zimmer
Member absent: J. Goodwin
Alternate present: B. Pociask (appointed to act)
Staff present: G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:01 p.m.

Minutes:

2/5/07 – Hall MOVED, Holt seconded, to approve the Minutes as written. Zimmer noted that he listened to the tapes from the previous meeting. MOTION PASSED UNANIMOUSLY.

Holt MOVED, Gardner seconded, to add to the agenda under New Business a letter from Stephen Bacon on behalf of the Charter Revision Commission, and a memo from Padick regarding a meeting date change. MOTION PASSED UNANIMOUSLY.

Scheduled Business:

Zoning Agent's Report:

The Zoning Agent's report was noted. Hirsch indicated that no changes have been made at either the Hall site or the Paideia site. Also noted was a 2-14-07 letter from Suzanne Singer Bansal of 67 Willowbrook Road, expressing her concerns with the Paideia site.

New Business:

New application to amend the Zoning Regulations; Storrs Center Alliance and Mansfield Downtown Partnership, applicants, File #1256

Padick gave a preliminary discussion on the Public Hearing process, and suggested that due to the volume of information and the potentially large audience, this should be held on a Special Meeting night.

Holt MOVED, Gardner seconded, to receive the application of Mansfield Downtown Partnership, Inc and Storrs Center Alliance, LLC., to amend various Articles of the Zoning Regulations, (File #1256), regarding the incorporation of new provisions for a Storrs Center Special Design District Zoning classification and associated permitted uses and permit requirements as submitted to the Commission, to refer it to staff, Town Attorney, WINCOG Regional Planning Commission, Traffic Authority, Design Review Panel, Conservation Commission, Open Space Preservation Committee, Eastern Highlands Health District, Town Council, Windham Water Works, State Health

Department, Town Clerks of abutting towns, and individuals on the Town's Public Notice Registry for review and comments, and to set a Public Hearing for March 28, 2007. MOTION PASSED UNANIMOUSLY.

New application to amend the Zoning Map to create a new Storrs Center Special Design District, Storrs Center Alliance and Mansfield Downtown Partnership, applicants, File #1257

Holt MOVED, Gardner seconded, to receive the application of Mansfield Downtown Partnership, Inc and Storrs Center Alliance, LLC., (File #1257), to change the zone classification of 47.7 acres of land located east of Storrs Road and south of Dog Lane from PB-2, PO-1 and RAR-90 zones to Storrs Center Special Design District Zone as shown on submitted plans and as described in other applicant submissions, and to refer said application to staff, Town Attorney, WINCOG Regional Planning Commission, Traffic Authority, Design Review Panel, Conservation Commission, Open Space Preservation Committee, Eastern Highlands Health District, Town Council, Windham Water Works, State Health Department, Town Clerks of abutting towns, and individuals on the Town's Public Notice Registry for review and comments, and to set a Public Hearing for March 28, 2007. MOTION PASSED UNANIMOUSLY.

Other Old Business:

1. Special Permit Application, Proposed expansion of Gibbs Oil Company, gasoline service station/convenience store, 9 Stafford Road, File #404-3
Commissioner Kochenburger disqualified himself. Holt gave a brief description of the approval motion that she and staff prepared, and highlighted the conditions she felt were most important and addressed the main concerns of the Commission. Other members expressed concerns for the unresolved DOT issue about a Route 32 by-pass lane versus a leak-by lane. Holt MOVED, Gardner seconded, to delay action and to send the application back to staff for further review of the Route 32 lane configuration. MOTION PASSED with all in favor except Kochenburger who had disqualified himself.
2. Subdivision Application, Glenn Terrace, Section 5, property at the eastern end of Ellise Road, Girard College Development Fund, o/a, File #750-3
Tabled-awaiting staff reports
3. Continued discussion regarding Pleasant Valley Road area Zoning
Padick noted to the Commission that the agenda for the next few meetings will be light, and therefore, be an opportune time to discuss the possible re-zoning of the Pleasant Valley Road area. The general consensus of the Commission was that staff should invite the Superintendent of Schools, the Fire Marshal and Public Safety Officials to attend a meeting for discussion on this project. Favretti suggested inviting Jim Gibbons, UConn Extension Specialist in Land Use Planning, to come and give his opinion on the proposal and how the proposal relates to projections for Mansfield's future and for planning statewide. The Commission agreed by consensus to invite him in addition to the others.
4. Freedom Green Issues: request for release of escrow funds; authorization to begin Phase IV.C
Tabled until March 5th
5. Bonding/Subdivision Issues:
Item tabled.

8-24 Referral Proposed acceptance of Jackson Lane-File #1231

Item tabled.

Potential Revisions to PZC/IWA Fee schedule

Item tabled.

Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions

Item tabled, presentation scheduled for March 19th.

Continued Public Hearing:

Special Permit Application, proposed efficiency unit at 920 Storrs Road, J.J. Luczak applicant,

File #1255

Chairman Favretti opened the continued Public Hearing at 8:00 p.m. Members present were R. Favretti, B. Gardner, R. Hall, K. Holt, P. Kochenburger, P. Plante, B. Ryan, G. Zimmer, and Alternate B. Pociask who was appointed to act. Padick noted that there was no new information submitted, with the exception of a larger scale floor plan highlighted and enlarged by C. Hirsch.

John Tarbox, representing the applicant, answered questions posed by Commission members. Chairman Favretti noted, after a brief discussion, that there was no one in the audience wishing to comment. Plante MOVED, Ryan seconded to close the Public Hearing at 8:15 p.m.

Ryan MOVED, Plante seconded, to approve with conditions the special permit application (File #1255), of J. Luczak, for an efficiency apartment on property of R. Crosby located at 920 Storrs Road, in an RAR-90 zone, as submitted to the Commission and shown on an 11/20/06 site plan, 12/26/06 floor plans and 1/2/07 elevation plans and other applicant submissions, and as presented at Public Hearings on 2/5/07 and 2/20/07.

This approval is granted because the application, as hereby approved, is considered to be in compliance with Article X, Section M, Article V, Section B, and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

This approval is granted for a one-bedroom efficiency unit in association with an existing single-family home having up to two additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from Eastern Highlands Health District and the Planning and Zoning Commission;

This approval is conditioned upon continued compliance with Mansfield's zoning regulations for efficiency units, which include owner-occupancy requirements and limitations on the number of residents in an efficiency unit;

This special permit shall not become valid until filed upon the Land Records by the applicant.

MOTION PASSED with all in favor except Hall who was apposed.

New Business Continued:

3. April 2, 2007 IWA/PZC Meeting

After a brief discussion, Holt MOVED, Plante seconded to change the April 2, 2007 meeting date to April 4th, 2007 due to the observance of the Passover Holiday.

MOTION PASSED UNANIMOUSLY.

4. February 16, 2007 Letter to Favretti from Chairman Stephen M. Bacon of the Charter Revision Commission

The letter posed three questions: 1) if the six year term of office is appropriate for members; 2) if the two year term of office is appropriate for alternates; 3) should PZC/IWA continue as one body. After discussion, Kochenburger MOVED, and Zimmer seconded, that Chairman Favretti communicate with Chairman Bacon that the six year term of office for members is appropriate, that the term of office for alternates should be lengthened to four years, and that the PZC/IWA should remain as one body. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

None

Communications and Bills:

The agenda items were noted.

Adjournment:

Favretti declared the meeting adjourned at 8:37p.m.

Respectfully submitted,

Katherine K. Holt, Secretary