

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, February 4, 2008

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, R. Hall, K. Holt, P. Kochenburger, P. Plante,

B. Ryan, G. Zimmer

Members absent: B. Gardner

Alternates present: M. Beal, B. Pociask

Alternates absent: L. Lombard

Staff present: G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:26 p.m. and appointed Alternate Beal to act in Gardner's absence.

Minutes:

1/22/08- Holt MOVED, Hall seconded, to approve the 1/22/08 minutes as corrected.

MOTION PASSED with all in favor except Plante who disqualified himself.

Old Business:

1. Subdivision Application (Arthur's Pond) 7 Proposed lots off of N. Eagleville and Separatist Roads. File #1266

Hall disqualified himself. Padick briefed the PZC on the procedure for proceeding with this application after the IWA denial. He noted that the PZC is an independent agency and has the authority to approve the application if commissioners feel the yield plan is acceptable despite the IWA denial. Holt volunteered to draft a denial motion for the next meeting.

2. Request for Site Modification: Paideia Amphitheatre Project, File #1049-7
Zimmer and Pociask disqualified themselves. Favretti noted that the applicant is not present but added that a set of elevations was distributed this evening. After extensive discussion the commission concluded that the drawings presented this evening are inadequate and that more information is needed to proceed. It was requested that staff communicate this to the applicant.

Suzanne Bansal, 67 Willowbrook Road, expressed continued concern with the reorientation of the stage and its possible change in acoustics, light pollution and the impact on the surrounding neighborhood.

Zoe Leibowitz, 28 Willowbrook Road, would like to know the ramifications of the reorientation and design changes. Item was unanimously tabled, awaiting more information from the applicant.

3. Request for Site/Use Modifications, 1029 Storrs Rd. (Stix 'n' Stones LLC, applicant/P. Hammer, owner) File #727

Item tabled, awaiting supplemental information from the applicant.

4. Zoning Agent's Report

Items were noted by the Director of Planning. Members noted the numerous vehicles seen at rental properties at 1546 Storrs Road and 141 Gurleyville Road, and asked staff to investigate.

New Business:

1. Regulatory Review Committee proposed revisions to the Zoning Map and Zoning Regulations

File #907-30

Padick summarized the Regulatory Review Committee's proposed revisions to the Zoning Map and Zoning Regulations and responded to questions, comments and concerns raised. Holt MOVED, Ryan seconded, that the PZC schedule a Public Hearing for 3/17/08 to receive comments on the 1/30/08 draft proposed revisions to Mansfield's Zoning Map and Zoning Regulations, and to refer the draft revisions to the WINCOG Regional Planning Commission, Town Attorney, Town Council, Zoning Board of Appeals, Conservation Commission, Open Space Preservation Committee, Agricultural Committee, Eastern Highlands Health District, Town Staff and property owners within 500 feet of the project for review and comment. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

Favretti noted a Regulatory Review Committee Meeting, February 20, 2008 at 1:30 in Room B. He asked commission members if they felt staff should continue to purchase the Planning Commissioners Journal. The consensus of the PZC was to renew the subscription.

Communications and Bills:

Items were noted.

Adjournment:

Favretti declared the meeting adjourned at 8:18 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary