

MEETING NOTICE AND AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, December 17, 2012 ■ 7:00 PM

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

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. December 3, 2012 Regular Meeting
 - b. December 12, 2012 Field Trip
4. **Zoning Agent's Report**
 - Monthly Activity Update
 - Enforcement Update
 - Other
5. **Public Hearings**

None
6. **Old Business**
 - a. **Special Permit Application, Seasonal Aerial Forest Ropes Course, west of Baxter Road on Storrs Road; Kueffner/Stoddard, owner/applicant: PZC File #1313**
 - b. **Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2**
(Tabled-Pending Continued Public Hearing on 1/7/13)
 - c. **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)
 - d. **Special Permit Application, Efficiency Unit, 22 Russett Lane, Jorgensen owner/applicant; PZC File #1314**
(Tabled-Public Hearing on 1/7/13)
 - e. **Mansfield Tomorrow | Our Plan ▶ Our Future**
 - f. **Other**
7. **New Business**
 - a. **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. **Other**

10. Adjournment

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, December 3, 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
Members absent: B. Chandy
Alternates present: A. Marcellino, V. Ward, S. Westa
Staff Present: Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:12 p.m., appointing Marcellino to act in Chandy's absence.

Holt MOVED, Rawn seconded, to add to the agenda under New Business, Beacon Hill Estates, Section II.
MOTION PASSED UNANIMOUSLY.

Minutes:

11-19-12 Meeting Minutes- Plante MOVED, Rawn seconded, to approve the 11/19/12 meeting minutes as written. MOTION PASSED with all in favor except Hall who disqualified himself. Ryan noted for the record that she familiarized herself with the record of the meeting.

Zoning Agent's Report:

Noted.

Public Hearings:

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

Chairman Goodwin opened the continued Public Hearing at 7:15 p.m. Members present were Goodwin, Hall, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Marcellino, Ward and Westa. Marcellino was seated. Curt Hirsch, Zoning Agent, noted the following communications received and distributed to members: a 11/29/12 memo from L. Painter, Director of Planning and Development; an 11/20/12 email from M. Nintean, Director of Building and Housing; an 11/28/12 email from L. Stoddard; an 11/29/12 email from L. Stoddard; and an 11/29/12 email from G. Meitzler, Assistant Town Engineer.

The applicants, Christopher Kueffner and Lynn Stoddard, were present. Stoddard provided answers to the questions posed at the last Public Hearing and also stated that they concurred with all staff comments and would incorporate staff comments in their plans.

Kathleen Connolly, 37 Davis Road, is an employee of the Department of Children and Families and is excited about the proposal, stating that DCF uses similar facilities in other areas of the state to work with children and noted how beneficial it is in building the children's trust and self-esteem. She is in favor of the application and is happy at the prospect of having such a facility locally.

Chairman Goodwin noted no further comments or questions from the public or Commission. Plante MOVED, Pociask seconded, at 7:24pm to close the Public Hearing. MOTION PASSED UNANIMOUSLY.

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

Chairman Goodwin opened the continued Public Hearing at 7:25 p.m. Members present were Goodwin,

Hall, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Marcellino, Ward and Westa. Marcellino was seated. Curt Hirsch, Zoning Agent, noted the following communication received and distributed to members: a 12/3/12 email from P. Lafayette of Development Solutions.

Hall MOVED, Ryan seconded, to accept the applicant's request for an extension to the 1/7/13 meeting. MOTION PASSED UNANIMOUSLY. At 7:26 p.m., Holt MOVED, Ryan seconded, to adjourn the Public Hearing to 1/7/13. MOTION PASSED UNANIMOUSLY.

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

Chairman Goodwin opened the continued Public Hearing at 7:27 p.m. Members present were Goodwin, Hall, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Marcellino, Ward and Westa. Marcellino was seated. Curt Hirsch, Zoning Agent, noted a 12/1/12 email from the applicant requesting a withdrawal of the application. Holt MOVED, Hall seconded to accept the 12/1/12 request of Michael Healey to withdraw his application. MOTION PASSED UNANIMOUSLY. At 7:28 p.m., Plante MOVED, Ryan seconded, to close the Public Hearing. MOTION PASSED UNANIMOUSLY.

Old Business:

- a. **Special Permit Application, Seasonal Aerial Forest Ropes Course, west of Baxter Road on Storrs Road; Kueffner/Stoddard, owner/applicant: PZC File #1313**
Plante suggested a condition of approval that provides that prior to the issuance of a permit for Phase II, staff and/or Commission review any complaints filed regarding noise, traffic, litter, etc. After a general consensus of support, Holt volunteered to work with staff to draft a motion for the next meeting.
- b. **Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2**
Tabled, pending continued Public Hearing on 1/7/13.
- c. **Special Permit Application, Assembly/Banquet Hall and associated uses, 476 Storrs Road; Healey, owner/applicant: PZC File #1312**
Item withdrawn.
- d. **University of Connecticut Draft Water Supply Environmental Impact Evaluation (EIE)**
The Commission agreed to have Chairman Goodwin submit the following letter to the Town Council stating the position of the PZC.

"At its meeting on December 3, 2012, the Commission endorsed the following recommendations regarding the UConn Water Supply EIE. The focus of our review was on land use and wetland issues related to the three interconnection alternatives identified in the report, particularly with regard to the Town's Plan of Conservation and Development.

It is important to note that the Commission has significant concerns with regard to the potential for secondary growth impacts along any of the proposed pipeline routes. While we are working on developing an overlay district to prevent development that is inconsistent with the Town's Plan of Conservation and Development, we do believe that some of the options presented have greater potential to spur inappropriate development. That concern was one of the guiding factors in identifying recommended pipeline routes for each alternative.

The following recommendations are listed in the order in which the alternatives appeared in the EIE; we have not identified a preference among the three.

Connecticut Water Company Interconnection

If the Connecticut Water Company were to be chosen as the preferred alternative, the following recommendations would apply:

- *Preferred Pipeline Route.* Of the alternatives provided, we believe that the Baxter Road option would be the more appropriate route. We would also recommend that the pedestrian bridge at Jones Crossing Road be identified as the preferred method of crossing the Willimantic River provided the rights-of-way in Coventry and Mansfield still exist. The selection of this route is based on the goal of minimizing impacts from secondary growth. While the Commission is working on the development of an overlay district to prevent secondary growth as a result of new pipelines, we believe that the use of Baxter Road would help to reduce pressures to place inappropriate development on Route 195. We also believe that this routing scenario could be substantially more cost effective by using local as opposed to state roads. This option would also provide access to the public water system to the Goodwin Elementary School, eliminating the need for wells.
- *Water Tank Location.* Based on the options described in the report, we would recommend that the water tank be placed on University property as described in the report.

Metropolitan District Commission (MDC) Interconnection

While we have not identified a preferred alternative, we do believe that the MDC option is the least appropriate alternative due to the distance involved; the environmental impacts and precedent setting nature of transferring water from one region of the state to another; and the potential for secondary growth along the pipeline corridors. Therefore, we discourage the selection of this option. If the MDC alternative was to be selected, we have the following comments:

- *Preferred Pipeline Route.* If the MDC option were to be selected, we believe that the Interstate 84/Route 195 route would be preferable in that the potential secondary growth impacts are much less than the Interstate 384/Route 44 option. The same comments applied to the Connecticut Water Company route would apply to this alternative if the I-84/Route 195 route were to be selected.
- *Water Tank Location.* Based on the options described in the report, we would recommend that the water tank be placed on University property as described in the report.

Windham Water Works Interconnection

If the Windham Water Works were to be chosen as the preferred alternative, the following recommendations would apply:

- *Preferred Pipeline Route.* We believe that the Clover Mill Road/Maple Road route is the most appropriate of the three options presented for the following reasons:
 - The Route 195/Storrs Road route passes through Mansfield Center, one of the town's most significant historic districts. As the Storrs Road route would require installation of a water tank in the vicinity of Mansfield Center, it could have a visual impact on the area's historic and rural character. Furthermore, while the Commission is working on development of an overlay zone to prevent inappropriate secondary growth, we believe the Route 195/Storrs Road route would present greater growth pressure due to its status as the main arterial connecting northern and southern Mansfield.
 - The Chaffeeville Road-alternative has the greatest potential for environmental impacts as it involves two crossings of the Fenton River, and has the greatest potential for wetland impacts in the vicinity of the UConn Fenton River Wellfield.
 - The Clover Mill Road/Maple Road would have the lowest impact on historic and

environmental resources and would also provide access to public water for the Mansfield Middle School, eliminating the need for wells. As with the Baxter Road alternative described above under the Connecticut Water Company option, this route could also recognize significant cost savings by using local roads.

- o *Water Tank Location.* Based on the recommended pipeline route, the best option for the location of the water tank would be Schoolhouse Brook Park.”

e. Mansfield Tomorrow | Our Plan ▶ Our Future

Hirsch reminded the Commission that there will be a special meeting at 5:30 p.m. on Monday, December 17th to meet with the consultant, Goody Clancy.

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

Holt MOVED, Hall seconded, the grant the applicant’s withdrawal request (due to failure to notify abutters). MOTION PASSED UNANIMOUSLY.

g. Special Permit Application, Efficiency Unit, 22 Russett Lane, Jorgensen owner/applicant; PZC File #1314

Tabled, pending a Public Hearing on 1/7/13.

New Business:

a. 8-24 Referral: Re: Adjustments to Easements for Storrs Road and Wilbur Cross Way

Holt MOVED, Ryan seconded, that the PZC notify the Town Council that the proposed adjustment to the Easement for Storrs Road and Right-of-Way for Wilbur Cross Way are consistent with Mansfield’s Plan of Conservation and Development. MOTION PASSED UNANIMOUSLY.

b. Subdivision Application, Beacon Hill Estates, Section II, Mansfield City Road, west of Beacon Hill Road; Eagleville Development Group, LLC, applicant: PZC File #1214-3

Holt MOVED, Ryan seconded, to receive the subdivision application (file # 1214-3) submitted by Eagleville Development Group, LLC for a 17-lot subdivision, on property located on the south side of Mansfield City Road, west of Beacon Hill Drive as shown on plans dated 07/15/12, and as described in other application submissions, and to refer said application to the staff, Conservation Commission, and Open Space Preservation Committee for review and comments and to set a public hearing for January 7, 2012 at 7:05 p.m. MOTION PASSED UNANIMOUSLY.

Communications and Bills:

A field trip was scheduled on 12/12/12 at 2:00 p.m.

A 12-6-12 Special Presentation will be held at 7:00 p.m. in Council Chambers to discuss the Tech Park.

Adjournment: The meeting was adjourned at 7:54 p.m. by the Chairman.

Respectfully submitted,

Katherine Holt, Secretary

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
CONSERVATION COMMISSION
FIELD TRIP

Special Meeting

Wednesday, December 12, 2012

Members present: J. Goodwin (Items 1 & 2), K. Holt, B. Ryan
Others Present: S. Lehman (Items 2 & 3)
Staff present: L. Painter, Director of Planning and Development (Item 1)
G. Meitzler, Wetlands Agent

The field trip began at 2:00 p.m.

1. Jorgensen – 22 Russett Lane, Efficiency Unit, PZC File #1314
Members observed current conditions, and site characteristics. No decisions were made.
2. Cone – 260 Coventry Road, garage addition, IWA File #1509
Members were met on site by property owner K. Cone. Members observed current conditions, and site characteristics. No decisions were made.
3. Shafer – 45 Echo Road, Addition to home and garage, IWA File #W1508
Members were met on site by property owner Mr. and Mrs. Shafer and E. Pelletier, of Datum Engineering. Members observed current conditions, and site characteristics. No decisions were made.

The field trip ended at approximately 3:15 p.m.

Respectfully submitted,

K. Holt, Secretary

