

## AGENDA

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday, January 16, 2007, 7:00 p.m.

Council Chambers, Audrey P. Beck Municipal Building

Minutes: 1/2/07

#### Scheduled Business

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

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

7:15 p.m. Presentation by Earth Tech on Four Corners Area Sewer Study

7:45 p.m. Public Hearing Continuation

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

Memo from Director of Planning

8:00 p.m. Public Hearing

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

Memo from Director of Planning

#### Other Old Business

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

EJK Properties LLC., Applicant, File #1252 (MAD 2/6/07)

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

Memo from Director of Planning

3. PZC-proposed revisions to the Zoning Map and Zoning Regulations, File #907-29

4. Special Permit Application, proposed efficiency unit at 920 Storrs Road, J.J. Luczak applicant, File #1255( to be tabled-Public Hearing scheduled for 2/5/07)

5. Review of water supply requirements-DMR, ARH & PRD Zones

6. Bonding/Subdivision Issues:

Reports from Director of Planning and Assistant Town Engineer

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. Beacon Hill Estates, File #1214-2

h. Other

8-24 Referral Proposed acceptance of Jackson Lane-File #1231

Report from Director of Planning

Potential Revisions to PZC/IWA Fee schedule

(Awaiting staff report)

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

(to be scheduled for February or March)

Other

New Business

Other

Reports from Officers and Committees

Chairman's Report

Regional Planning Commission

Regulatory Review Committee

Other

Communications and Bills

Notice of CT. Land Use Law workshop: March 17, 2007

Notice of Land Preservation Options Conference: January 27, 2007

Notice of 12/29/06 Public Meeting: Planned Hunting Lodge Road Bikeway/Walkway

1/10/07 ZBA action

Other