

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, December 4, 2006

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Kochenburger, P. Plante, B. Ryan, G. Zimmer

Alternates present: C. Kusmer, B. Pociask

Staff present: G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:46 p.m.

Minutes:

11/20/06 – Holt MOVED, Ryan seconded, to approve the Minutes of the 11/20/06 Meeting with the correction of the spelling of Monticello under New Business Item 2.c. and the change in date from February 16 to January 16 in New Business Item 1.

MOTION PASSED UNANIMOUSLY.

Scheduled Business:

Zoning Agent's Report

A. Noted; no member comments.

B. Update on Hall site restoration, trailer removal activities

Hirsch updated the Commission that a new deadline will be set on the trailer removal since Ashford has not granted approval for them to be moved to the proposed site.

Hirsch also noted that there has been no new activity at the Eric Hall site.

Old Business:

1. Subdivision Application, Dunham Farm Estate, 3-lots on S. Eagleville/Dunham Pond Roads,

EJK Properties LLC., Applicant, File #1252

Derek Allinson, a resident, and member of the Dunham Pond Association, LLC, updated the Commission on the Association's history. He stated that the Association would prefer to own the open space north of Dunham Pond rather than have it designated as open space to be owned by the Town. According to Mr. Allinson, the area north of the pond is very fragile with a high water table, and the Association would prefer not to have any trails go through there. This item was tabled awaiting action from the IWA.

Public Hearing:

Special Permit Application, proposed expansion of Gibbs Oil Company gasoline service station/convenience store, 9 Stafford Road, File #404-3

Chairman Favretti opened the Public Hearing at 8:04 p.m. Commissioner Kochenburger disqualified himself, and Favretti appointed alternate Pociask to act in his place.

Members present were R. Favretti, B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Plante, B. Ryan, G. Zimmer, and Alternates B. Pociask and C. Kusmer. Padick read the Legal

Notice as it was printed in the Chronicle, and noted memos from E.H.H.D, the Fire Marshal, the Director of Planning, the Assistant Town Engineer, the Design Review Panel, and a memo from the applicant's attorney, Mark Branse. Padick updated the Commission that the applicant did not comply with the neighborhood notification requirements, and that the hearing should be continued pending notification. Attorney Branse was present to answer questions. Chairman Favretti asked if anyone in the audience was present for this application. Seeing no one, Holt MOVED, Hall seconded, to accept the applicant's request for an extension to the January 2, 2007 meeting. MOTION PASSED UNANIMOUSLY.

Other Old Business Continued...

2. Subdivision Application, Bennett Estates, 3 lots on Ash Street/South Frontage Road,

D+S Properties LLC., o/a, File #1253

Item tabled awaiting discussion scheduled for 12-18-06.

3. Request for site modification, driveway at 452 Storrs Road, Home Selling Team, File #510-2

Michael Dilaj of Datum Engineering, representing the applicant, described the proposed vehicular entrance/exit and emergency fire-truck access. Commissioners questioned the layout and the traffic congestion problems that already occur at this location. Dilaj indicated that the DOT has approved this solution at other sites, and he considers it to be the best design solution for the subject site. Many Commission members expressed concerns, and suggested that Dilaj show alternative turnaround concepts for comparison. Favretti suggested a field trip to the site, and Dilaj offered to paint the layout on the ground so members could see the island and entrance/exit arrangement. The field trip date was set for December 12th, at 1:00 p.m. Item tabled.

4. Bonding/Subdivision Issues:

Items "a" through "e" are tabled.

5. 8-24 Referral, proposed acceptance of new Town Roads

Gardner MOVED, Holt seconded, that the Planning and Zoning Commission report to the Town Council that due to late fall construction, significant areas that have not been permanently revegetated and the lack of monumentation and as-built certifications, the Fellows Estates extension of Monticello Lane is not considered ready for Town acceptance. This matter will be reassessed in late spring 2007 and a recommendation for acceptance will be considered at that time.

Furthermore, based on work completed, the Planning and Zoning Commission authorizes its Chairman with staff assistance to reduce bonding requirements for Fellows Estates to the existing cash bond held by the Town (\$24,000 plus accumulated interest). A new bond agreement with completion date of June 1, 2007 shall be executed before authorizing the release of an existing Letter of Credit held by the Town. In addition, subject to a subdivider commitment to maintain safe access to all occupied lots, including all necessary sanding and snow plowing during the winter season, the PZC modifies condition #3 of its 9/19/05 approval of Fellows Estates to authorize up to four (4) Certificates of Compliance for new homes in this subdivision. MOTION PASSED

UNANIMOUSLY.

6. Regulatory Review Committee, proposed revisions to the Zoning Map and Zoning Regulations,

File #907-29

Item tabled.

7. Potential Revisions to PZC/IWA Fee schedule

Item tabled.

8. Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions

(to be rescheduled to early 2007)

Item tabled.

New Business:

1. Proposed rezoning from R-20 to PB-1, 93 Conantville Road, B & C McCarthy, o/a, File #1254

Holt MOVED, Hall seconded, to receive the application of Brian and Kathy McCarthy (File #1254) to change the zone classification of a 1.04 acre parcel of land owned by the applicants located at 93 Conantville Road from R-20 (Residence 20) zone to PB-1 zone (Planned Business-1), as shown on plans dated 11/30/06, and to refer said application to the staff for review and comments, and to set a Public Hearing for January 16, 2007.

MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

None

Communications and Bills:

The agenda items were noted. Zimmer MOVED, Holt seconded, to recommend to the Town Council that they consider a bike path extension from Clover Mill Road to Chaffeeville Road during the planned route improvements to Route 195/Chaffeeville Road. MOTION PASSED UNANIMOUSLY.

Adjournment:

Favretti declared the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary