

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, Monday, December 18, 2006, 7:00 p.m.
Council Chambers, Audrey P. Beck Municipal Building

Minutes: 12/4/06; 12/12/06 Field Trip

Scheduled Business

7:05 p.m. Zoning Agent's Report

- A. Enforcement Update
- B. Update on Hall site restoration, trailer removal activities
- C. Other

8:00 p.m. Public Hearing

PZC-proposed revisions to the Zoning Map and Zoning Regulations, file #907-29. Reports from Director of Planning, Town Attorney, WINCOG Regional Planning Commission, Agricultural Committee

Other Old Business

1. **Subdivision Application, Dunham Farm Estate, 3-lots on S. Eagleville/Dunham Pond Roads, EJK Properties LLC., Applicant, File #1252 (35 Days after IWA action)**
Memo from Director of Planning
2. **Subdivision Application, Bennett Estates, 3 lots on Ash Street/South Frontage Road, D+S Properties LLC., o/a, File #1253 - M.A.D. 1/10/07**
Memo from Director of Planning
3. **Request for site modification, driveway at 452 Storrs Road, Home Selling Team, File #510-2**
4. **Special Permit Application, Proposed Expansion of Gibbs Oil Company gasoline service station/convenience store, 9 Stafford Road, File #404-3**
(To be tabled – Public Hearing continued until 1/2/07)
5. **Proposed rezoning from R-20 to PB-1, Property at 93 Conantville road, B. & C. McCarthy, o/a, File #1254** (To be tabled – Public Hearing scheduled for 1/16/07)
6. **Bonding/Subdivision Issues:**
Report from Director of Planning
 - a. Maintenance Bond, Maplewoods, Section 2, Max Felix Drive, File #974-3

- b. Pine Grove Estates, File #1187-2
 - c. McFarland Acres, File #877-3
 - d. Baxter Road Estates, File #1229
 - e. Windswept Manor, File #1198
 - f. Maintenance Bond Scottron/Sheffield Drives- Chatham Hill Section 2, File #1131-2
 - g. Other
7. **8-24 Referral Proposed acceptance of**
- **Jackson Lane-File #1231**
8. **Potential Revisions to PZC/IWA Fee schedule**
(Awaiting staff report)
9. **Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions**
(to be scheduled in early 2007)

New Business

- 1. Four Corners Area Sewer Study-Memo from Director of Planning
- 2. Other

Reports from Officers and Committees

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

Communications and Bills

1. 12/6/06 letter from PZC to DOT re; Storrs Road/Chaffeeville Road Project
2. Town Council approved Assisted/Independent Living Project Developer Selection Process
3. Notice of 1/22/07 Public Information Session on planned Hunting Lodge Road walkway
4. CCM Bulletin: Municipal Interventions on Land Use Decisions
5. CFPZA Fall 2006 Quarterly Newsletter
6. Memorandum of Agreement re; UConn Water Supply System
7. 11/14/06 Communication from Milone & MacBroom re; Master Plan: UConn Water Supply and Wastewater Treatment Systems
8. Other