

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, March 7, 2011
Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, R. Hall, K. Holt, G. Lewis, P. Plante, B. Ryan
Members absent: M. Beal, B. Pociask
Alternates present: F. Loxsom, K. Rawn
Alternates absent: V. Ward
Staff Present: Gregory J. Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:27 p.m. and appointed Rawn and Loxsom to act in members' absence.

Minutes:

02-22-11 - Hall MOVED, Ryan seconded, to approve the 2/22/11 minutes as written. MOTION PASSED with Goodwin, Lewis, Loxsom and Plante disqualified.

03-01-11 Field Trip- Ryan MOVED, Holt seconded, to approve the 3/1/11 field trip minutes as written. MOTION PASSED with Favretti, Holt, Rawn and Ryan in favor and all others disqualified.

Zoning Agent's Report: Noted.

Old Business:

1. Draft Revisions to the Subdivision Regulations, PZC File #907-34

Hall MOVED, Holt seconded, to approve effective March 31, 2011, revisions to Sections 3, 4, 5, 6, 7, 8, 9, 13, and 14 of Mansfield's Subdivision Regulations as identified in a 12/1/10 draft, subsequently revised to 2/22/11. The subject Subdivision Regulation revisions, which are attached, were presented at a Public Hearing on February 7, 2011.

In approving these regulation revisions, the Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications including reports from the WINCOG Regional Planning Commission, Mansfield's Director of Planning, Mansfield's Town Attorney, the Conservation Commission and the Open Space Preservation Committee. The regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-25. The Commission has adopted the subject regulation revisions for the following reasons:

1. To promote and protect the public health, welfare and safety, and to promote goals, objectives and recommendations contained in Mansfield's Plan of Conservation and Development and State and Regional land use plans.
2. To clarify and update regulatory definitions and subdivision design criteria and address statutory changes.
3. To clarify and update submission and post approval requirements and reduce regulatory uncertainties for applicants and the Commission.
4. To establish a new pre-application process designed to promote compliance with design objectives and all applicable submission and approval standards, to reduce application revisions and processing costs and to expedite Commission reviews. For subdivisions involving four (4) or more lots or new streets, the regulations require applicants to submit an inventory of regional, town-wide and neighborhood characteristics and influences, a site analysis plan, and conceptual yield and layout plans prior to submittal of a subdivision application to the Commission.
5. To enhance the protection of stone walls, historic features and significant trees.

6. To update common driveway provisions including clarification of approval criteria, increasing to five (5) the number of potential lots that can be served by a common driveway and incorporation of additional safety requirements.
7. To provide more flexibility in considering potential off-site improvements.
8. To clarify and expand provisions that can require sidewalks, bikeways, trails and other pedestrian improvements.
9. To clarify and expand provisions to ensure completion of subdivision improvements, particularly for new streets.

MOTION PASSED with all in favor except Goodwin who disqualified herself.

2. Application to Amend the Zoning Map, Rezone a 10.4 acre parcel from R-20 to PB-1, K. Tubridy o/a. File #1297 - Item tabled, pending 3/21/11 Public Hearing.

New Business:

1. New 4-Lot Subdivision Application, (3 New Lots) Wormwood Hill & Gurleyville Roads, S. Plimpton o/a, PZC File #1298

Holt MOVED, Plante seconded, to receive the subdivision application (file # 1298) submitted by Scott Plimpton for a 4-lot subdivision on property located at 627 Wormwood Hill Road owned by the applicant as shown on plans dated 02/9/11, and as described in other application submissions, and to refer said application to the staff, Conservation Commission, and Open Space Preservation Committee for review and comments. MOTION PASSED UNANIMOUSLY.

2. New 3-Lot Subdivision Application, (2 New Lots) Puddin Lane, R. Hellstrom-applicant/Sterling Trust Company, owner, PZC File #1299

Holt MOVED, Plante seconded, to receive the subdivision application (file # 1299) submitted by R. Hellstrom, for a 3-lot subdivision on property located at 64 Puddin Lane, owned by Sterling Trust Company, as shown on plans dated 02/14/11, and as described in other application submissions, and to refer said application to the staff. MOTION PASSED UNANIMOUSLY.

3. Verbal Update from Director of Planning on Planned School Construction Referendum

Padick updated the PZC on the status of the proposed school construction project and noted that he anticipates an 8-24 referral from the Council prior to the proposal going to Referendum.

Public Hearing:

3-Lot Re-Subdivision Application (1 New lot), Property on Candide Lane and Stearns Road, J. Listro o/a, File #1296

Chairman Favretti opened the continued Public Hearing at 7:55 p.m. Member present were Favretti, Goodwin, Hall, Holt, Lewis, Plante, Ryan and alternates Loxsom and Rawn, who were both appointed to act. Padick noted the following communications received and distributed to all members; a 3/3/11 report from G. Padick, Director of Planning; a 3/3/11 report from J. Jackman, Fire Marshal; a 3/3/11 report from G. Meitzler, Assistant Town Engineer; comments dated 2/15/11 from the Open Space Preservation Committee and a 3/3/11 set of revised plans.

Joseph Boucher, of Towne Engineering, reviewed the revisions reflected on the 3/3/11 revised plans and noted that he accepts the suggestions made by the Director of Planning in his 3/3/11 memo.

Chairman Favretti noted no further questions or comments from the public or the Commission. Plante MOVED, Holt seconded, to close the Public Hearing at 8:04 p.m. MOTION PASSED UNANIMOUSLY. Plante volunteered to work with staff on a draft motion.

Reports from Officers and Committees:

Chairman Favretti noted a Regulatory Review Committee meeting for 3/16/11 at 1:15 p.m. in Conf. Room C. and a 3/15/11 Field Trip at 1:30 p.m.

Adjournment:

Chairman Favretti declared the meeting adjourned at 8:07 p.m.

Respectfully submitted,

Katherine Holt, Secretary