

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, September 17, 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, G. Zimmer

Members absent: B. Ryan

Alternates present: L. Lombard, B. Pociask

Alternates absent: M. Beal

Staff present: G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:02 p.m. and appointed Alternate Lombard to act in Ryan's absence.

Minutes:

9-4-07: Plante MOVED, Hall seconded, to approve the minutes as presented. MOTION PASSED with Gardner disqualifying herself.

9-10-07 Field Trip: Holt MOVED, Favretti seconded, to approve the Field Trip minutes. MOTION PASSED with Favretti, Holt, Goodwin and Lombard in favor, and all others disqualified.

Scheduled Business:

Public Hearing Application to amend the Zoning Map by rezoning property on Storrs Road from RAR-90 to PB-3, P. & N. Miniutti; Applicant, R. Walsh, Owner. File #1260
Chairman Favretti opened the Public Hearing at 7:04 p.m. for the above application. Members present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Plante, Zimmer, Lombard and Pociask. Alternate Lombard was designated to act in Ryan's absence. Padick read the Legal Notice as it appeared in the Chronicle on September 4 and September 12, 2007. He noted a 9-13-07 memo from Gregory Padick, Director of Planning.

Peter Miniutti, applicant, described the location of the 14.2-acre property as well as the site conditions, including the flood hazard area and the RAR-90 zone within the parcel. His proposal is to rezone from RAR-90 to PB-3 a small upland area, approximately two acres abutting Route 195, out of the 14.2-acre lot, and to keep the remaining land in its current zone classification of RAR-90. He stated that the proposed zone change of the 2-acre parcel would conform to the Town of Mansfield's Plan of Conservation and Development. He further noted that there are good sight lines in both directions on Route 195. The portion to be rezoned as PB-3 would be consistent with most of the neighboring parcels along Storrs Road and Middle Turnpike. The house lot immediately

west of this site is zoned RAR-90; therefore, the applicant plans to keep a 50-foot buffer along the dividing boundary.

Favretti opened the discussion to the public.

Tom Burns, of Re Max, 1182 Storrs Road, expressed his pleasure with the zone change and the conformity it will bring to the Four Corners area of Mansfield.

Favretti noted no further questions or comments from the public, and opened the discussion for the Commission.

Pociask questioned if the applicant had any plans to develop the rear portion of the property that abuts the Professional Office Park.

Holt noted that zoning the 2 acres to Professional Office instead of PB-3, would be consistent with the property across the street, and would protect the neighboring residential home better.

Plante questioned if office space is allowed in a PB-3 zone.

Padick noted that neighborhood notifications had not been sent out on time, therefore the Public Hearing will have to be kept open until the next meeting. Chairman Favretti declared that the Public Hearing would be extended to October 1st.

Zoning Agent's Report:

Items A & B of the Zoning Agent's report were noted. No new activity has occurred at the Hall or Paideia sites. Hirsch informed the Commission that the Chairman and the Zoning Agent signed off on a new storage building for the Mansfield Center Library.

Item C- Scheduling of Public Hearings on Live Music Renewals

Kochenburger MOVED, Holt seconded, to schedule a Public Hearing for October 15, 2007 for the purpose of hearing requests for the renewal of Special Permits for live music. MOTION PASSED UNANIMOUSLY. The Zoning Agent will look into getting a renewal request from Altnaveigh Inn.

Old Business:

1. Subdivision Application, 2 lots on Woodland Road. W. Lukas o/a. File #1261 Goodwin disqualified herself; Favretti appointed Pociask to act. Padick noted that the comments he had made had been addressed and the few minor changes that remain could be addressed as conditions in an approval motion. Revised plans were submitted today, and therefore, staff did not have time to review them. Padick noted that the Mandatory Action Date is 10/10/07. Favretti volunteered to work with staff to write a motion.

2. Subdivision Application, Mulwood West, 4 lots on Mulberry Rd., Dorwart Family Trust o/a File #1225-2

Padick noted that his report on this application was not complete at this time, but it will be e-mailed to PZC members on Monday, and he also noted that October 10th is the Mandatory Action Date (M.A.D.). Messrs. Dorwart and Hellstrom consented to extend the action deadline to October 15th. The question was asked of the applicant

approximately how much fill would be required, noting anything over 500 yards would require a Special Permit.

Gardner MOVED, Lombard seconded, to accept the applicant's verbal extension on the M.A.D. to October 15, 2007, to be followed by a signed letter. MOTION PASSED UNANIMOUSLY.

At 7:36 p.m. Chairman Favretti adjourned the PZC Meeting to be reconvened later in the evening, after a brief IWA Special Meeting, previously scheduled for 7:30 p.m.

Chairman Favretti reconvened the Planning and Zoning Commission Meeting at 7:45 p.m.

3. Application from Ponde Place, LLC, Files # 1262, 1263, 1264:
Goodwin MOVED, Lombard seconded, that the Planning and Zoning Commission accept the withdrawal of Ponde Place LLC applications for a zone change from RAR-90 to DMR, for a revision to Article VIII, Section A of the Zoning Regulations and for a Special Permit approval for a proposed multi-family housing development. MOTION PASSED UNANIMOUSLY.
4. Thirsty Dog Pub & Grill, 134 N. Eagleville Rd., File # 930-2
Tabled pending applicant submission.
5. Special Permit Application, efficiency unit, 112 Stafford Rd., L. Hunley owner, D. Stepule applicant, File #1265
Tabled-Public Hearing scheduled for 10/1/07.
6. Subdivision Application (Arthur's Pond) 7 Proposed lots off of N. Eagleville and Separatist Roads. File #1266
Tabled-Public Hearing scheduled for 10/1/07.
7. Level A Aquifer Designation for Willimantic River Well Field
Tabled-Public Hearing tentatively scheduled for November 5, 2007.

New Business:

1. Request for 90 day filing extension, Glen Terrace Section 5 Subdivision, File 750-3
Goodwin MOVED, Holt seconded, that the Planning and Zoning Commission, pursuant to Section 6.5 of the Subdivision Regulations, grant a second ninety-day extension for filing final subdivision plans for the Glen Terrace Section 5 subdivision (File #750-3). MOTION PASSED UNANIMOUSLY.
2. Request for release of common driveway bond, Mulwood East Subdivision, File #1225
Padick noted that staff is awaiting completion of work. Item tabled.
3. Design Review Panel Vacancy
Padick summarized his report. It was agreed by consensus that the Commission would prefer to have a licensed professional engineer fill the present vacancy, and the staff was advised to look into the availability of such professional people in Mansfield.

4. Other: Padick discussed with the Commission Attorney Schrager's letter dated September 13, regarding Wild Rose 2, requesting an increase in the number of houses to be given occupancy permits. The Commission turned down Schrager's request by consensus.

Reports of Officers and Committees:
There were no items to report on.

Communications and Bills:
The agenda items were noted.

Adjournment:
Favretti declared the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary