

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, June 17, 2013
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), R. Hall, K. Holt, G. Lewis, P. Plante, K. Rawn, B. Ryan
Members absent: B. Chandy, B. Pociask
Alternates present: V. Ward, S. Westa
Alternates absent: A. Marcellino
Staff Present: Linda Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:02 p.m. and appointed Ward and Westa to act in the place of the two absent members.

Minutes:

06-03-13 Meeting Minutes- Ward MOVED, Ryan seconded, to approve the 6/03/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY. Plante noted for the record that he reviewed the recording of the meeting.

Zoning Agent's Report: Noted.

Public Hearing:

Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-13)

Chairman Goodwin opened the Public Hearing at 7:05 p.m. Members present were Goodwin, Hall, Holt, Lewis, Plante, Rawn, Ryan and alternates Ward and Westa. Alternates Ward and Westa were appointed to act. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in The Chronicle on June 4, 2013 and June 12, 2013 and noted the following communications received and distributed: a June 13, 2013, memo from Linda Painter, Director of Planning and Development; a letter from Dennis O'Brien, Town Attorney, dated June 11, 2013; an email from Peter W. Rich, received on June 12, 2013; minutes of the June 10, 2013, Town Council meeting; a June 16, 2013, email from Tulay Luciano; a June 14, 2013, email from Matt Rusconi; and a June 17, 2013, email from Winky Gordon. Painter also noted receipt of a letter from the Windham Regional Planning Commission dated June 5, 2013, and she read the RPC comments into the record.

Howard Kaufman of Storrs Center Alliance provided an overview of the requested zoning revision. Plante, Rawn, Lewis and Hall made inquiries regarding water usage for a hotel, and whether specific plans have been developed with a hotel developer, traffic issues and market justification for such a use. Members wanted more details on size of the building, number of rooms, conference facilities, parking facilities, and an in-depth traffic study.

At the conclusion of his testimony, Kaufman noted his membership on the Mansfield Tomorrow Economic Development Focus Group and confirmed that he was testifying as the applicant for this request, not as a member of the Focus Group.

The audience was invited to speak, starting with Bhikhu Gandhi, 24 Britony Drive, owner of the Best Western motel in southern Mansfield. He opposes the proposed revision and noted that there is not enough market demand to support 3 hotels in town. He believes that the addition of a hotel in Storrs would impact his ability to stay in business. Gandhi also noted that his business is located in a vibrant mixed use area in southern Mansfield, where none of the business owners have ever asked for any special consideration from the town. Plante asked for information regarding current occupancy rates and water usage. Gandhi indicated that his current occupancy rate is 35% and offered to provide water use information. Goodwin noted that provision of the water information was voluntary since he is not the applicant.

Tim Hollister of Shipman and Goodwin LLP, representing Campus Associates Limited Partnership (d/b/a Nathan Hale Inn and Conference Center), distributed a booklet with information in opposition to the proposed regulation revision and provided an overview of how he believes the proposed revision fails to meet the criteria for approval. Hollister also questioned whether the text of the amendment had been provided to the Town Clerk at least 10 days in advance of the hearing; Jessie Shea, Planning and Community Development Assistant, reviewed the file and confirmed that the text had been provided to the Clerk in advance as required by the regulations. Hollister questioned whether Kaufman's testimony as to details on a specific hotel proposal invalidated the notice of the hearing, and he also questioned whether the application violated the non-compete agreement between UConn and the Nathan Hale Inn. At the conclusion of his testimony, Hollister introduced Michael Baldi of Valbridge Property Advisors/Italia & Lemp Inc., who testified to the need for a market study to determine impacts on property values.

Prior to accepting additional public comment, Goodwin asked Hollister to confirm his participation as a consultant in the Mansfield Tomorrow project. Hollister indicated that his role was as a subcontractor to the lead firm of Goody Clancy and that he had not done much work on the project to date. In his opinion, he had no conflict of interest.

Rebecca Fields, Executive Director of the Mansfield Housing Authority, requested that in consideration of any changes to the Storrs Center project, the Commission require the inclusion of affordable housing units in some portion of the remaining residential space. Fields noted the declining percentage of affordable units as the number of available units at Storrs Center increases. She stated that unless the project is required to include some affordable units, the burden will be passed to other developments to ensure that at least 10% of the Town's housing stock is affordable, in order for the Town to maintain its exemption from the Affordable Housing Land Use Appeals Act. Fields also noted that she is a member of the Mansfield Tomorrow Housing Focus Group but she was testifying as an individual.

Sherry Hilding, of 104 Courtyard, spoke in opposition to the request, noting that a third hotel could drive one of the two existing hotels out of business, and expressed concern regarding traffic and water impacts of a hotel use.

Tom Peters, of Michelle Lane, spoke in opposition to the request on the basis that a hotel use would increase the transient population, which was a significant change from the premise of the overall Storrs Center plan. He also questioned the process for tax abatements and expressed concern that the change could impact tax abatements already granted.

Richard Schwab, of Freedom Green, spoke in support of the proposed revision noting that a hotel in the downtown area was a logical addition that would support other existing and planned businesses.

George Jones, of 221 Wormwood Hill, spoke in support of the proposal noting that planned projects such as the technology park and UConn's expansion will increase the demand for hotel rooms, and that the town should be proactive in being prepared for this growth when it comes. He also indicated that a hotel use fits with the concept of a walkable downtown and would be an investment in the future success of downtown. Jones noted for the record that he is a member of the Mansfield Downtown Partnership Board of Directors and the membership committee but was speaking as an individual.

Barry Schreier, owner of Sweet Emotions Candy Store, at 9 Dog Lane, spoke in support of the proposal indicating that a hotel was a necessary and needed component for the success of the downtown. He noted for the record that he is a member of the Downtown Partnership Advertising and Promotions Committee and Festival on the Green Committee, but was speaking as an individual.

Barry Jessrun, owner of Dog Lane Café, at 1 Dog Lane, spoke in support of the proposal and indicated that based on his past experience working on tourism issues in Eastern Connecticut, there were not enough lodging beds in the region. Jessrun noted for the record that he is a member of the Downtown Partnership but was speaking as an individual.

Steve Rogers, Old Turnpike Road, spoke in support of the proposal and provided background on the vision for creating a business-friendly community and vibrant business district adjacent to the University. While as a business owner himself he was sympathetic to the concerns of the existing hotel businesses, he wasn't sure that possible impacts on existing businesses should be a large factor in the PZC's decision. He also indicated that there are fewer hotels within proximity of UConn as compared to other major universities. He expressed support for the design, which led Hall to request the

applicant provide the design to the Commission. Goodwin noted that the proposal is for a regulatory change, not a specific project. Rogers noted for the record that he is a member of the Mansfield Downtown Partnership Board of Directors and the Chair of the Business Retention and Development Committee, but was speaking as an individual.

Arthur Smith spoke in opposition to the request and expressed concern that the Town was doing too much, too fast, too soon and urged the PZC to insist on getting details, not generalities, particularly with regard to traffic and water impacts.

Tom Birkenholz, 108 South Eagleville, spoke in support of the proposal noting that a critical mass was needed for the success of the two existing hotels as well as a new hotel and that the success of one business would help others succeed. He noted for the record that he is a member of the Downtown Partnerships Festival on the Green committee but was speaking as an individual.

Pat Suprenant, Gurleyville Road, asked that the public hearing be kept open, noting that UConn's growth plans needed to be considered given the potential for a significant number of new students to be housed off-campus. The addition of a hotel to the Storrs Center project at the expense of housing would reduce the number of units that could be used to accommodate the growing demand for student housing. She also questioned the traffic impacts based on the difference in vehicle ownership/usage for hotel guests as compared to students; the extent of the town's liability with regard to the non-compete clause in the agreement between the Nathan Hale Inn and UConn; and whether it would be possible to approach the legislature for a local bed/tourist tax. She asked the PZC to keep in mind what is best for the whole town.

Joann Winchell, Middle Turnpike, spoke in opposition to the request and expressed concern with the additional population that a new hotel use would bring, the need for a market study, potential water impacts, and lack of current demand based on low occupancy rates for existing hotels. She urged the Commission to proceed with caution.

Betty Wassmundt, Old Turnpike Road, spoke in opposition to the request and submitted written comments for the record. In summary, she is opposed for the following reasons: the lack of economic need, the impact of a new hotel on existing hotels, inns and B&Bs, the traffic impacts, and the reduction in total housing units at Storrs Center which would have been used to address growing off-campus student-housing demands as the University grows. She also expressed concerns regarding the Town's liability due to the non-compete agreement between the Nathan Hale Inn and the University.

At 8:40 pm, Plante MOVED, Rawn seconded, to continue the hearing to July 1, 2013. MOTION PASSED UNANIMOUSLY.

Old Business:

a. Special Permit Application, Efficiency Unit, 92 Cedar Swamp Road; T. & C. Jeffers, Owner & Applicant (File # 1318)

Hall MOVED, Holt seconded, to approve with conditions the special permit application (file #1318), of T. and C. Jeffers, for an efficiency unit on property located at 92 Cedar Swamp Road, in an RAR-90 zone, as submitted to the Commission and shown on plans dated 1/7/13 with a revised date of 3/26/13, and other applicant submissions, and as presented at a Public Hearing on 6/3/13.

Pursuant to Article V, Section B.4 of the Mansfield Zoning Regulations, the site plan requirements contained in Section B.3.d.2 is hereby waived as the site plan provided was based on an A-2 survey of the as-built foundation.

This approval is granted because the application, as hereby approved, is considered to be in compliance with Article X, Section L, Article V, Section B, and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval is granted for a one-bedroom efficiency unit in association with an existing single-family home having up to three additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from Eastern Highlands Health District and the Planning and Zoning Commission;

2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article X, Section L.2, the applicant shall submit a notarized affidavit certifying owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2014;
3. This special permit shall not become valid until filed upon the Land Records by the applicant.

MOTION PASSED UNANIMOUSLY.

b. Gravel Permit Renewals

▪ **Banis property on Pleasant Valley Road (File #1164)**

Holt MOVED, Ryan seconded, to approve with conditions the special permit renewal application (file 1164) of Steven D. Banis for the removal of approximately 7,500 cubic yards of excess material from Area #3 to be used for agricultural purposes on property located at Pleasant Valley Farm, Pleasant Valley Road, in an RAR-90 zone, as submitted to the Commission and shown on plans dated 6/1/05 revised through 4/22/13, accompanied by a 4/22/13 letter, and as presented at a Public Hearing on 6/3/13. This approval is granted because the application as hereby approved is considered to be in compliance with Article X, Section H, Article V, Section B, and other provisions of the Mansfield Zoning Regulations, and is granted subject to the following conditions:

1. The applicant shall implement the suggestions and recommendations for soil and erosion control contained in a 7/12/00 letter from David Askew, District Manager of the Tolland County Soil and Water Conservation District, Inc. This work includes the stabilization of areas adjacent to watercourses, the stabilization of the largest intermittent stream channel, the phasing of land-disturbing activity to minimize periods of soil exposure and the re-vegetation of disturbed areas.
2. No blasting or excavation work shall take place within fifty feet of a property line.
3. All work shall be conducted between 7 a.m. and 7 p.m. Monday through Friday and between 9 a.m. and 7 p.m. Saturday. There shall be no blasting, excavation, loading of trucks or other work related to the Special Permit on Sundays.
4. All blasting work shall be subject to the permitting process administered by the office of the Fire Marshal. The applicant's blasting agent shall notify the Windham Airport prior to blasting activity pursuant to a schedule to be agreed upon by the blasting agent, Mansfield's Fire Marshal and the Windham Airport manager. In addition, the applicant shall place a temporary sign along Pleasant Valley Road at least twelve (12) hours prior to blasting activity. The sign shall note the anticipated period of blasting.
5. Based on the applicant's submissions, all material removed from site is to be trucked out of Mansfield. All trucks hauling material offsite shall use Pleasant Valley Road to Route 32 to Route 6, and all loads shall be covered during transit.
6. The site shall be maintained as follows:
 - A. There shall be no rock-processing equipment onsite;
 - B. There shall be no rock or stump burial onsite;
 - C. Onsite stockpiling shall be kept to a minimum to help prevent safety problems;
 - D. No topsoil shall be removed from the site.

- E. The applicant shall submit bi-weekly erosion and sedimentation monitoring reports to the Zoning Agent until disturbed areas are re-vegetated;
7. Subject to compliance with all conditions, this permit shall be in effect until July 1, 2014;
8. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records.

MOTION PASSED UNANIMOUSLY.

▪ **Hall property on Old Mansfield Hollow Road (File #910-2)**

Holt MOVED, Plante seconded, to approve with conditions the special permit renewal application of Edward C. Hall (file 910-2) for excavating and grading on property owned by the applicant, located off Bassett's Bridge Road, as submitted to the Commission and shown on a plan dated 5/13/13, as revised to 5/22/13, and as presented at a Public Hearing on 6/03/13. This renewal is granted because the application as hereby approved is considered to be in compliance with Article V, Section B and Article X, Section H of the Mansfield Zoning Regulations. Approval is granted with the following conditions, which must be strictly adhered to, due to potential adverse neighborhood impacts. Any violation of these conditions or the Zoning Regulations may provide basis for revocation or non-renewal of this special permit.

1. This special permit renewal shall be effective until July 1, 2014, and shall apply only to the Phase 1 area of the site that is on the applicant's property.
2. Excavation activity shall take place only in accordance with plans dated 5/22/92, as revised to 5/22/13;
3. This permit renewal acknowledges that up to 500 cubic yards of clean topsoil may be brought onto the Phase 1 premises. Prior to depositing any topsoil/fill, the applicant shall contact the Assistant Town Engineer and identify the source of the topsoil material. The Assistant Town Engineer shall make a determination about the suitability of the material source and may require that it be tested for contamination. Only clean topsoil shall be brought in, and it shall be spread or stockpiled solely within the Phase 1 area.
4. All work shall be performed by Edward C. Hall or his employees. No other subcontractors or excavators shall excavate in or haul from this site. All work shall be performed using the equipment stated on said plans and in the applicant's Statement of Use;
5. No more than 8,000 cubic yards of sand and gravel or the amount of material remaining in Phase I, whichever is less, shall be removed per year;
6. In association with any request for permit renewal, the following information shall be submitted to the Commission at least one month prior to the permit expiration date:
 - A. Updated mapping, prepared by a licensed professional engineer, depicting current contour elevations and the status of site conditions, including areas that have been re-vegetated;
 - B. A status report statement that includes information regarding:
 - the amount of material removed in the current permit year and the estimated remaining material to be removed in the approved phase;
 - the planned timetable for future removal and restoration activity;
 - conformance or lack thereof with the specific approval conditions contained in this renewal motion.

7. This permit renewal denies the applicant's request to remove permit restrictions in the buffer area depicted on the 5/22/13 plan, which is the wide buffer area located north of the cart path on the applicant's property. This buffer area shall be maintained in its existing wooded state with no disturbance of any kind. The buffer acts as a shield, providing an important separation between active excavation work and neighboring residential uses, and is deemed necessary to address neighborhood impact requirements. The 50-foot buffer on the Julia Hall Trust property is no longer a condition of this gravel permit.
8. Topsoil:
 - A. A minimum of 4" of topsoil shall be spread, seeded and stabilized over areas where excavation has been completed;
 - B. No loam shall be removed from the property. All stockpiled loam presently on the site shall be used for restoration of the area where gravel is removed.
9. In order to ensure that dust does not leave the site, erosion and sedimentation controls and site restoration provisions as detailed in the plans shall be strictly adhered to and the following measures shall be implemented:
 - A. No more than 1.5 acres shall be exposed at any one time;
 - B. Both roads shall be kept dust-free and maintained to trap fine material and to keep the gravel surface of the road clean. A tracking pad at least 50' in length shall be installed and maintained at the haul road exit on Bassett's Bridge Road;
 - C. If the above measures do not control dust on the site as evidenced by complaints from nearby residents and verification by the Zoning Agent, dust monitors shall be installed immediately, with the advice of the applicant's engineer, and with their operation approved by the PZC;
 - D. The haul road shall be watered as necessary to prevent dust;
 - E. All loads shall be covered at the loading location;
 - F. There shall be no stockpiles of any material other than topsoil located outside the excavation area. Any stockpiles will be only as part of the daily operation of the excavation and shall not exceed 10 cubic yards in size. All stockpiled material shall be graded off and stored within the lower portions of the site in order to minimize any windblown transport.
10. In order to ensure that there is no damage to the major aquifer underlying the subject property and nearby wells, the following shall be complied with:
 - A. Excavation shall not take place within 4 feet of the water table;
 - B. Materials stored onsite shall be limited to those directly connected with the subject excavation operation or an agricultural or accessory use authorized by the Zoning Regulations. Any burial of stumps obtained from the permit premises shall be in conformance with the DEP's regulations;
 - C. With the exception of manure, which shall be spread in accordance with the letter received at the 4/6/94 PZC meeting from Joyce Meader of the Cooperative Extension Service, no pesticides or fertilizers shall be applied unless a specific application plan is approved by the PZC. All operations to restore the subject site shall employ Best Management Practices as recommended by the Natural Resources Conservation Service and State Department of Environmental Protection for the application of manure, fertilizers or pesticides and the management of animal wastes;
 - D. No refueling, maintenance or storage of equipment shall be done onsite, in order to minimize the potential for damage from accidental spills;

11. In addition to Old Mansfield Hollow Rd, this permit renewal authorizes the use of a haul road to Bassett's Bridge Road as shown on the approved plan;
12. All zoning performance standards shall be strictly adhered to;
13. Approval of this permit does not imply approval of any future phase;
14. The existing cash bond plus accumulated interest shall remain in place until the activity has ceased and the area has been stabilized and restored to the satisfaction of the PZC;
15. Hauling operations and use of site excavation equipment shall be limited to the hours of 8:00 a.m. to 5:30 p.m. Mon.-Fri., and 8:00 a.m. to 1:00 p.m. on Saturday, with no hours of operation on Sunday;
16. The Planning and Zoning Commission waives the requirement of a map submission as per Condition #6A, but reserves the right to require it again if the conditions warrant;
17. This special permit shall become valid only after it is obtained by the applicant from the Mansfield Planning Office and filed by him upon the Mansfield Land Records. No activity shall take place until said filing has been done.

MOTION PASSED UNANIMOUSLY.

▪ **Green Property, 1090 Stafford Road (File #1258)**

HOLT MOVED, Ryan seconded, to approve with conditions the application of K. Green (File # 1258) for a special permit renewal for gravel removal activity at 1090 Stafford Road. The approved area for new excavation is shown on maps dated 7/2/09, as revised to 5/28/12, and authorized work is described in a 6/15/09 letter from the applicant, other application submissions, and at a Public Hearing on 6/3/13. This approval is granted because the application as hereby approved is considered to be in compliance with Article V, Section B and Article X, Section H of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. All disturbed areas shall be covered with a minimum of 4 inches of topsoil and revegetated as per regulatory requirements and application submissions. No topsoil shall be removed from site without prior authorization.
2. The haul route indicated on the 5/28/12 plans and approved by the Assistant Town Engineer shall be utilized. An anti-tracking pad shall be installed at the Route 32 intersection of the haul route.
3. Erosion and sedimentation controls shall be installed where necessary as determined by the Assistant Town Engineer/Inland Wetland Agent. Particular attention shall be given to the area where a haul road culvert will be placed.
4. Due to the agricultural nature of the subject application, the distance of the site activity from wetland/watercourse areas and the adequacy of submitted plans, no site development bonding shall be required at this time. The PZC reserves the right to require bonding if site development problems arise.
5. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records.
6. This permit shall expire on July 1, 2014.

MOTION PASSED UNANIMOUSLY.

▪ **Mason Brook LLC/Kueffner Property, 3 Merrow Road (File #1309)**

Ryan MOVED, Holt seconded, to approve with conditions the Special Permit application (PZC File #1309) of Mason Brook, LLC, located at 3 Merrow Road, for the removal of approximately 4,200 cubic yards of gravel and associated regrading and drainage work, as described in the application dated March 27, 2013, including the Proposed Borrow Pit and Grading Plan revised to 6/25/12; and as presented at a Public Hearing on 6/3/2013. This approval is granted because the application as approved is considered to be in compliance with Article V, Section B (Special Permit Requirements), Article X, Section H (Sand and Gravel) and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval authorizes the removal of approximately 4,200 cubic yards of gravel, and associated grading and drainage improvements as depicted on the Proposed Borrow Pit and Grading Plan. Any significant change in the site work as described in application submissions and at the Public Hearing shall require further PZC review and approval. Any questions regarding what constitutes a significant change shall be reviewed with the Zoning Agent and, as deemed necessary, the PZC.
2. All truck loads shall be covered on and off the site.
3. The Town shall be informed by the applicant when excavation work is going to be done so that exposed soil conditions can be monitored. If necessary, the Assistant Town Engineer shall have the authority to raise the finished grade levels to ensure that current conditions for rainfall moving through the gravel to the underlying aquifer are maintained.
4. Erosion and sedimentation controls shall be installed where necessary as determined by the Assistant Town Engineer/Inland Wetland Agent, including an anti-tracking pad at the entrance to the site off of Merrow Road.
5. All disturbed areas shall be covered with a minimum of 6 inches of topsoil and re-vegetated as per regulatory requirements and application submissions. No topsoil shall be removed from the site without prior authorization.
6. The use of best management practices shall be employed as recommended by DEEP and the USDA Natural Resources Conservation Service for the application of manure, fertilizer or pesticide once the property is replanted and management of animal waste if livestock are to be kept on the property.
7. This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.
8. This permit shall be effective until July 1, 2014.

MOTION PASSED UNANIMOUSLY.

c. **Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-13)**

Item was tabled pending continued public hearing on July 1, 2013.

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

Item was tabled pending submission and review of revised plans.

e. Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)

Item was tabled pending July 1, 2013 Public Hearing.

New Business:

a. Special Permit Application, Building Addition, Charles River Laboratories, Inc., 65-67 Baxter Road (File #1320)

Holt MOVED, Ryan seconded, to receive the Special Permit Application (File #1320) submitted by Charles River Laboratories, Inc., for an Addition to Building "A", on property located at 65-67 Baxter Road as shown on plans dated 6/5/13, as shown and described in application submissions, and to refer said application to staff and committees, for review and comments and to set a Public Hearing for 7/15/13. MOTION PASSED UNANIMOUSLY.

b. Application to Amend the Zoning Regulations; Joshua's Tract Conservation and Historic Trust, owner/applicant (File #1321)

Holt disqualified herself as her husband serves on the Board of Directors for the organization. Hall inquired as to whether being a member of Joshua's Trust would necessitate disqualification during the consideration of the proposal. Goodwin responded that an officer of the board would clearly have a conflict; however, a general member would need to decide whether he or she could objectively review the application and therefore disqualification would be a personal decision. Hall MOVED, Ward seconded, to receive the application submitted by Joshua's Tract Conservation and Historic Trust, to add a new Subsection 14 to Article VII; and a new Subsection U to Article X, of the Mansfield Zoning Regulations (File #1321), as submitted to the Commission, and to refer said application to the staff and Town Attorney for review and comment and to set a Public Hearing for July 15, 2013. MOTION PASSED with all in favor except Holt who was disqualified.

c. Request for Filing Extension, Beacon Hill Estates II, PZC File #1214-3

Rawn MOVED, Hall seconded, that the Planning and Zoning Commission, pursuant to Section 6.5 of the Subdivision Regulations, grant a second ninety-day extension for filing final subdivision plans for the Beacon Hill Estates II, PZC File #1214-3, expiring on October 6, 2013. MOTION PASSED UNANIMOUSLY.

d. Interstate Reliability Project Development & Management Plan

Westa disqualified herself. Linda Painter, Director of Planning and Development, reviewed her 6/17/13 memo containing comments on the draft Development and Management Plan. Holt MOVED, Plante seconded, that Painter forward these comments to the Town Council for inclusion in a letter to be co-endorsed by the Mayor and the Planning and Zoning Commission Chair. MOTION PASSED with all in favor except Westa who was disqualified.

Mansfield Tomorrow | Our Plan ▶ Our Future:

Linda noted the upcoming Open House on 6/18/13 at the Buchanan Center and the tentative schedule that has been prepared for development of the new Plan of Conservation and Development.

Reports from Officers and Committees:

Holt noted that the Subcommittee on Infrastructure is continuing to meet. Next meeting: 6/19/13, 1 PM, Room C.

Communications and Bills: None noted.

Executive Session:

Holt MOVED, Ward seconded, to enter into Executive Session at 9:15 p.m. MOTION PASSED UNANIMOUSLY.

Members present were Goodwin, Hall, Holt, Lewis, Plante, Rawn, Ryan and alternates Ward and Westa; also present were Town Attorney Dennis O'Brien and Linda Painter, Director of Planning and Development.

Hall MOVED, Plante seconded, to exit Executive Session at 9:40 p.m. MOTION PASSED UNANIMOUSLY.

Adjournment: The Chairman declared the meeting adjourned at 9:40 p.m.

Respectfully submitted,

Katherine Holt, Secretary