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AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, September 4, 2007, 8:45 p.m.
or upon completion of [Inland Wetland Agency](#) meeting
Council Chambers, Audrey P. Beck Municipal Building

Minutes: 8/6/07, 8/15/07 Field Trip

Scheduled Business

8:50 p.m. Zoning Agent's Report

- A. Monthly Activity Report
- B. Enforcement Update
- C. Update on Hall site restoration, storage activities
- D. Other

9:00 p.m. Public Hearing

Request for re-approval of Windswept Manor resubdivision of lot 4. File #1198-2

Report from Director of Planning

Old Business

1. **Application to amend the Zoning Map by rezoning land on Storrs Rd and Middle Turnpike from PO-1 and RAR-90 to PB3. M. Carlson, Realm Realty applicant; F and O Sanderson, S. Rogers, D. Donaldson, B. Depray, and M. Krivanec, owners. File #1259 (M.A.D. 9/19/07)**
2. **Request to accept Windswept Lane as a Town Road. PZC File #1198**
3. **Request for increase in occupancy at Thirsty Dog Pub & Grill, 134 N. Eagleville Rd., File # 930-2**
Report from the Zoning Agent
4. **Subdivision Application, 2 lots on Woodland Road. W. Lukas o/a. File #1261**
Reports from Director of Planning, Assistant Town Engineer and EHHD
5. **Subdivision Application, Mulwood West, 4 lots on Mulberry Rd., Dorwart Family Trust o/a File #1225-2**
Reports from Director of Planning, Assistant Town Engineer, EHHD and OSPC
6. **Potential Revisions to PZC/IWA Fee schedule**
Report from Director of Planning

7. **Application to amend the Zoning Map by rezoning property on Storrs Road from RAR-90 to PB-3, P. & N. Miniutti; Applicant, R. Walsh, Owner. File #1260**
(To be tabled- Public Hearing scheduled for 9/17/07)
8. **Application from Ponde Place, LLC:**
(To be tabled- Public Hearing scheduled for 9/17/07)
 - a. **Proposed Zone Change from RAR-90 to DMR, land west of Hunting Lodge Road and north and east of Northwood Rd. File #1262**
 - b. **Proposed Revision to the Zoning Regulations, Article VIII, Section A. maximum height in the DMR zone. PZC File #1263**
 - c. **Special Permit: Proposed Multi-family housing development. File #1264**
9. **Level A Aquifer Designation for Willimantic River Well Field**
(To be tabled-Public Hearing tentatively scheduled for October 15, 2007)
10. **Other**

New Business

1. **Modification Request to reduce setbacks, 20 Barlow Drive, Valley View, LLC. o/a File #1020**
Report from Zoning Agent
2. **Special Permit Application, efficiency unit, 112 Stafford Rd., L. Hunley owner, D. Stepule applicant, File #1265**
3. **Subdivision Application (Arthur's Pond) 7 Proposed lots off of N. Eagleville and Separatist Roads. File #1266**
4. **Other**

Reports from Officers and Committees

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

Communications and Bills

1. 8/23/07 ZBA Legal Notice Re: 9/11/07 Public Hearing
2. 8/22/07 Report Re: UConn Water System Status
3. 8/20/07 UConn Response to State Auditor inquiry regarding water and sewer access
4. 8/8/07 Notice of UConn 2000 Report #24
5. 8/20/07 Memo from Director of Public Works Re: Gurleyville Road Bridge railing upgrade
6. Notice of 9/5/07 workshop "Creating Great Downtowns and Neighborhoods:
7. Notice of 9/19/07 and 10/30/07 Green Valley Institute workshops on "Advanced Approaches to Land Protection"
8. CFPZA Summer 2007 Quarterly Newsletter
9. Other