

**MEETING NOTICE AND AGENDA**  
**MANSFIELD PLANNING AND ZONING COMMISSION**

Regular Meeting

Monday, March 17, 2014 ▪ 7:00 PM

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

1. Call to Order
2. Roll Call
3. Approval of Minutes
  - a. March 3, 2014 Special Meeting
4. Zoning Agent's Report
  - a. Monthly Permit Activity (December-February)
  - b. Monthly Zoning Activity (November-February)
5. Old Business
  - a. Pre-Application Discussion Requests
  - b. Other
6. New Business
  - a. Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-19)
  - b. Other
7. Mansfield Tomorrow | Our Plan ▶ Our Future
8. 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
9. Communications and Bills
  - a. WINCOG: Willington Expansion of Zoning Regulations Re: Public Signs
  - b. Other
10. Adjournment

**DRAFT MINUTES**  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
MONDAY, March 3, 2014  
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:13 p.m., and appointed Aho to act in the absence of Chandy.

**Approval of Minutes:**

a. **February 20, 2014 Special Meeting**

Hall MOVED, Pociask seconded, to approve the 2-20-14 minutes as written. MOTION PASSED UNANIMOUSLY. Rawn, Plante and Ryan noted for the record that they listened to the recording.

**Zoning Agent's Report:** None.

**Old Business:**

a. **DEEP Presentation on Contaminated Properties**

Mark Lewis, Environmental Analyst, and Bill Warzecha, Supervising Environmental Analyst, from CT Department of Energy and Environmental Protection Remediation Division's Eastern District, made a presentation and answered questions from the Commission regarding contaminated properties in town.

b. **Pre-Application Discussion Requests**

Item was tabled to the 4/21/14 meeting.

**New Business:** None.

**Mansfield Tomorrow | Our Plan ▶ Our Future:**

Commission members expressed their comments, concerns and suggestions with draft Chapters 1-5 of the proposed 2014 Plan of Conservation and Development with Linda Painter and Jennifer Kaufman. The Commission will review Chapters 6-9 at its meeting March 17 and set a Special Meeting of the PZC for March 31<sup>st</sup> at 7 p.m. in Council Chambers to review the final chapters.

**Reports from Officers and Committees:**

Painter updated the Commission on the following items: a Transportation Advisory Committee meeting has been scheduled for March 18<sup>th</sup>; potential Safe Routes to Schools Grant on Route 89; CL&P tree trimming; Interstate Reliability Project; membership to CRCOG; Eastbrook Mall appeal update; and an upcoming Storrs Center Application.

**Communications and Bills:** None.

**Adjournment:** The Chairman declared the meeting adjourned at 9:50 p.m.

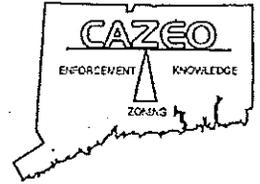
Respectfully submitted,

Katherine Holt, Secretary

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# Town of Mansfield



CURT B. HIRSCH  
ZONING AGENT  
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING  
4 SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3341

Memo to: Planning and Zoning Commission  
From: Curt Hirsch, Zoning Agent *CSH*  
Date: March 7, 2014

## MONTHLY PERMIT ACTIVITY for December, 2013

### ZONING PERMITS

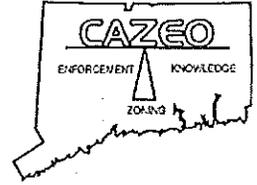
<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Newcity Builders	Lot 3 Gurleyville Rd.	1 fm dw
St. Jean	43 Hickory La.	ground solar arrays
Roberge	66 White Oak Rd.	shed
Mango	253 Spring Hill Rd.	shed
Slater	602 Mansfield City/350 Browns	lot line revision
Spring Hill Properties	Lot 17 Beacon Hill Dr.	1 fm dw
Chen Tian Zhen	1812 Storrs Rd.	2 sheds

### CERTIFICATES OF COMPLIANCE

The Zoning Agent was on medical leave during December. There were no Certificates of Compliance issued.



# Town of Mansfield



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Memo to: Planning and Zoning Commission  
From: Curt Hirsch, Zoning Agent *CBH*  
Date: March 7, 2014

## MONTHLY PERMIT ACTIVITY for January, 2014

### ZONING PERMITS

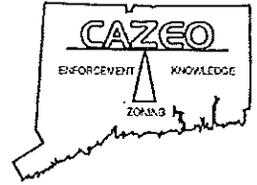
<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Bzymek	260 Codfish Falls Rd.	14 x 28 garage
Wood / C-Tec	42 Chatham Dr	ground solar array
Newcity Bldrs.	Lot 2 Bassetts Bridge Rd.	1 fm dw
Newcity Bldrs.	Lot 16 Mansfield City Rd.	1 fm dw
Wrubel	500 Woodland Rd.	barn addition
Javaruski	40 Mountain Rd.	efficiency unit
Mahoney	26 Jonathan La.	efficiency unit
East Brook Animal Hospital	143 Storrs Rd.	free-standing identity sign
Storrs Wine & Spirits	1 Royce Cir., Suite C110	building identity signage
Hartford Health Care	1244 Storrs Rd.	building identity sign
UConn Health Care	1 Royce Cir., Suite C103	building identity signage

### CERTIFICATES OF COMPLIANCE

Marble	203 Storrs Rd.	massage therapy office
Academic Assoc.	1066 Storrs Rd.	shed
Corridor Property Mgt.	Hunting Heights Apts.	Shed
Kozachek	441 Gurleyville Rd.	garage addition
Zimmer	43 Bundy La.	house addition
Zwide	130 Gurleyville Rd.	barn
Willis	240 Baxter Rd.	shed
Raphaelson	119 Timber Dr.	shed
Blair	115 Coventry Rd.	deck
Oak Grove Montessori	132 Pleasant Valley Rd.	greenhouse
Soder	4 Mohegan Sq.	addition & deck
Rossi	818 Storrs Rd.	ground solar array
Berthelette	11 Lodi Dr.	shed
Koehler	115 Wormwood Hill Rd.	pool
Gerent	197 Pleasant Valley Rd.	deck & screen porch
Noone	1428 Stafford Rd.	garage
Spring Hill Properties	48 Beacon Hill Dr.	1 fm dw



# Town of Mansfield



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AUDREY P. BECK BUILDING  
4 SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3341

Memo to: Planning and Zoning Commission  
From: Curt Hirsch, Zoning Agent *CHS*  
Date: March 7, 2014

## MONTHLY PERMIT ACTIVITY for February, 2014

### ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Hussey	500 Mansfield Ave.	caretakers residence
Buckley / Gaieski	228 Baxter Rd.	24 x 26 garage

### CERTIFICATES OF COMPLIANCE

Briggs	301 Gurleyville Rd.	ground solar array
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**TOWN OF MANSFIELD**  
 DEPARTMENT OF PLANNING AND DEVELOPMENT



To: Planning and Zoning Commission  
 From: Curt Hirsch, Zoning Agent *CBAA*  
 Date: March 10, 2014  
 Re: Zoning Activity for the Month of November 2013

Activity	This Month	Last Month	Same Month Last Year	This Fiscal Year to Date	Last Fiscal Year to Date
Zoning Permits Issued	10	14	10	69	56
Certificates of Compliance Issued	11	1	5	57	42
Site Inspections	28	21	27	140	163
Complaints Received from the Public	4	10	3	36	24
Complaints Requiring Inspection	4	5	2	24	16
Potential/Actual Violations Found	3	8	1	32	12
Enforcement Letters	3	3	10	16	49
Notices to Issue ZBA Forms	0	2	0	6	5
Notices of Zoning Violations Issued	0	2	4	11	20
Zoning Citations Issued	0	0	1	1	8
<b>Residential Zoning Permits</b>	<b>This Month</b>	<b>FY2014 To Date</b>			
Single-Family Homes	1	6			
Two-Family Homes	0	0			
Multi-Family Units	0	0			

**TOWN OF MANSFIELD**  
 DEPARTMENT OF PLANNING AND DEVELOPMENT



To: Planning and Zoning Commission  
 From: Curt Hirsch, Zoning Agent  
 Date: March 19, 2014  
 Re: Zoning Activity for the Month of December 2013

*CH*

Activity	This Month	Last Month	Same Month Last Year	This Fiscal Year to Date	Last Fiscal Year to Date
Zoning Permits Issued	7	10	5	76	61
Certificates of Compliance Issued	0	12	7	57	49
Site Inspections	0	28	17	140	180
Complaints Received from the Public	1	4	5	37	29
Complaints Requiring Inspection	0	4	5	24	21
Potential/Actual Violations Found	0	3	4	32	16
Enforcement Letters	0	3	6	16	54
Notices to Issue ZBA Forms	1	0	1	7	6
Notices of Zoning Violations Issued	0	0	1	11	21
Zoning Citations Issued	0	0	0	1	8

Residential Zoning Permits	This Month	FY2014 To Date
Single-Family Homes	2	8
Two-Family Homes	0	0
Multi-Family Units	0	0

**TOWN OF MANSFIELD**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**



To: Planning and Zoning Commission  
 From: Curt Hirsch, Zoning Agent *CH*  
 Date: March 10, 2014  
 Re: Zoning Activity for the Month of January 2014

Activity	This Month	Last Month	Same Month Last Year	This Fiscal Year to Date	Last Fiscal Year to Date
Zoning Permits Issued	11	7	5	87	66
Certificates of Compliance Issued	17	0	9	74	58
Site Inspections	17	0	27	140	207
Complaints Received from the Public	0	0	2	38	31
Complaints Requiring Inspection	0	0	3	24	24
Potential/Actual Violations Found	0	0	3	32	19
Enforcement Letters	0	0	8	16	62
Notices to Issue ZBA Forms	0	0	1	7	7
Notices of Zoning Violations Issued	0	0	0	11	21
Zoning Citations Issued	0	0	1	1	9
<b>Residential Zoning Permits</b>	<b>This Month</b>	<b>FY2014 To Date</b>			
Single-Family Homes	2	10			
Two-Family Homes	0	0			
Multi-Family Units	0	0			

**TOWN OF MANSFIELD**  
DEPARTMENT OF PLANNING AND DEVELOPMENT



To: Planning and Zoning Commission  
From: Curt Hirsch, Zoning Agent *CBA*  
Date: March 10, 2014  
Re: Zoning Activity for the Month of February 2014

Activity	This Month	Last Month	Same Month Last Year	This Fiscal Year to Date	Last Fiscal Year to Date
Zoning Permits Issued	2	11	1	89	67
Certificates of Compliance Issued	1	17	2	75	60
Site Inspections	1	17	16	141	223
Complaints Received from the Public	0	0	5	38	36
Complaints Requiring Inspection	0	0	4	24	28
Potential/Actual Violations Found	0	0	3	32	22
Enforcement Letters	0	0	2	16	64
Notices to Issue ZBA Forms	0	0	0	7	7
Notices of Zoning Violations Issued	0	0	2	11	23
Zoning Citations Issued	0	0	0	1	9
<b>Residential Zoning Permits</b>	<b>This Month</b>	<b>FY2014 To Date</b>			
Single-Family Homes	0	10			
Two-Family Homes	0	0			
Multi-Family Units	0	0			

RECEIPT OF APPLICATION FOR AMENDMENT TO THE ZONING MAP:

\_\_\_\_\_, MOVE and \_\_\_\_\_ seconds, to receive the application submitted by Storrs Center Alliance (PZC File #1246-19) to amend the Zoning Map pertaining to a portion of the Storrs Center Special Design District Master Parking Study, as shown on plans dated 08/29/12 and as submitted to the Commission, to refer said application to the staff for review and comment and to set a Public Hearing for April 21, 2014.

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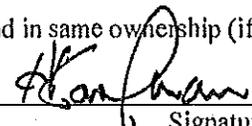
APPLICATION TO AMEND THE ZONING MAP  
(see Article XIII of the Zoning Regulations)

PZC File # 1246-19  
Date 3-13-14

1. The undersigned applicant hereby petitions the Mansfield Planning and Zoning Commission to change the zone classification of the hereinafter-described property from Storrs Center Special Design District to No Change in Zone District

2. Address/location of subject property Storrs Center Special Design District Area  
Assessor's Map \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) See attached

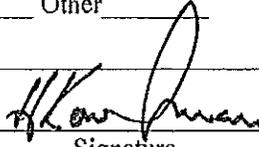
3. Acreage of subject property 47, acreage of adjacent land in same ownership (if any) \_\_\_\_\_

4. APPLICANT Storrs Center Alliance, LLC   
(please PRINT) \_\_\_\_\_ Signature \_\_\_\_\_

Street Address P.O. Box 878 Telephone 845-351-2900  
Town Tuxedo Park, NY Zip Code 10987

Interest in property: Owner  Optionee \_\_\_\_\_ Lessee \_\_\_\_\_ Other \_\_\_\_\_

(If "Other", please explain) \_\_\_\_\_

5. OWNER OF RECORD: Storrs Center Alliance, LLC   
(please PRINT) \_\_\_\_\_ Signature \_\_\_\_\_

Street Address P.O. Box 878 Telephone 845-351-2900  
Town Tuxedo Park, NY Zip Code 10987

Signature \_\_\_\_\_  
OR attached purchase contract \_\_\_\_\_ OR attached letter consenting to this application \_\_\_\_\_

6. AGENTS (if any) who may be directly contacted regarding this application:  
Name Thomas P. Cody Telephone 860-275-8264  
Address Robinson & Cole LLP, 280 Trumbull St., Hartford, CT Zip Code 06103  
Involvement (legal, engineering, surveying, etc.) Legal counsel to Storrs Center Alliance, LLC

Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Involvement (legal, engineering, surveying, etc.) \_\_\_\_\_

7. The following items must be submitted as part of this application:  
 application fee  
 map of subject property (5 copies) prepared by surveyor as per requirements of Article XIII, Section B.4. Map shall include areas within 500 feet of proposed rezoning, existing and proposed zone boundaries, existing streets, rights-of-way, easements, watercourses, wetlands, flood hazard areas, property lines and names and addresses of neighboring property-owners, including those across any street

(over)

8. Items to be submitted as part of this application (continued):

\_\_\_\_\_ legally-defined boundary description of areas to be rezoned

X Statement of Justification addressing approval considerations of Article XIII, Section C, and substantiating the proposal's compatibility with the Mansfield Plan of Development; the reasons for the proposed rezoning (including any circumstances or changed conditions that would justify the revision), and the effect the zone change would have on the health, safety, welfare and property values of neighboring properties and other Mansfield residents

X reports and other information supporting the proposed rezoning (see Article XIII, Section B.8). List or explain.

"Storrs Center Special Design District, Master Parking Study Update", dated March, 10, 2014, prepared by Walker Parking Consultants  
\_\_\_\_\_  
\_\_\_\_\_

(end of Applicant section)

\* \* \* \* \*

(for office use only)

date application was received by the PZC \_\_\_\_\_ fee submitted \_\_\_\_\_

date of Public Hearing \_\_\_\_\_ date of PZC action \_\_\_\_\_

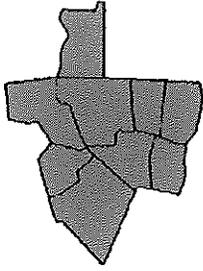
action: \_\_\_\_\_ approved \_\_\_\_\_ denied effective date \_\_\_\_\_

comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

signed \_\_\_\_\_  
Chairman, Mansfield Planning & Zoning Commission

date \_\_\_\_\_



# WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

## REGIONAL PLANNING COMMISSION

Date: March 5, 2014  
Referral #: 14-01-30-WN  
Report on: **Zoning**

**WILLINGTON**  
**Public Signs**

To: Town of Willington Planning and Zoning Commission  
C/o: Susan Yorgensen, Town Planner

Commissioners;

This referral involves: A proposal to expand upon the zoning regulations associated with public signage.

Receipt is hereby acknowledged of the above referral. Notice of the proposed changes to the Zoning Regulations were transmitted to the Windham Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**Comments for Inclusion in the Public Record:** The Regional Planning Commission reviewed the proposed amendments to the zoning regulations. The commission offers recommendations on how proposals can better meet the goals and vision of the Windham Region Land Use Plan, WINCOG's regional guide for conservation and development. The recommendations of the Regional Planning Commission are purely advisory.

- The proposal is not anticipated to create negative intermunicipal impacts.

Questions concerning this referral should be directed to Mark Paquette at the Windham Region Council of Governments.

Sincerely,

  
Katherine Holt, Chair  
WINCOG RPC