

# MEETING NOTICE AND AGENDA

## MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

**Monday, July 1, 2013 ■ 7:05 PM**

Or upon completion of Inland Wetlands Agency Meeting

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

### 1. Call to Order

### 2. Roll Call

### 3. Approval of Minutes

- a. June 17, 2013 Regular Meeting

### 4. Zoning Agent's Report

- Monthly Activity Update
- Enforcement Update
- Other

### 5. Public Hearings

#### a. 7:05 p.m.

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

Continued from June 17, 2013

#### b. 7:15 p.m.

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

To be continued to July 15, 2013 at the request of the applicant

### 6. Old Business

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

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

(Tabled-pending revised plans)

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

(Tabled pending July 15, 2013 Public Hearing)

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

(Tabled pending July 15, 2013 Public Hearing)

- e. **Application to Amend the Zoning Regulations; Joshua's Tract Conservation and Historic Trust, owner/applicant (File #1321)**  
(Tabled pending July 15, 2013 Public Hearing)

- f. **Other**

## **7. New Business**

- a. **Clarification of Approval, Beacon Hill Estates II, PZC File #1214-3**  
Memo from Director of Planning and Development
- b. **Sign Approval Request: The Adventure Park at Storrs (PZC File #1313)**  
Memo from Zoning Agent

- c. **Summer Meeting Schedule**

- d. **Other**

## **8. Mansfield Tomorrow | Our Plan ▶ Our Future**

## **9. Zoning Regulation Revisions**

## **10. Reports from Officers and Committees**

- a. **Chairman's Report**
- b. **Regional Planning Commission**
- c. **Regulatory Review Committee**
- d. **Subcommittee on Infrastructure**
- e. **Planning and Development Director's Report**
- f. **Other**

## **11. Communications and Bills**

- a. Connecticut FPZA Quarterly Newsletter
- b. ZBA Legal Notice for July 10<sup>th</sup> Public Hearing
- c. Other

## **12. Executive Session**

Strategy and negotiations with respect to pending claims or litigation State Statute 1-200(6)(b)

## **13. Adjournment**