

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, May 7, 2012  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn, B. Ryan  
Alternates present: B. Chandy, V. Ward, S. Westa  
Staff Present: Linda Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:12 p.m., and appointed Ward to act.

**Minutes:**

4-4-12 Minutes- Hall MOVED, Ryan seconded, to approve the 4/4/12 meeting minutes as written. MOTION PASSED UNANIMOUSLY.

4-10-12 Field Trip Minutes- Ward MOVED, Ryan seconded, to approve the 4/10/12 field trip minutes as written. MOTION PASSED with all in favor except Hall and Rawn who were disqualified.

**Zoning Agent's Report:**

The Zoning Agent's report was noted. Hirsch also noted that gravel renewal requests are due in the office by 5/15/12 and will be on the next agenda for scheduling of a public hearing.

**Old Business:**

b. **8-24 Referral Re: Healey License Request at Common Fields**

Holt MOVED, Hall seconded, that the PZC notify the Town Council that the proposed license of a portion of the Common Fields is consistent with the Plan of Conservation and Development provided appropriate conditions are placed on the license. While this recommendation is limited to the license request and shall not obligate the Commission to approve any future special permit request for a banquet facility at 476 Storrs Road, it is further recommended that the final license agreement not be drafted or executed until such time as the PZC has completed its review of the anticipated special permit to ensure that any conditions imposed through the special permit process are incorporated into the license agreement, including but not limited to: maintenance obligations, improvements, limitations on frequency/time of use, and maintenance of public access to the pathway at all times. MOTION PASSED UNANIMOUSLY.

**Public Hearing:**

**Proposed Revisions to the Pleasant Valley Residence/Agriculture (PVRA) Regulations, Pleasant Valley Commercial/Agriculture (PVCA) Regulations, and the Research and Development/Limited Industrial Zone, (PZC File #907-37)**

Chairman Goodwin opened the Public Hearing at 7:21. Members present were Goodwin, Hall, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Chandy, Ward and Westa. Ward was appointed to act. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in The Chronicle on 4/24/12 and 5/2/12 and noted the following communications received and distributed to members: a 5/3/12 memo from the Director of Planning and Development; 4/18/12 Draft Conservation Commission Minutes; OSPC Comments dated 4/24/12; and a 5/2/12 letter from Attorney Dennis O'Brien. She also noted that no comments have been received at this time from WINCOG, and therefore tonight's public hearing must be kept open until comments from WINCOG are received.

Painter reviewed the proposed changes to the Pleasant Valley Residence/Agriculture (PVRA) Regulations, the Pleasant Valley Commercial/Agriculture (PVCA) Regulations, and the Research and Development/Limited Industrial Zone.

Attorney Michael Markowitz, of Murtha Cullina, LLP, appeared on behalf of Franca and Bruce Hussey. He submitted a written statement of objection on behalf of his clients, owners of a majority of the property in the PVRA/PVCA zone. He also submitted a Notice of Protest to Proposed Zoning Revisions.

Winifred Gordon, Charter Oak Square, expressed concern regarding the preservation of agriculture land, stating she preferred the original 50% open space dedication to the proposed 40% dedication. Gordon also felt that preserving open space and prime agriculture land serves two different functions and that requirements to preserve both should remain.

Michael Orenstein, 11A Charter Oak Square, stated that the proposal is hard to understand. He asked how far back from Mansfield City Road will development occur. He also said that he is against residential development because of the burden it puts on the Town and its resources.

Alexinia Baldwin, 3 Charter Oak Square, expressed concern with development across from Charter Oak Square. She also asked, on what basis does the PZC decide where agriculture land will be dedicated.

Brian Start, 2 Charter Oak Square, requested that future mailings with maps contain a scale. He also asked, that after the 200-foot setback is deducted, what percentage of the remaining land would be residential vs. agricultural.

Heather Meehan, 1 Charter Oak Square, expressed concern with the potential for increase in traffic at the intersection of Mansfield City Road and Puddin' Lane, noting the location is already a safety concern.

Noting no further questions or comments from the public or Commission, Holt MOVED, Rawn seconded, to continue the Public Hearing to 5/21/12. MOTION PASSED UNANIMOUSLY.

#### **Old Business:**

- a. **Proposed Revisions to the Pleasant Valley Residence/Agriculture (PVRA) Regulations, Pleasant Valley Commercial/Agriculture (PVCA) Regulations, and the Research and Development/Limited Industrial Zone, (PZC File #907-37)**

Item tabled, Public Hearing continued to May 21, 2012.

- b. **Subdivision Design Process Submittal, Beacon Hill Estates Section 2, PZC File #1214-3 Eagleville Development Group LLC**

Linda Painter, Director of Planning and Development, reviewed the proposal and her preliminary comments based on site visits and comments received from the Conservation Commission and Open Space Preservation Committee. A map illustrating these comments was distributed to members and to Tom Boyle, the applicant's representative from Eagleville Development Group, LLC. Mr. Boyle addressed questions related to the proposal and offered input on a potential wetland crossing location. Members stated a preference for vehicular access from Beacon Hill Circle instead of Mansfield City Road and for maintaining the farm-lane, with its double stone walls, as pedestrian/trail access only. Painter noted that access will need to be coordinated with the Fire Marshal's office during the concept plan phase to ensure adequate emergency access. After discussion, it was decided another field trip should be scheduled once the applicant submits the concept plans.

- c. **Subdivision Design Process Submittal, Bovino Manor, 149R Conantville Road, PZC File #1308**

Linda Painter, Director of Planning and Development, reviewed the proposal and her preliminary comments based on site visits and comments received from the Conservation Commission and Open Space Preservation Committee. PZC members received a map developed by Painter, illustrating the

project in terms of said comments. Lewis noted that the areas shown for potential development on Painter's illustrated map should include the southeastern most "possible development area" previously identified by the applicant as it was closer to the Windham Water Works service area and therefore could be easier to connect to public water. After discussion, it was decided another field trip will be scheduled once concept plans have been submitted by the applicant.

**New Business:**

a. **Special Permit for Cut/Fill Activities, Merrow Road Corn Maze, 3 Merrow Road, Mason Brook LLC/Christopher Kueffner, owner/applicant (PZC File #1309)**

Ryan MOVED, Holt seconded, to receive the Special Permit application (file #1309 ) submitted by Mason Brook, LLC-Christopher Kueffner, for the removal of 4,200 cubic yards of earth material, regrading and associated site work on property located at 3 Merrow Road, as shown on plans dated 4-17-12, as shown and described in application submissions, and to refer said application to staff and committees for review and comments, and to set a Public Hearing for 5-21-12. MOTION PASSED with all in favor except Plante who abstained.

**Reports from Officers and Committees:**

Vera Ward agreed to be the Chair of the Regulatory Review Committee and it was noted that the next Regulatory Review Committee meeting will be on Wednesday, May 16<sup>th</sup> at 1:15 p.m. in Conference Room C, and that the Field Trip will be on May 15<sup>th</sup> at 3:30.

**Communications and Bills:**

Chairman Goodwin noted a letter of resignation from Michael Beal. After a brief discussion on how best to thank him, it was the consensus of the Commission that the Chairman send him a letter expressing the Commission's gratitude for his service and to wish him well. Plante volunteered to work with staff on said letter.

**Adjournment:** The meeting was adjourned at 9:40 p.m. by the chairman.

Respectfully submitted,

Katherine Holt, Secretary