

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, September 4, 2012
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, K. Holt, B. Pociask, K. Rawn, B. Ryan
Members absent: R. Hall, G. Lewis, P. Plante,
Alternates present: A. Marcellino, 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., appointing Ward and Westa to act in members' absence. Marcellino stated for the record he has been sworn in by the Town Clerk. He was asked to observe for his first meeting.

Minutes:

8-6-12 Joint Meeting Minutes- Ryan MOVED, Chandy seconded, to approve the 8/6/12 joint meeting minutes as written. MOTION PASSED with all in favor except Pociask who was disqualified. Westa noted for the record that she listened to the recording.

8-6-12 Regular Meeting Minutes- Ryan MOVED, Chandy seconded, to approve the 8/6/12 regular meeting minutes as written. MOTION PASSED with all in favor except Pociask who was disqualified. Westa noted for the record that she listened to the recording.

8-28-12 Field Trip Minutes- Ryan MOVED, Ward seconded, to approve the 8/28/12 field trip meeting minutes as written. MOTION PASSED with Goodwin, Chandy, Holt, Ryan, Ward and Westa in favor and all others disqualified.

Zoning Agent's Report: Noted.

Old Business:

a. **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**

Rawn MOVED, Holt seconded, to approve the application of Michael Healey, (File #1310), to amend Article VIII, Schedule of Dimensional Requirements and Article X, Section A.4.d to increase the maximum building height in the NB-1 and NB-2 zones from 30 feet to 35 feet and to allow the Commission to alter dimensional requirements related to building and site design through the site plan or special permit process as submitted to the Commission in a revised submission dated July 13, 2012, and heard at a Public Hearing on August 6, 2012. A copy of the subject regulation shall be attached to the Minutes of this meeting, and this amendment shall be effective as of October 1, 2012. Reasons for approval include:

1. The revision is considered acceptably worded and suitably coordinated with related zoning provisions.
2. The revisions are consistent with Plan of Conservation & Development goals and objectives and the provisions of Article I of the Zoning Regulations. The changes to maximum height and the granting of discretion to the Commission to determine appropriate dimensional requirements on a site-by-site basis will promote better architectural and site design in the NB-1, NB-2 and Design Development Districts.
3. The proposed change in maximum height for the NB-1 and NB-2 districts is consistent with the general height of existing buildings in the areas affected by the change.

4. The public hearing requirement for any dimensional adjustment made through the site plan approval or special permit approval process will ensure that potential land use impacts will be addressed.

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

b. Subdivision Pre-Application: North Windham Road, PZC File #1311

Tabled pending committee reports.

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

Chandy MOVED, Holt seconded, to receive the Special Permit application (File #1284-2), submitted by Lakeway Farms, L.P., for 54 residential apartments, on property located at 73 Meadowbrook Lane, as shown on plans dated 12-10-2011, and 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 10-15-12. MOTION PASSED UNANIMOUSLY.

b. New Special Permit Application, Assembly-Banquet Hall, 476 Storrs Road, Healey, owner/applicant: PZC File #1312

Holt MOVED, Ryan seconded, to receive the Special Permit application (file #1312) submitted by Michael C. Healey, The Common Fields, for a Place of Assembly-Banquet Hall Use on property located at 476 Storrs Road as shown on plans dated 1-17-2012, 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 10-1-12. MOTION PASSED UNANIMOUSLY.

c. Application to Amend the Mansfield Zoning Map/Storrs Center Master Plan, Storrs Center Alliance, LLC, owner/applicant: PZC File #1246-10

Holt MOVED, Ryan seconded, to receive the application submitted by Storrs Center Alliance (PZC File #1246-10), to amend the Zoning Map/ Master Plan for the Storrs Center Special Design District, owned by the applicant, located at Storrs Road and Post Office Road (northeast corner), in the SC-SDD (Storrs Center Special Design District), as shown on plans dated 08/29/2012 and as submitted to the Commission, to refer said application to the staff for review and comment and to set a Public Hearing for October 1, 2012. MOTION PASSED UNANIMOUSLY.

d. DAE Modification Request, Lot 5 Kidderbrook Estates, J. and C. Sweet, PZC File #1151-2

Joseph and Cara Sweet, were present and discussed the reasons why they are requesting a DAE modification. Holt MOVED, Ward seconded, that the Planning & Zoning Commission approve the modification request of Joseph and Cara Sweet, to revise the Development Area Envelope for Lot 5 of the Kidder Brook Estates Subdivision, as described in the 8/17/12 application, and shown on a plan dated, revised August 17, 2012. The proposed revision to the DAE 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.

e. Modification Request: Staples Center, PZC File #483-4

Rawn MOVED, Holt seconded, that the 8-21-12 application for a two-way traffic pattern behind the Staples Center development be approved as requested and as depicted on a site plan dated 8/29/12. The staff has reviewed the request and has determined that two-way traffic can be accommodated safely provided that several existing parking spaces are removed from use. If it is determined by the Zoning Agent that the uses of the site require additional parking, there is adequate area for the construction of more parking. Any construction of additional parking shall require approval of the Planning & Zoning Commission. MOTION PASSED UNANIMOUSLY.

- f. Request for Special Permit Extension, United Services, Inc., North Frontage Rd, PZC File #1302**
Pociask MOVED, Holt seconded, that the PZC approve a one-year extension until September 19, 2013, of the special permit granted to United Services, Inc., for the construction of an office building and associated site development on North Frontage Road. MOTION PASSED UNANIMOUSLY.
- g. Request for Determination of Efficiency Unit, 32 Fern Road, T. Cronin-owner**
An extensive discussion with the home owner, Tom Cronin, was followed by a motion: Holt MOVED, Ward seconded, that it is the determination of the Planning and Zoning Commission that the efficiency unit located at 32 Fern Road, was in existence prior to the enactment of the Zoning Regulations pertaining to efficiency units, and therefore is "grandfathered" and a legal unit. MOTION PASSED UNANIMOUSLY.
- h. Approval of Site Signage, Cumberland Farms, PZC File #1303-2**
Holt MOVED, Pociask seconded, that the PZC approve the Cumberland Farms proposed wall sign, a 24 square foot identity sign, conditional on the identity sign meeting the required setbacks as detailed in Article X, Section C.6.a and a 3' x 4' pricing sign. MOTION PASSED UNANIMOUSLY.
- i. Draft Connecticut Conservation and Development Policies Plan (2013-2018)**
Linda Painter, Director of Planning and Development, summarized her 8/20/12 report and reviewed the key components of the 2013-2018 Draft Connecticut Plan of Conservation and Development (POCD) as it pertains to Mansfield. Painter noted that the POCD has been referred to several other Town Committees for comment and does not expect their reports until later in the month. The consensus of the Commission was to discuss this at the 10/1/12 meeting when all Committee reports are expected.
- j. Consideration of Cancelling the 9/18/12 Meeting**
Pociask MOVED, Holt seconded, to cancel the September 18, 2012, meeting of the Planning and Zoning Commission. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

- A field trip was set for WEDNESDAY 9/12/12 at 3:30 p.m. with the wetlands item first and the remainder of the field trip dedicated to the special permit application on Meadowbrook Lane. It was agreed that future Field Trips will be held on the 2nd Wednesday of the month.
- The need for a regular "core group" of Regulatory Review Committee members was discussed, and Ward, Rawn, Holt and Marcellino agreed to regularly participate on this Committee. Thursdays at 5:00 p.m. was designated as the meeting time by consensus. Ward reiterated that all members are always welcome to attend. Painter will review the meeting schedule and communicate with members as necessary.
- Members were asked to recommend individuals who might be a good addition to the Design Review Panel since there is a vacancy due to the passing of Ms. Isabelle Atwood. Holt suggested staff contact Rudy Favretti to see if he might be interested in serving as a citizen member, knowledgeable in town history.
- Chandy agreed to take Rawn's seat on the Town Gown Committee to relieve Rawn's scheduling conflict.
- Staff agreed to confirm the number of PZC members required to sit on the Traffic Advisory Committee and report back at the next meeting.

Communications and Bills: None noted.

Adjournment: The meeting was adjourned at 8:50 p.m. by the chairman.

Respectfully submitted,

Katherine Holt, Secretary