

MINUTES

Members Present:	P. Aho, B. Chandy, L. Cooley, D. Plante, K. Rawn, V. Ward
Members Absent:	S. Accorsi, C. Cotton, R. Hall
Alternates Present:	J. DeVivo, K. Fratoni
Staff Present:	L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planner 1; E. Galbraith, Administrative Assistant

CALL TO ORDER AND ROLL CALL

Chair Aho called the January 19, 2021 regular meeting of the Planning and Zoning Commission to order at 6:15 p.m. Members present are Aho, Chandy, Cooley, Plante, Rawn and Ward and alternates DeVivo and Fratoni. Alternates DeVivo and Fratoni are seated for absent members Accorsi, Cotton and Hall.

APPROVAL OF MINUTES

Ward MOVED, Cooley seconded, to approve the December 21, 2020 meeting minutes with the following corrections:

- Add Cooley to the roll call

Motion PASSED unanimously.

ZONING AGENT REPORT

Woodmansee noted a reduction in the number of submissions of applications for zoning permits.

PUBLIC HEARINGS

Painter provided an overview of the public hearing procedures and instructions on how to participate in the hearing at the request of Aho.

P1366-1 Special Permit Application to authorize additional non-conforming use (wellness center) at 483 Storrs Road (Stone Hill, fka Echo Grange), Nicole Smith, Applicant/Anthony Raggi, Owner. (P1366-1)

The public hearing was opened at 6:27 p.m. Members present are Aho, Chandy, Cooley, Plante, Rawn and Ward and alternates DeVivo and Fratoni. Alternates DeVivo and Fratoni are seated for absent members Accorsi, Cotton and Hall.

Applicant Nicole Smith presented an overview of her business plan and proposed use for the first floor of the former Echo Grange building at 483 Storrs Road. Smith described the

professional services she offers including acupuncture and education on plant-based and organic diets, including wine.

Members asked questions about the potential need for a liquor license for wine sampling events, health requirements regarding cooking demonstrations, and parking.

Anthony Raggi, owner, indicated that he supported the proposed application.

Members of the public were invited to comment and there were none.

Ward MOVED, Rawn seconded, to close the public hearing.

Motion PASSED unanimously.

The public hearing was closed at 6:42 p.m.

OLD BUSINESS

P1366-1 Special Permit Application to authorize additional non-conforming use (wellness center) at 483 Storrs Road (Stone Hill, fka Echo Grange), Nicole Smith, Applicant/Anthony Raggi, Owner. (P1366-1)

Chandy MOVED to approve the December 14, 2020, special permit application of Nicole Smith to authorize use of the lower floor of the building at 483 Storrs Road for a wellness center, as described in application submissions and as presented at Public Hearing on January 19, 2021. Pursuant to Article 5, Section B.4 of the Mansfield Zoning Regulations, the site plan requirements contained in Section B.3.d are hereby waived as there is no proposed expansion of the building or site improvements and the information is not needed to determine compliance with the zoning regulations.

This approval is granted because the application is not expected to result in any detrimental neighborhood impacts and is considered to be in compliance with Article 9, Section 3.b; Article 5, Section B; and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. **Extent of Approval.** This approval is based on the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses shall be limited to those authorized by this approval. Any questions regarding authorized uses, additional site improvements, and conditions cited in this approval shall be reviewed with the Zoning Agent and Director of Planning and Development, and, as deemed necessary, the PZC.
2. **Historic Village Review.** Due to the property's location in a designated Historic Village, PZC approval is required for any site or building alterations, including signs, prior to issuance of a Zoning Permit.
3. **Parking.** The applicant shall coordinate the timing of classes and workshops to limit overlap with the operating hours of the upstairs office use and limit the number of participants in classes to ensure sufficient parking is available on-site.

4. Validity. This special permit shall not become valid until filed upon the Land Records by the applicant.

Ward proposed the addition of another condition to the motion that would require the applicant to obtain all other required state and local permits prior to commencing activities for which such permits are required.

Chandy accepted Ward's proposed revision as a friendly amendment and Ward seconded the revised motion.

Motion PASSED unanimously.

NEW BUSINESS

Proposed revision to 2021 Meeting Calendar

Ward MOVED, Fratoni seconded, to adopt the revised 2021 PZC meeting schedule as presented at the January 19, 2021 PZC meeting and to authorize staff to file the revised meeting schedule with the Town Clerk.

Motion PASSED unanimously.

COMMUNICATIONS AND BILLS

A guide for using the virtual meeting platform is included in the packet.

ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant