

## MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Wednesday, April 4, 2007

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: L. Lombard

Alternates absent: B. Pociask

Staff present: G. Padick (Director of Planning),

Chairman Favretti called the meeting to order at 8:01 p.m.

Minutes:

3/19/07-Gardner MOVED, Kochenburger seconded, to approve the 3/19/07 PZC meeting minutes as written. MOTION PASSED with all in favor except Plante who disqualified himself.

Favretti MOVED, Hall seconded, to add two new items to the Agenda under New Business. MOTION PASSED with all in favor except Zimmer who disqualified himself.

Scheduled Business:

Discussion with Jim Gibbons, UConn Cooperative Extension Service

Gregory Padick, Director of Planning, introduced Mr. Gibbons. Padick stated that he had shown Gibbons the Pleasant Valley Road site under consideration.

Gibbons noted the prime agricultural and open space land in this area and cited that the state is losing such areas as this and expressed its importance to the community. He urged the Commission to rethink the proposal to implement cluster housing, and suggested a research park as a possible alternative use that would fit better with agricultural uses. He felt that a research park is ideally located between ECSU and UConn, creating an "intelligence corridor" similar to those found nationwide. Goodwin commented that this type of zone would be more compatible with agricultural land, and that services the town would provide would be less, and taxes generated would be greater.

Gibbons discussed the negative impact that additional affordable housing would have on Mansfield's schools and on the fire and safety services. He cited the important resources that are in that area that should be protected, especially the prime farmland. He recommended that the Town should consider acquiring the land for conservation/agricultural preservation.

Chairman Favretti thanked Mr. Gibbons and declared a short recess at 8:43 p.m.

Old Business:

Subdivision Application, Glenn Terrace, Section 5, property at the eastern end of Ellise Road, Girard College Development Fund, o/a, File #750-3  
Chairman Favretti disqualified himself and Vice Chairperson Goodwin assumed the chair.

Attorney J. Capossela and surveyor S. Filip were present to represent the applicant. Capossela agreed that the Inland Wetland Agency public hearing record from earlier in the evening could be spread upon the PZC record. He discussed the issues that had been raised from the previous PZC meeting including the Conservation Dedication which now includes the Open Space Committee's suggestion of additional wetland corridor linkages, but will not include the northwest portion as suggested in Padick's memo. The Open Space/Conservation Easement now equals 52.2% of the total property. Goodwin asked for comments from the public.

Tom Anderson of 38 Ellise Road questioned why there is an additional 26th house now proposed when the Ellise Road subdivision was originally approved for a maximum of 25 house lots.

Tony Philpotts of 41 Ellise Road questioned what type of use will be allowed at that property, expressing concern that a riding or boarding stable would have a negative impact on the community because there would be an increase in traffic.

There were no further comments from the Commission or the public; no action can occur until the IWA has ruled.

Site Modification request, Natchaug Hospital, 189 Storrs Road. Proposed additions, parking revisions. File 937-4

Commissioner Zimmer disqualified himself, and Favretti appointed Lombard to act. Favretti noted reports from Director of Planning, Assistant Town Engineer, EHHD, Fire Marshal, and asked Commission members if they have any questions for the applicant who is being represented by Michael Dilaj of Datum Engineering.

Gardner questioned future expansion of the site, and Dr. Stephen Larson, CEO of Natchaug Hospital, stated this proposal brings them to 57 beds (they are allowed a maximum of 60). No future expansion is anticipated. With no further questions, Gardner MOVED, Holt seconded, that the PZC Chairman and Zoning Agent be authorized to approve the 3/13/07 modification request of Natchaug Hospital Inc., for building additions, parking alterations and related site work and landscaping at 189 Storrs Road as described in the submitted Statement of Use and depicted on submitted plans. This authorization, which includes acceptance of proposed setbacks, is subject to the following conditions:

1. All previously approved plans and associated conditions of approval shall remain in effect except as altered by this modification approval.
2. Unless there are existing accessible spaces adjacent to the Conantville Road offices, a new accessible parking space shall be included in the parking area to be reconstructed off of Conantville Road. The location of any new space shall be depicted in final plans

and approved by the PZC Chairman and Zoning Agent. MOTION PASSED UNANIMOUSLY.

Freedom Green Issues: request for release of escrow funds; authorization to begin Phase IV.C

Item tabled.

Application to amend the Zoning Regulations; Storrs Center Alliance and Mansfield Downtown Partnership, applicants, File #1256

Tabled-April 5th Public Hearing.

Application to amend the Zoning Map to create a new Storrs Center Special Design District, Storrs Center Alliance and Mansfield Downtown Partnership, applicants, File #1257

Tabled-April 5th Public Hearing.

7. Potential Revisions to PZC/IWA Fee schedule

Item tabled awaiting staff report.

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

Tabled -scheduled for May 7th.

9. Zoning Agent's Report

It was noted by Padick that he is not aware of any new changes on the Hall properties and is not aware of any other violations. A full report is expected from Hirsch upon his return from vacation.

New Business:

1. Request for waiver of underground utilities, Lot B, Forest Acres Subdivision, Hunting Lodge Rd, File # 1216

Padick summarized his report and after a brief discussion between Ted Wrubel, the applicant, and Commission members, Holt MOVED, Gardner seconded, that the PZC authorize an overhead utility crossing over Hunting Lodge Road for Lot B of the Forest Acres subdivision as proposed in a 4/2/07 letter from Ted Wrubel. This action constitutes a waiver of underground utilities pursuant to Section 11.2 of the Subdivision Regulations. This waiver has been granted due to the location and nature of existing overhead service lines, roadside and subdivision characteristics and a determination that the criteria of Section 11.2 have been adequately addressed. MOTION PASSED UNANIMOUSLY.

2. New Special Permit Application, proposed gravel removal activity, 1090 Stafford Rd, K. Green, o/a File #1258

Goodwin MOVED, Hall seconded, to receive the Special Permit application (File #1258) submitted by Karen Green for gravel removal, on property located at 1090 Stafford Road, owned by Karen Green, as shown on plans dated February 7, 2007, and as described in other application submissions, and to refer said application to the staff for review and

comments, and to set a Public Hearing for May 7, 2007. MOTION PASSED UNANIMOUSLY.

3. Request to clarify condition #10 of March 19, 2007 approval motion, Gibbs property, 9 Stafford Rd., File #404-3

Padick summarized his report, and after a brief discussion, Gardner MOVED, Holt seconded, that the Planning and Zoning Commission hereby agrees that in the event the Commission considers restricting hours of operation for the drive-through component of Gibbs commercial use at 9 Stafford Road, as provided for in a March 19, 2007 approval motion, the Commission shall publish a notice of decision as per statutory provisions for PZC actions. MOTION PASSED with all in favor except Favretti and Plante, and Kochenburger who disqualified himself.

4. Nomination from Democratic Town Committee for a PZC alternate Favretti referred to the letter from Gregory Haddad, Chairman of the Mansfield Democratic Town Committee, stating that Mr. Michael Beal was nominated by that committee to fill the alternate position on PZC/IWA. Mr. Beal was introduced to the Commission after which he presented his qualifications and answered questions from the Commission. Holt then MOVED, Plante seconded, to appoint Michael Beal as an alternate for the PZC/IWA. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

None

Communications and Bills:

The agenda items were noted.

Adjournment:

Favretti declared the meeting adjourned at 10:01p.m.

Respectfully submitted,

Katherine K. Holt, Secretary