

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, July 15, 2013
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed alternates Marcellino and Ward to act in the absence of Pociask and Ryan.

Minutes:

07-01-13 Meeting Minutes- Hall MOVED, Plante seconded, to approve the 7/1/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY.

07-10-13 Field Trip Minutes-Holt MOVED, Goodwin seconded, to approve the 7/10/13 Field Trip Minutes as presented. MOTION PASSED with Goodwin and Holt in favor and all others disqualified.

Zoning Agent's Report: Noted.

Public Hearing:

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

Chairman Goodwin opened the Public Hearing at 7:02 p.m. Holt disqualified herself. Members present were Goodwin, Chandy, Hall, Lewis, Plante, Rawn and alternates Marcellino and Ward both of whom were appointed to act. Painter read the legal notice as it appeared in The Chronicle on 7/2/13 and 7/10/13 and noted that staff recommends this item be tabled to the 8/19/13 meeting to allow adequate time for neighboring Towns and WINCOG to comment. Noting no questions or comments from Commission members or public, Ward MOVED, Hall seconded, to continue this Public Hearing until August 19, 2013. MOTION PASSED with all in favor except Holt who disqualified herself.

New Business:

a. Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-14)

Holt MOVED, Chandy seconded, to receive the application submitted by Storrs Center Alliance, LLC to Create a new Subsection 34 in Article IV, Section B, and Create a new Subsection (xxvii) to Article X, Section S.4.a. to incorporate "Hotel, Limited Service" of the Mansfield Zoning Regulations, File #1246-14 as submitted to the Commission, and to instruct the applicant to work with staff 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 September 3, 2013. MOTION PASSED UNANIMOUSLY.

b. Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-15)

Holt MOVED, Ward seconded, to receive the application submitted by Storrs Center Alliance (PZC File #1246-15) to amend the Zoning Map pertaining to a portion of the Storrs Center Special Design District, owned by the applicant, located at Storrs Road and Royce Circle, in the SC-SDD (Storrs Center Special Design District), as shown on plans dated 07/08/2013 and as submitted to the Commission, to refer said application to the staff for review and comment and to set a Public Hearing for September 3, 2013. MOTION PASSED UNANIMOUSLY.

c. Design Review Panel Member Re-Appointment

Holt MOVED, Rawn seconded, that the PZC reappoint, for two year terms ending August 1, 2015, Rudy Favretti, Jeffrey Allen Brown, Robert Gillard, John Lenard and Peter Miniutti, as members of the Mansfield Design Review Panel. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow | Our Plan ▶ Our Future:

Painter updated the Commission on the progress of the project and reported the following scheduled meetings: a 7/29/13 Housing Focus Group Meeting, a 7/30/13 Economic Development Focus Group Meeting and an 8/1/13 Sustainability Committee Meeting in which this Committee intends to discuss its recommendations for the draft plan.

Public Hearings Continued:

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

Chairman Goodwin opened the Public Hearing at 7:10 p.m. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Plante, Rawn and alternates Marcellino and Ward both of whom were appointed to act. Painter read the legal notice as it appeared in The Chronicle on 7/2/13 and 7/10/13 and noted the following communications received and distributed to Commission members: an email from Geoffrey Havens, EHHD, dated June 20, 2013; an email from Tulay Luciano dated June 27, 2013; a memo from Grant Meitzler, Assistant Town Engineer, dated July 10, 2013; memos from Francis Raiola, Deputy Fire Chief, dated July 2, 2013, July 11, 2013, and July 12, 2013; and memos from Linda Painter dated July 11, 2013 and July 15, 2013.

Richard Lawrence, Lawrence & Associates, reviewed the plan for the addition to building "A" as described in the revised plans he distributed this evening. He said the 4,000± square foot addition will be minimally visible from Baxter Road or Forest Road although it will be slightly higher than the existing building, which is necessary in order to accommodate the new building's ventilation system. The façade of the addition will match the existing building. There are no windows along the west or back side of the addition. There will be no additional signage except what is required for the Fire Apparatus parking area. There will be no additional lighting except where required by code over exit/entrances, which will be dark-sky compliant. The existing parking lot lighting is on a timer and goes off after the close of business. It is motion sensitive, however, and will turn on with any movement in the lot.

Lawrence stated that since the zoning regulations do not provide guidelines for laboratories, he used the Town's regulations for office use to calculate the number of parking spaces. Based on office use regulations, 61 spaces are required. He requested a reduction in number spaces, given that no visitors come to the lab and it is anticipated that only five to six new employees will be hired if the addition is approved. Painter stated that since there are no regulations pertaining to this type of use, the number of required parking spaces is within the discretion of the PZC.

The Commissioners asked what protections are in place for a Level 1 and Level 2 lab, what kind of work takes place in the lab, when are deliveries made, what are the working hours of the facility, what work will be done in the facility, what is stored in the outbuildings, will there be additional signage, what additional screening will be installed, how many new employees may be hired and how is waste disposed.

Ric Hossick, Middle Turnpike, questioned if there are PZC standards in place for bio-level facilities in Town and would the same standards also pertain to the UConn Tech-Park.

Painter responded that Level 1 and Level 2 are the only bio-level facilities allowed in Town, and that the Town has no jurisdiction over any property owned/operated by the State.

Lawrence added that this is a USDA licensed facility and is inspected regularly to maintain its license, noting that in its 50 year history the lab has never been cited for any issues.

Patricia Suprenant, Gurleyville Road, Storrs, expressed concern for the safety of the property and surrounding area if any waste goes into the water or septic systems. She also asked what kind of work is conducted at the labs.

Ted Grishick, Director of the Lab, stated that the products are all for veterinary use and are all licensed products. The lab is subject to surprise inspections and has always passed. The use of the new addition will be the same as the existing building, just more space to take on more projects and requests. All waste is bagged and taken off site. Cardboard and regular trash goes into the dumpsters.

Chuck Madnell, Thomas A. Stevens Associates, Inc., reported that all materials/waste that are hazardous are bagged and removed off site by a separate company. Equipment is washed and rinsed in lab sinks and the wastewater does flow into the septic system, but he noted that this has been approved by the State and the local Health Departments.

Noting no further comments or questions from the public or Commission, Hall MOVED, Rawn seconded, to close the Public Hearing at 7:47 p.m. MOTION PASSED UNANIMOUSLY.

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

Ward MOVED, Chandy seconded, to continue this Public Hearing to the August 19, 2013, meeting at the request of the applicant. MOTION PASSED UNANIMOUSLY.

Old Business:

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

Tabled pending 8/19/13 Continued Public Hearing.

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

Item to be discussed at 8/19/13 meeting.

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 8/19/13 Continued Public Hearing.

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

Hall MOVED, Rawn seconded, to table this until September 3, 2013, so the representative can be present for discussion and to answer questions about the request. MOTION PASSED UNANIMOUSLY.

Zoning Regulation Revision:

Chairman Goodwin requested that all comments be forwarded to Linda Painter for inclusion in the master list for discussion this fall.

Reports from Officers and Committees:

Hall agreed to take the place of Rawn as the PZC alternate to the Regional Planning Commission (RPC), which meets the first Wednesday of every month at the WINCOG office in Willimantic. Holt MOVED, Ward seconded, to recommend to the Town Council that Hall be designated as the Alternate RPC representative to WINCOG for the Town of Mansfield. MOTION PASSED UNANIMOUSLY.

Communications and Bills: None noted.

Adjournment: The Chairman declared the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary