

AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Wednesday, July 5, 2006, 7:30 p.m.
or upon completion of [Inland Wetland Agency Meeting](#)
Council Chambers, Audrey P. Beck Municipal Building

Minutes: 6/19/06

Scheduled Business

7:35 p.m. Zoning Agent's Report

- A. Monthly Activity
- B. Enforcement Update
- C. Other

Other Old Business

1. Subdivision application, proposed new lot on Mt.Hope Road, F. Spakoski, applicant, C. Harakaly, owner, file #1247-M.A.D. 7/5/06-
Memo from Director of Planning
2. Acceptance of withdrawal of Re-subdivision Application of lots 29 and 33 in the Maplewoods Subdivision, Maple Road/Max Felix Drive, into 3 lots, Depot Associates, o/a, file #974
3. Application to re-zone property on northerly side of Dog Lane from RAR-90 to Planed Business-2, Mansfield Downtown Partnership/Storrs Center Alliance, LLC., File #1246 M.A.D. 8/23/06
4. Application to amend Article VII and VIII of the Zoning Regulations, Mansfield Downtown Partnership/Storrs Alliance, LLC., File #1246-2 M.A.D. 8/23/06
5. Special Permit Application, proposed commercial building and related site work on property Dog Lane, Storrs Center Alliance, LLC, applicant, file #1246-3 M.A.D. 8/23/06
6. Subdivision application, proposed new lot on Dog Lane, Storrs Center Alliance, LLC, applicant, File #1246-4 M.A.D. 8/23/06
7. Site modification request, proposed deck and increase in seating, Mansfield Restaurant Pizzeria & Pub, 466 Storrs Road, P.Gitsis, o/a, file #651-2 (Awaiting additional information from applicant)
8. Sand and Gravel Special Permit Renewals, Public Hearing Continued until 7/19/06
 - A. Hall Property, Old Mansfield Hollow Road, File #910-2
 - B. Banis Property, Pleasant Valley Road, File #1221
9. Bond Release Requests: Memos from Director of Planning and Assistant Town Engineer

A. Wild Rose Estates Section 1, File #1302 and Section 2, File #1302-2

B. Mulwood East, File #1225

C. Fellows Estates, File #1230

10. PZC proposed revisions to the Zoning Regulations (Public Hearing scheduled for 7/17/06)

11. Proposed PZC fee (To be tabled-awaiting staff reports)

12. Other

New Business

1. New Special Permit Application, River Park, Plains Road, Town of Mansfield o/a, File #1249
2. New Re-Subdivision Application, Gifford Estates Resubdivision, 2 new lots on Maple and Spring Hill Roads, Spring Valley LLC., applicant, File #1250
3. New Special Permit Application, Proposed efficiency Unit at 238 Maple Road, P. Peters, o/a File # 1248
4. 6/2/06 Letter from J. Spears RE: Storage areas – Colonial Townhouse Apartments, Foster Drive.
(to be tabled –awaiting staff review)
5. Request for release of Maintenance Bond, Maplewoods Section 2, Max Felix Drive (under review by staff)
6. Communications from Mansfield's Open Space Preservation committee Re:
 - a. Recommendation for presentation by the Green Valley Institute on Open Space Subdivisions
 - b. Recommendations for regulation revisions regarding submission of preliminary Subdivision Plans.
7. Other

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee
4. Other

Communications and Bills

1. 6/26/06 Report from Assistant Town Manager and attachments including Mansfield portions of Windham Regional Pre-Disaster Natural Hazard Mitigation Plan
2. 6/8/06 Letter from CT. Dept. of Public Health RE: UConn Public Water System Consent Order

3. 6/13/06 Letter from R. Miller, UConn Director of Environmental Policy to D.E.P
4. 6/19/06 NPR article "Cul-de Sacs: Suburban Dream or Dead End"
5. Information received at 6/15/06 scoping meeting for extension of North Hillside Road
6. Other