

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, May 6, 2013
Council Chamber, Audrey P. Beck Municipal Building

Members present: B. Ryan (Vice Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn,
Members absent: J. Goodwin
Alternates present: A. Marcellino, V. Ward, S. Westa
Alternates absent: none
Staff Present: Linda Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent

Vice Chairman Ryan called the meeting to order at 7:22 p.m. and appointed Westa to act in place of Goodwin.

Minutes:

4-15-13 Meeting Minutes- Plante MOVED, Chandy seconded, to approve the 4/15/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY. Pociask and Marcellino stated that they had listened to the tape of the subject meeting. Westa was disqualified.

Zoning Agent's Report: Noted.

Old Business:

a. Pre-Application Review: 574-596 Middle Turnpike, PZC File #1317

Linda Painter, Director of Planning and Development, reviewed her 5/2/13 memo. Members expressed some concerns about the subdivision being dependent upon the State's completion of North Hillside Road to Middle Turnpike, as well as the need for water and sewer lines to be included in the road design, and whether the State might at a later date decide to own the proposed lots, thus taking more land out of the tax base. Members also wanted to see sidewalks and dedicated bike lanes along the new road with connections to Charter Oak Apartments and Husky Village on campus. Use of multi-use trails was discouraged unless pedestrian/bicycle areas are clearly marked or signed. Painter was asked to include these concerns in her report to the subdivision applicant along with a reminder of the Four Corners design standards.

b. New Special Permit Application, Efficiency Unit, 92 Cedar Swamp Road, T. & C. Jeffers, Owner & Applicant: PZC File #1318

Item was tabled pending a June 3, 2013 Public Hearing.

New Business:

a. Request for shed outside of BAE, 140 Wormwood Hill Rd. C.Gile, Owner & Applicant. Mulwood East Subdivision (File # 1225) After some discussion about what might be stored in the proposed structure, Holt MOVED, Hall seconded, that the PZC authorize the placement of a 8 by 10-foot greenhouse at 140 Wormwood Hill Road as described in 5/2/13 letter from P. & C. Gile and depicted on the submitted 5/2/13 plan, as provided for under Article VIII, section B.1.d of the regulations, subject to review and approval of the Wetlands Agent. There shall be no storage of pesticides or chemicals in the building. MOTION PASSED UNANIMOUSLY.

b. 2-Lot Subdivision Application, Storrs Center Phase 1C, East of Storrs Road and West of Village Street (File #1246-11). Linda reviewed her 5/2/13 memo and explained the reasoning behind the request to postpone monumentation of the two lots. Rawn MOVED, Holt seconded, that approval of a modification to the

conditions of approval for the Storrs Center 2-lot subdivision (File #1246-11) to change Condition Number 5B to read as follows: Monumentation with Surveyor's Certificate for Parcel 1 shall be completed prior to the issuance of a Certificate of Occupancy for the building on Parcel 1 with the exception of monumentation located along the common property line with Parcel 2. Monumentation with Surveyor's Certificate for Parcel 2, including the common property line with Parcel 1, shall be completed prior to issuance of a Certificate of Occupancy for the building on Parcel 2. This condition shall be included in any zoning permit issued for Parcels 1 and 2. MOTION PASSED UNANIMOUSLY.

c. Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)

This item was added to the Field Trip Agenda for 5/15/13. Pociask requested that the silt fence be restored and that staff provide information on how long special permits are valid and questioned whether the existing special permit had expired.

d. Gravel Permit Renewals:

- **Banis property on Pleasant Valley Road (File #1164)**
- **Hall property on Old Mansfield Hollow Road (File #910-2)**
- **Green Property, 1090 Stafford Road (File #1258)**
- **Mason Brook LLC/Kueffner Property, 3 Merrow Road (File #1309)**

Plante questioned the use of equipment observed going into the Banis property. There was also discussion about whether it was necessary to have a site visit to each property. Ward questioned whether staff was monitoring the amount of material being removed from the sites. Except for Green, all sites will be placed onto the field trip agenda for 5/15/13. Hall MOVED, Chandy seconded, that the Commission set a Public Hearing for June 3, 2013 for the purpose of hearing special permit, gravel renewal requests. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow | Our Plan ▶ Our Future:

Painter distributed an update on Mansfield Tomorrow activities including a summary of upcoming events, information related to the Housing, Agriculture and Economic Development Focus Group meetings held the previous week, and a summary of survey results regarding the existing goals in the Mansfield 2020: A Unified Vision. Painter also noted the need for volunteers to help with upcoming events such as the Library's Garden Gnome party in June and distributing posters and table tents for the Textizen campaign. Members suggested posting the Textizen flyers in the high school, grocery stores and Starbucks. Rawn volunteered to work with social studies classes at the Middle School and Chandy suggested attending the Vinton school fair and summer little league games.

Reports from Officers and Committees: Noted.

Communications and Bills: None noted.

Adjournment: The Vice Chairman noted a field trip set for 5/15/13 at 3:00 p.m. and declared the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Katherine Holt, Secretary