

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Monday, April 20, 2009 Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, R. Hall, K. Holt, P. Kochenburger,

P. Plante, B. Ryan

Members absent: J. Goodwin, B. Pociask

Alternates present: M. Beal, G. Lewis, L. Lombard

Chairman Favretti called the meeting to order at 7:00 p.m. Favretti appointed alternates Lewis and Lombard to act in place of the absent members, and Beal for member disqualification, if necessary.

Minutes:

4/6/09-Hall MOVED, Gardner seconded, to approve the 4/6/09 Minutes as written. MOTION PASSED UNANIMOUSLY.

4/15/09 Field Trip-Beal MOVED, Ryan seconded, to approve the 4/15/09 Field Trip minutes as written. MOTION PASSED with Holt, Beal, Gardner, Favretti, and Ryan in favor, all others disqualified.

Zoning Agent's Report:

Items A and C were noted, and members expressed appreciation for the historical facts Hirsch compiled to commemorate the 50th Anniversary of Zoning in Mansfield. Hirsch stated that he has sent a letter to DeBoer, and DeBoer responded that he is currently removing items that are not associated with his business. Hirsch noted that he and the Chairman signed off on a modification request for Holiday Hill. Ryan questioned the tractor trailer bodies on the Atkins property on Mansfield City Road. Hirsch indicated the trailers were an existing non-conforming use.

Old Business:

1. **Proposed Special Permit Modification, 1559 Stafford Road, Valley View LLC., File #105**

Tabled pending action on associated regulation revision.

2. **Application to Amend the Zoning Map, Whispering Glen, LLC, 73 Meadowbrook Lane, File #1283**
Tabled, awaiting 5/4/09 Public Hearing.
3. **Special Permit Application for a Proposed 37 Unit Multi-Family Development, Whispering Glen, LLC, 73 Meadowbrook Lane, File #1284**
Tabled, awaiting 5/4/09 Public Hearing.
4. **Subdivision Application, 3 lots, Wormwood Hill Rd, K. Hallock o/a, , File #1285**
Tabled, awaiting referral reports.
5. **Site Modification Request: Proposed Groundwater Remediation System, 632 Middle Turnpike Merchants Mansfield o/a (CVS), File #1157-2**
Tabled until 5/4/09, awaiting referral reports and IWA action.
6. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue.**
Ongoing Discussion, tabled until 5/4/09.

New Business:

1. **New Special Permit: Proposed expansion of a dwelling unit, 8 Hanks Hill Rd. Block Properties, LLC File #1272**
Holt MOVED, Lombard seconded, to receive the Special Permit application (file # 1272) submitted by Block Properties, LLC for an expansion of a non-conforming residence on property located 8 Hanks Hill Road owned by the applicant, as shown and described in application submissions, and to refer said application to the staff, for review and comments and to set a Public Hearing for 5/18/09.
MOTION PASSED UNANIMOUSLY.
2. **Verbal Update from Director of Planning: Draft Revisions to the Zoning and Subdivision Regulations**
Padick distributed a list of potential changes to the regulations that the Regulatory Review Committee has been deliberating. He briefly discussed each item and asked members to be prepared for discussion at the 5/4/09 meeting. A public hearing will be scheduled for June.

Public Hearing:

Proposed Zoning Regulation Amendment, Valley View, LLC., File #1281

Chairman Favretti opened the Public Hearing at 7:20 p.m. Members present were Favretti, Gardner, Hall, Holt, Kochenburger, Plante, Ryan, and alternates Lewis, Lombard and Beal. Favretti appointed Lewis and Lombard to act. Padick read into the record a 4/1/09 letter from WINCOG signed by Kevin McDonald, Chair.

Attorney Mark Branse and property owners Charles and Kenneth Hoddinot were present to answer any questions. Branse reviewed the proposed regulation amendment noting that it would replace an antiquated regulation that does not apply to today's mobile home parks. Branse submitted a statement with signatures from 37 out of 56 residents stating that they have no objections to the proposal.

Keith Jensen, VP of Jensen (Rolling Hills), stated that he is in favor of the proposal. He also noted that there is no need for concern by the residents of Jensen's as was rumored; the clubhouse will not be affected at Jensen's.

Wilfred Bigl, resident of Jensen's, submitted a letter to the PZC with concerns that this change will result in management discontinuing the use of the recreation facility that is currently being used by residents at Jensen's.

Branse stated that the present regulations require management to provide a utility building but not a recreational facility. He noted that the recreational facility at Jensen's was provided to the residents as a good management tool and not because it was required by the zoning regulations.

Favretti noted no further questions or comments from the audience, applicant or Commission. Gardner MOVED, Ryan seconded, to close the public hearing at 7:35 p.m. MOTION PASSED UNANIMOUSLY.

Hall agreed to work with staff to draft a motion for the next meeting.

Continued Public Hearing:
4-Lot Subdivision, Hanks Hill & Farrell Rds., Clark Estates
Subdivision, File #1280

Chairman Favretti opened the continued Public Hearing at 7:37 p.m. Members present were Favretti, Gardner, Hall, Holt, Kochenburger, Plante, Ryan, and alternates Lewis, Lombard and Beal. Favretti

appointed Lewis and Lombard to act. Padick noted a 4/16/09 memo from Grant Meitzler, Assistant Town Engineer and a 4/16/09 memo from Gregory Padick, Director of Planning. Padick noted a 4/9/09 revised set of reduced-size plans that were distributed this evening to members.

Ed Pelletier, of Datum Engineering and Surveying, reviewed the changes made to the 4/9/09 plans and the comments made in Padick's 4/16/09 memo, noting no objections to Padick's recommendations. Pelletier stated that his client has no interest in cluster development.

Members asked for clarification regarding sight lines, stone wall disturbance, open space dedication given now or postponed to when Lot 3 may be re-subdivided in the future, and cluster development.

Mr. Clark, son of the property owner, stated that he and his mother want the large parcel of land (Lot 3) to remain with the farm house and they have no intention of subdividing that parcel in the foreseeable future.

Favretti noted no further questions or comments from the audience, applicant or Commission. Plante MOVED, Lombard seconded, to close the public hearing at 8:08 p.m. MOTION PASSED UNANIMOUSLY.

New Business:

3. Notice of EIE: Proposed UConn Academic Buildings

Item was tabled.

4. Environmental Review Team Report Re: Ponde Place,

Padick summarized the report and urged members to read the report for themselves. Padick noted that anyone interested in the report can read it on line at the following web

address: http://www.ctert.org/ERTWebsite/pdfs/Mansfield_PondePlace_624.pdf

Reports of Officers and Committees:

Favretti noted the next Regulatory Review Committee meeting is set for 4/27/09 at 1 p.m. in the Council Chambers.

Communications and Bills:

Noted.

Lewis asked about the email Padick had sent to members regarding the creation of a winery in Town. Padick explained that the production of alcohol is prohibited by Town Ordinance, and he reviewed the procedure that would have to be followed in order to initiate a change in the ordinance. Members discussed that perhaps the ordinance should be re-evaluated as some members felt a winery would be a nice addition to Mansfield.

Adjournment:

Favretti declared the meeting adjourned at 8:25 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary