

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
**Special Meeting**  
Wednesday, September 3, 2014  
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:13 p.m. Alternate Aho was seated for Ryan.

**Approval of Minutes:**

**a. August 4, 2014 Meeting**

Hall MOVED, Aho seconded, to approve the 8-4-14 minutes as written. MOTION PASSED with all in favor except Lewis. Chandy, Hall, and Aho noted that they listened to the recording of the meeting.

**Zoning Agent's Report:**

Hirsch reported that Live Music Permit Renewals will be on the next agenda.

**Public Hearing:**

**Scenic Road Alteration Request, Dog Lane and Gurleyville Road, PZC File#1010-5 and #1010-8**

Chairman Goodwin opened the Continued Public Hearing at 7:15p.m. Westa recused herself. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Plante, Pociask, Rawn, and alternates Aho and Ward. Aho was appointed to act. Linda Painter, Director of Planning and Development, noted her memos dated 8/28/14 and 9/3/14; email correspondences between Kiefer and Painter dated 8/29/14; a copy of the Scenic Road ordinance; an 8/9/14 letter signed by several residents of Dog Lane and a reference in the Conservation Commission's August draft minutes.

Steven Child, CL&P Vegetation Management, and Tony Wilbur, Tennett Tree Service, represented the applicant. Child distributed pictures of the trees identified as locations #8 and #25 on the revised tree listing dated 8/27/14 and a diagram explaining the UPZ (Utility Protection Zone). They discussed the trees on the list and why they need to be either removed or trimmed and answered questions posed by the Commission.

Michael Soares, 99 Dog Lane, disclosed for the record that he is a member of the Open Space Preservation Committee, Conservation Commission, and the CWC Water Advisory Board. He talked at length about how the trees provide character to the road and have a traffic-calming effect. He identified several trees as priorities for preservation, noting that he would like all of them to remain but knows this is unlikely.

At 8:07 p.m. Plante MOVED, Hall seconded, to close the Public Hearing. MOTION PASSED with all in favor except Westa who recused herself.

**Old Business:**

**a. Scenic Road Alteration Request, Dog Lane and Gurleyville Road, PZC File#1010-5 and #1010-8**

The Commission took action on the Alteration Request for Gurleyville Road and will revisit the Dog Lane Alteration Request at the next meeting.

Holt MOVED, Aho seconded, to communicate to the Town Council that the Planning and Zoning

Commission has no objection to removal of the trees on Gurleyville Road as requested by the Connecticut Light and Power Company as the removal of these trees will not significantly alter the scenic character of Gurleyville Road provided that any stone walls damaged during the removal be repaired/restored:

- Trees #16 through #25 as appeared on an 8-27-14 list.

The Commission does object to the removal of the following tree as requested by Connecticut Light and Power as the loss of this tree would negatively impact the scenic character of Gurleyville Road:

- Tree #15 as it appeared on an 8-27-14 list.

MOTION PASSED with all in favor except Westa who was disqualified.

**New Business:**

**a. Request for Special Permit Extension, United Services, PZC File #1302**

Chandy MOVED, Holt seconded, that the PZC approve a one-year extension, until September 19, 2015, of the special permit granted to United Services, Inc., for the construction of an office building and associated site development on North Frontage Road. MOTION PASSED UNANIMOUSLY.

**b. Request for Bond Deadline Extension, Gifford Estates, PZC File #1250**

Chandy MOVED, Holt seconded, that the PZC approve the 8/1/14 request from Francis Halle and grant an extension until September 1, 2016, for the completion of the common driveway and other site improvements required in association with the Gifford Estates Re-subdivision. A revised Bonding Agreement shall be executed to reflect this revised completion date. MOTION PASSED UNANIMOUSLY.

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

Painter reported that the draft plan is in revision and will be sent to the consultants for formatting before being distributed to the Commission for further review.

**Reports from Officers and Committees:**

Noted.

**Communications and Bills:**

Noted.

**Adjournment:**

The Chairman adjourned the meeting at 8:25 p.m.

Respectfully submitted,

Katherine Holt, Secretary