

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, May 20, 2013
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, 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:

5-6-13 Meeting Minutes- Hall MOVED, Plante seconded, to approve the 5/6/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY. Goodwin noted for the record that she listened to the recording.

5-15-13 Field Trip Minutes – Ryan MOVED, Holt seconded, to approve the 5/15/2013 Field Trip Minutes as presented. MOTION PASSED UNANIMOUSLY by Ryan, Holt, Goodwin and Hall; all others disqualified.

Zoning Agent's Report: Goodwin requested information on weed/overgrown areas near Cumberland Farms and information on work by entrance of Eastbrook Mall. Pociask requested information on the timing of the first approval for Padeia (the church, not the amphitheater).

Old Business:

- a. **Special Permit Application, Efficiency Unit, 92 Cedar Swamp Road, T. & C. Jeffers, Owner & Applicant (File # 1318)**
Tabled pending June 3, 2013, Public Hearing.
- b. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**
Tabled pending staff review.
- c. **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)**Tabled pending June 3, 2013, Public Hearing.

New Business:

- a. **Application to Amend the Zoning Regulations, Storrs Center Alliance, LLC, applicant, (File #1246-13)**
Holt MOVED, Ryan seconded, to receive the application submitted by Storrs Center Alliance, LLC to create a new Article X, Section S.4.a (xxvii) of the Mansfield Zoning Regulations, File #1246-13 as submitted to the Commission, and to instruct the applicant to work with the Director of Planning and Development on final wording prior to advertising, and to refer said application to WINCOG and the Town Attorney for review and comment and to set a Public Hearing for June 17, 2013. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow | Our Plan ▶ Our Future:

Painter distributed a schedule of upcoming meetings. Members identified issues of concern from the Commission's perspective, including: need for zoning regulation revisions to address problematic issues that have come to the Commission's attention during the review of previous projects; need to ensure that we maintain a sense of place, particularly in our historic and rural neighborhoods; looking at traffic impacts in a holistic way that addresses not only increases in vehicular traffic but impacts on bicycle and pedestrian networks as well; exploring alternatives to standard sidewalks that will provide needed pedestrian connectivity in a more economical way; need to review best practices in other communities; and how the Town can have more influence on UConn's growth, given the potential impacts of its growth on the community.

Members agreed to form two subcommittees based on their individual strengths and areas of expertise, one which will focus on the plan update and one which will focus on zoning regulation revisions. Goodwin requested that an agenda item on zoning regulation issues be placed on the June 3rd agenda, separate from the Mansfield Tomorrow Update to discuss regulatory concerns related to past projects. Pociask suggested reviewing prior appeals of Commission actions as a starting point.

Reports from Officers and Committees: Holt noted that the Regional Planning Commission director has resigned, but the RPC will continue to meet without her. Marcellino reported on the activities of the Subcommittee on Infrastructure. Goodwin requested that a subcommittee report be made a standing item on the agenda. A full presentation from the committee will be scheduled for a future meeting once it has completed its work.

Communications and Bills: None noted.

Adjournment: The Chairman declared the meeting adjourned at 8:37 p.m.

Respectfully submitted,

Katherine Holt, Secretary