

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, March 5, 2012
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), M. Beal, R. Hall, K. Holt, G. Lewis, B. Pociask, K. Rawn,
B. Ryan
Members absent: P. Plante
Alternates present: B. Chandy, V. Ward, S. Westa
Staff Present: Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:43 p.m. and appointed alternate Chandy to act in Plante's absence.

Minutes:

2-21-12 Minutes- Hall MOVED, Ryan seconded, to approve the 2/21/12 meeting minutes as written. MOTION PASSED with all in favor except Pociask who disqualified himself.

Zoning Agents Report:

Hirsch noted that he signed off on the UConn Foundation's application to divide its parcel located at Dog and Bundy Lanes into three pieces and convey a piece to each of three abutters. Hirsch also reported that the Mike's Stand parcel located at Storrs Road and Middle Turnpike is being renovated and two new tenants have been identified.

Old Business:

- a. **Special Permit Application, Cumberland Farms, 643 Middle Turnpike & 1660 Storrs Road, Cumberland Farms, Inc./applicant PZC File #1303-2**
After discussion on the draft motion, members raised questions and concerns regarding the bus pull-off and bus shelter. Due to the Director of Planning and Development's attendance at another town meeting, she was unavailable to participate in this discussion. Therefore, Beal MOVED, Holt seconded, to table action on the motion until the next meeting. MOTION PASSED UNANIMOUSLY.
- b. **Proposed Revisions to the Pleasant Valley Residence/Agriculture (PVRA), Pleasant Valley Commercial/Agriculture (PVCA) Regulations and Research and Development/Limited Industrial Zone, (PZC File #907-37)**
Public Hearing Scheduled for May 7, 2012

New Business:

- a. **Modification Request, BAE Revision, Lot 3 Pond View Estates, 306 Stearns Road, C. Niarhakos, applicant, PZC File #1193**
Holt MOVED, Hall seconded, that the Planning & Zoning Commission approve the proposed revision to the Building Area Envelope on Lot 3 of the Pond View Estates Subdivision (306 Stearns Road), as described in the 2/29/12 request and shown on a plan also dated 2/29/12, because it will not affect neighboring properties, natural or manmade features or the overall character of the subdivision. This action shall be noticed on the Land Record. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

It was noted that the next Regulatory Review Committee meeting will be on Wednesday, March 7th at 1:15 p.m. in Conference Room B.

Communications and Bills: Noted.

Executive Session:

Hall MOVED, Holt seconded, to enter into Executive Session at 8:20 p.m. MOTION PASSED UNANIMOUSLY. Members present Goodwin, Beal, Hall, Holt, Lewis, Pociask, Rawn, Ryan and alternates Chandy, Ward, Westa.

Holt MOVED, Hall seconded, to exit from Executive Session at 8:30 p.m. MOTION PASSED UNANIMOUSLY.

Adjournment: The meeting was adjourned at 8:31 p.m. by the chairman.

Respectfully submitted,

Katherine Holt, Secretary