

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Tuesday, January 22, 2013  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante (7 – 8:30 p.m.),  
B. Pociask, K. Rawn, B. Ryan  
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 7:00 p.m.

**Minutes:**

1-7-13 Meeting Minutes- Hall MOVED, Chandy seconded, to approve the 1/7/13 meeting minutes as written. MOTION PASSED with all in favor except Holt, Plante and Pociask, who were disqualified.

**Zoning Agent's Report:**

Members asked to have Hirsch report back regarding: Yukon Jack's sign advertising Live Music; parking in the Storrs Downtown on the temporary road between Dog Lane and Bolton Road; allowance of paper signs in the windows in the Storrs Center shops; and size limitations on free standing solar panels.

**Public Hearing:**

**Special Permit Application, 50 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 7:10 p.m. Members present were: Goodwin, Chandy, Hall, Holt, Lewis, Plante, Pociask, Rawn, Ryan, and alternates Marcellino, Ward, and Westa, none of whom were appointed to act. Linda Painter, Director of Planning and Development, noted the following communications received and distributed to the Commission members: a January 22, 2013 email from Gayanath and Sandhya Fernando, 36 Michelle Lane; a January 21, 2013 email from Jessica Higham, 96 Meadowbrook Lane; a January 21, 2013 email from Amy Gorin, 42 Michelle Lane; a January 21, 2013 letter received in an email from William and Sarah Kaufold; a January 21, 2013 email from Thomas Peters, 27 Michelle Lane; a January 22, 2013 email from Lei Yu, 46 Adeline Place; a January 17, 2013 memo from Linda Painter, Director of Planning and Development; a January 16, 2013 memo from Grant Meitzler, Assistant Town Engineer; January 15, 2013 comments from the Open Space Preservation Committee; a January 14, 2013 letter from Patrick Lafayette, Development Solutions.

Patrick Lafayette, Development Solutions, gave an overview of the project and reviewed revisions to the plan based on the comments from staff. He distributed a 1-15-13 set of architectural plans and a materials sheet.

Members questioned Lafayette on building height; the number of parking spaces per unit, overflow parking and "stacking" of cars in driveways; flipping the position of the garage on units 41 & 42; and the number of driveway cuts and layout of the units facing Meadowbrook Lane. Holt questioned whether the project changed the character of the neighborhood, especially the units along Meadowbrook.

Chairman Goodwin noted there were no further comments from the public or commission. Plante MOVED, Pociask seconded, to close the public hearing at 7:47 p.m. MOTION PASSED with all in favor except Holt and Hall who were opposed.

**Old Business:**

- a. **Special Permit Application, Efficiency Unit, 22 Russett Lane, Jorgensen owner/applicant; PZC File #1314**  
After extensive discussion, Rawn and Chandy volunteered to work with staff on draft motions.
- b. **Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2**  
After extensive discussion, Plante and Holt volunteered to work with staff on draft motions.
- 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**  
Item was tabled pending the 2/4/13 continuation of the public hearing.
- d. **Subdivision Application, 29 North Windham Road; J. Sauve, applicant: PZC File #1311**  
Item was tabled pending a 2/4/13 public hearing.
- e. **Mansfield Tomorrow | Our Plan ▶ Our Future**  
Painter gave a demonstration of the interactive portion of the Mansfield Tomorrow website, noting that this will be a great tool for those residents and stakeholders who want to provide input but are not comfortable speaking in public or do not have time to attend the public meetings. Painter noted that an application for residents interested in serving on the Advisory and Focus Groups has been published. Applications received by January 30<sup>th</sup> will be provided to the Commission for review and selection to serve on the Advisory Group and focus groups. It is expected the Commission will appoint 5 residents from different parts of town, 1 or 2 members from the faith community and 1 local builder/developer to serve on the Advisory Group. Other applicants, depending on interest and qualifications, may be asked to serve on a focus group She called to everyone's attention the following important dates to put on the calendar: a January 30, 2013 Kick Off meeting and a March 9, 2013 Community Workshop.

**New Business:**

None.

**Communications and Bills:**

None noted.

**Executive Session:**

Pociask MOVED, Holt seconded, to enter into Executive Session at 8:43 p.m. MOTION PASSED UNANIMOUSLY.

Present were Goodwin, Chandy, Hall, Holt, Lewis, Pociask, Rawn, Ryan, Marcellino, Ward, Westa, Linda Painter, Director of Planning and Development and Attorney O'Brien.

Lewis MOVED, Ryan seconded, to end the Executive Session at 9:20 p.m. MOTION PASSED UNANIMOUSLY.

**Adjournment:** The Chairman declared the meeting adjourned at 9:21 p.m.

Respectfully submitted,  
Katherine Holt, Secretary