

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, August 6, 2012
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:51 p.m., appointing Ward to act in members' absence.

Minutes:

7-16-12 Minutes- Plante MOVED, Ward seconded, to approve the 7/16/12 meeting minutes as corrected.
MOTION PASSED UNANIMOUSLY. Lewis noted for the record that he listened to the recording.

- a. August 6, 2012 Joint Meeting
- b. August 6, 2012 Regular Meeting
- c. August 28, 2012 Field Trip Minutes

Zoning Agent's Report:

Noted.

Old Business:

- d. **Application to amend the Zoning Regulations, Article VII, Section S.2; Article VIII; and Article X, Section A.4.d- M. Healey-applicant, PZC File #1310**
- e. **Subdivision Pre-Application: North Windham Road, PZC File #1311**
(tabled pending committee reports)
- f. **Other**

2. New Business

- a. **New Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2**
- b. **New Special Permit Application, Assembly-Banquet Hall, 476 Storrs Road, Healey, owner/applicant: PZC File #1312**
- c. **Application to Amend the Mansfield Zoning Map/Storrs Center Master Plan, Storrs Center Alliance, LLC, owner/applicant: PZC File #1246-10**
- d. **DAE Modification Request, Lot 5 Kidderbrook Estates, J. and C. Sweet, PZC File #1151-2**
Memo from Zoning Agent
- e. **Modification Request: Staples Center, PZC File #483-4**
Memo from Zoning Agent
- f. **Request for Special Permit Extension, United Services, Inc., North Frontage Rd, PZC File #1302**
Memo from Zoning Agent

- g. **Request for Determination of Efficiency Unit, 32 Fern Road, T. Cronin-owner**
Memo from Zoning Agent
- h. **Approval of Site Signage, Cumberland Farms, PZC File #1303-2**
Memo from Zoning Agent
- i. **Draft Connecticut Conservation and Development Policies Plan (2013-2018)**
Memo from Director of Planning and Development
- j. **Consideration of Cancelling the 9/18/12 Meeting**
- k. **Other**

Reports from Officers and Committees:

A field trip was set for 8/28/12 at 3:30 p.m. with the wetlands item first and the remainder of the field trip dedicated to the subdivision pre-application on North Windham Road. It was recommended to allow 1 ½ hours for the site walk.

Communications and Bills:

None noted.

Adjournment: The meeting was adjourned at 8:47 p.m. by the chairman.

Respectfully submitted,

Katherine Holt, Secretary