

**MINUTES**  
**SPECIAL MEETING OF THE**  
**MANSFIELD PLANNING AND ZONING COMMISSION**  
Special Meeting  
Monday, December 17, 2012  
Council Chamber, Audrey P. Beck Municipal Building

Members present: B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn (6:30pm), B. Ryan

Members absent: J. Goodwin

Alternates present: V. Ward, S. Westa (5:40pm)

Alternates absent: A. Marcellino

Staff Present: Linda Painter, Director of Planning and Development  
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Others Present: Larissa Brown and Amy Kohn, of Goody Clancy  
Mayor Betsey Paterson; Council Members: Toni Moran, David Freudman, and Bill Ryan

Vice Chair Ryan called the meeting to order at 5:30 p.m., appointing Ward to act in Goodwin's absence.

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Larissa Brown, of Goody Clancy, introduced the project and discussed the proposed schedule for getting documents out for review. She anticipates a Draft Plan of Conservation and Development (POCD) to be ready in the fall of 2013 and Draft Zoning Regulations to be ready in the spring of 2014. Discussion was held regarding ways to encourage public input, including the development of advisory boards to foster community participation and engage stakeholders. Emphasis was put on protecting the rural character of the town at the same time as encouraging change and growth in certain areas, and how to find a balance between the two. Larissa stated that tentative dates to kick off the project to the community would be January 30, 2013 with a public meeting on March 9, 2013. Members suggested including The Four Corners Sewer and Water Advisory Committee, Eastern Connecticut State University, and The University of Connecticut in the discussions.

**Adjournment:**

The meeting was adjourned at 7:00 p.m. by Vice Chair Ryan.

Respectfully submitted,

Katherine Holt, Secretary