

**MEETING NOTICE AND AGENDA**  
**MANSFIELD PLANNING AND ZONING COMMISSION**  
Regular Meeting

**Monday, November 19, 2012 ■ 7:05 PM**

Audrey P. Beck Municipal Building ■ 4 South Eagleville Road ■ Council Chambers

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes**

- a. November 5, 2012 Regular Meeting
- b. November 14, 2012 Field Trip Minutes

**4. Zoning Agent's Report**

- Monthly Activity Update
- Enforcement Update
- Other

**5. Public Hearings**

**7:05 p.m.**

**Special Permit Application, Seasonal Aerial Forest Ropes Course, west of Baxter Road on Storrs Road; Kueffner/Stoddard, owner/applicant: PZC File #1313**

Memos from Director of Planning and Development, Assistant Town Engineer, Fire Marshal, EHHD

**7:15 p.m.**

**Draft Revisions to Zoning Regulations Pertaining to Signs, Non-Conforming Buildings and Parking/Driveway Requirements**

Memos from Director of Planning and Development, Fire Marshal, Town Attorney

**7:20 p.m.**

**Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2**

To be tabled pending submission of revised plans from applicant; public hearing to be continued to December 3, 2012

**7:21 p.m.**

**Special Permit Application, Assembly/Banquet Hall and associated uses, 476 Storrs Road; Healey, owner/applicant: PZC File #1312**

To be tabled at the request of the applicant; public hearing to be continued to December 3, 2012

**6. Old Business**

- a. **Application to Amend the Mansfield Zoning Map-Storrs Center Special Design District/Master Plan, Storrs Center Alliance, LLC, owner/applicant: PZC File #1246-10**
- b. **Special Permit Application, Seasonal Aerial Forest Ropes Course, west of Baxter Road on Storrs Road; Kueffner/Stoddard, owner/applicant: PZC File #1313**

Binu Chandy ■ JoAnn Goodwin ■ Roswell Hall III ■ Katherine Holt ■ Gregory Lewis ■ Peter Plante  
Barry Pociask ■ Kenneth Rawn ■ Bonnie Ryan ■ Alex Marcellino (A) ■ Vera Stearns Ward (A) ■ Susan Westa (A)

- c. **Draft Revisions to Zoning Regulations Pertaining to Signs, Non-Conforming Buildings and Parking/Driveway Requirements**
- d. **Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2**  
(Tabled pending revised plans from the applicant)
- e. **Special Permit Application, Assembly/Banquet Hall and associated uses, 476 Storrs Road; Healey, owner/applicant: PZC File #1312**  
(Tabled at the request of the applicant)
- f. **Subdivision Application, Beacon Hill Estates, Section II, Mansfield City Road, west of Beacon Hill Road; Eagleville Development Group, LLC, applicant: PZC File #1214-3**  
(Tabled-Public Hearing on 1/7/13)
- g. **Other**

## 7. New Business

- a. **8-24 Referral: Proposed acquisition of Marshall Property (Dunhamtown Forest Area; located north of Mansfield City Road and west of White Oak Road)**  
Memo from Director of Planning and Development
- b. **8-24 Referral: Proposed acquisition of Malek Property (Wolf Rock Preserve Area; located northwest of Sawbrook Mill Lane)**  
Memo from Director of Planning and Development
- c. **New Special Permit Application, Efficiency Unit, 22 Russett Lane, Jorgensen owner/applicant; PZC File #1314**
- d. **University of Connecticut Draft Water Supply Environmental Impact Evaluation (EIE)**  
Memo from Director of Planning and Development
- e. **Mansfield Tomorrow | Our Plan ▶ Our Future**
- f. **Other**

## 8. Reports from Officers and Committees

- a. **Chairman's Report**
- b. **Regional Planning Commission**
- c. **Regulatory Review Committee**
- d. **Planning and Development Director's Report**
- e. **Other**

## 9. Communications and Bills

- a. Fall 2012 UConn Enrollment figures
- b. ZBA 11/14/12 Decision Notice
- c. Other

## 10. Adjournment