

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Tuesday, September 8, 2009 Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, K. Holt, P. Kochenburger, B. Pociask, B. Ryan
Members absent: B. Gardner, R. Hall P. Plante
Alternates present: M. Beal, G. Lewis, L. Lombard
Staff Present: Gregory Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:43 p.m. All alternates were appointed to act in members' absence.

Minutes:

8/3/09-Pociask MOVED, Lombard seconded, to approve the 8/3/09 minutes as written. MOTION PASSED with all in favor except Goodwin who disqualified herself.

8/19/09 Field Trip- Holt MOVED, Ryan seconded, to approve the 8/19/09 minutes as written. MOTION PASSED with Holt, Ryan, Beal and Favretti in favor and all others disqualified.

Public Hearing:

Special Permit Conversion, 1620 Storrs Road, Y. Ghiaei o/a, File #1276-2

Chairman Favretti opened the continued Public Hearing at 7:45 p.m. Members present were Favretti, Goodwin, Holt, Kochenburger, Pociask, Ryan and alternates Beal, Lewis and Lombard were appointed to act.

G. Padick, Director of Planning read the legal notice as it appeared in the Chronicle on 8/25/09 and 9/2/09 and noted a 9/2/09 memo from G. Padick, Director of Planning and letter from the applicant requesting an extension of the Public Hearing.

Holt MOVED, Ryan seconded, that the Commission accept the applicant's request for a thirty-five (35) day extension of the Public Hearing period for the proposed Conversion from a one to two family house, located at 1620 Storrs Road, Y. Ghiaei o/a, File #1276-2; furthermore, that the Public Hearing on this application be continued until October 5, 2009. MOTION PASSED UNANIMOUSLY.

Favretti noted that this item should be added to the Field Trip agenda.

Zoning Agent's Report:

Hirsch noted that there is no new activity at the Hall or DeBoer properties. Hirsch reviewed the minor modifications that the Chairman and he had approved.

Holt MOVED, Pociask seconded, that the PZC authorize the staff to release the \$7000 site development bond to Michael Healey for site work at 476 Storrs Road, because the authorized work has been completed per PZC-approved plans with the following condition. The bond shall not be released until the staff verifies that the required parking lot pavement striping has been completed per approved plans. MOTION PASSED UNANIMOUSLY.

Old Business:

- 1. Application to Amend the Zoning Map and Special Permit Application for a Proposed 35 Unit Multi-Family Development, Whispering Glen, LLC, 73 Meadowbrook Lane, PZC Files #1283 and #1284**

Members discussed the proposal and noted concerns they had which include the close spacing of Buildings #22 and #23, overdevelopment of the site based on its size, verification that the landscape plan has appropriate plantings, and the cramping of underground utilities. After discussion, Pociask and Favretti agreed to work with staff on a motion.

2. **Potential Re-Zoning of the “Industrial Park” zone on Pleasant Valley Road and Mansfield Avenue**

Lombard disqualified himself. Padick reviewed his update memo. Discussion followed and no objections were raised. Padick will proceed with writing regulations for the re-zoning of the Industrial Park zone on Pleasant Valley Road and Mansfield Avenue.

New Business:

1. **Site Modification Request: Proposed driveway, parking, walkway and other site work, B’nai Brith Hillel property, 54 North Eagleville Rd. File #1289**

Pociask disqualified himself. Goodwin MOVED, Holt seconded, that the PZC Chairman and Zoning Agent be authorized to approve the modification request of B’nai Brith Hillel Foundation of CT for site improvements at 54 N. Eagleville Road, as depicted on a 7/28/09 site plan as prepared by Datum Engineering and Surveying, LLC, and as described in other application submissions, subject to the following conditions:

1. All work, including the new driveway, new sidewalk, new handicap parking space and drainage improvements, shall be approved by the University of Connecticut. This modification approval shall not become effective until UConn acceptance of this work has been provided in writing.
2. Silt fencing shall be provided in accordance with the recommendation contained in the 9/2/09 report from Mansfield’s Assistant Town Engineer.
3. This approval is limited to the work shown on the 7/28/09 plan, the addition of silt fencing and the removal of stumps from presently cleared areas. Other work, including grading and parking alterations necessitate additional PZC review and approval.
4. This action waives sideline setback provisions for the new handicap parking, pursuant to the provisions of Article X, Section A.4.d. This waiver is based on existing site and neighborhood characteristics.

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

2. **Site Modification Request: Proposed Weddings/Temporary outing liquor permits at The Gardens At Bassetts Bridge Farm, 552 Bassetts Bridge Rd. PZC File # 1217**

After discussion, it was determined that more information was needed from the applicant to determine if this proposal would be a significant change and require a Special Permit. Members requested that the applicant be present at the next meeting to answer questions.

3. **Request to continue work on Amphitheater Stage, Dog Lane, Hellenic Society Paideia o/a PZC File #1049-7**

Kochenburger MOVED, Ryan seconded, that the Planning and Zoning Commission modify its 3/3/08 action regarding the Greek Amphitheater/Exhibit area project on Dog Lane to revise condition #1 to read as follows:

The only work authorized at this time is the placement of fill and stone within the theater, the installation of theater seating, the completion of the stage, the completion of a ramp to the stage area and associated drainage and sediment and erosion control work. No additional work shall take place until architectural plans for the altered exhibit area structure have been approved by the PZC.

MOTION PASSED with all in favor except Pociask and Holt who were opposed.

4. **Updates from Director of Planning**

A. **Four Corners Sewer Committee**

Padick summarized the Design Guideline Comments he prepared for the Four Corners Sewer Committee and distributed to PZC members this evening.

B. Community Quality of Life Committee

Padick referenced the 9/3/09 communication from the Town Manager suggesting the Poughkeepsie, NY Zoning Regulations, pertaining to family and student housing, might serve as a model for PZC consideration.

C. Storrs Center Downtown Project

Padick updated the PZC on the progress of the Storrs Center and noted that a modification application may come to the PZC this fall.

D. Fall Bonding Referendum Re: Open Space Acquisition and Management, the Hunting Lodge Road walkway bikeway, the replacement of the Laurel Lane and Stone Mill Road bridges and a salt storage facility.

Padick briefly discussed the items that will be on the fall bonding referendum.

E. Agricultural Zoning Regulations

Padick noted that he and Chairman Favretti met with the Agriculture Committee and have agreed to work with them in drafting revisions to Mansfield's Agricultural Regulations.

F. WINCOG Regional Plan Update

Item was noted.

Reports of Officers and Committees:

Favretti noted a 9/15/09 Field Trip at 1:00 p.m. There were no other reports.

Communications and Bills:

Noted.

Adjournment:

Favretti declared the meeting adjourned at 9:28 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary