

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Monday, December 15, 2008 Council Chambers, Audrey P. Beck Municipal Building

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

Members absent: P. Kochenburger, B. Pociask

Alternates present: M. Beal, G. Lewis (arrived 7:04), L. Lombard

Staff present: G. Padick, Director of Planning, C. Hirsch, Zoning Agent

Chairman Favretti called the meeting to order at 7:00 p.m. He appointed alternates to act in the following order, if needed: Lombard, Beal, and then Lewis.

Minutes:

12/1/08- Hall MOVED, Plante seconded, to approve the 12/1/08 minutes as written. MOTION PASSED UNANIMOUSLY.

12/10/08 Field Trip- Ryan MOVED, Holt seconded, to approve the 12/10/08 Field Trip minutes as written. MOTION PASSED with Favretti, Lombard, Ryan and Holt in favor, all others disqualified.

Old Business:

1. **3-Lot Subdivision Application, Bassetts Bridge & South Bedlam Rds, Mansfield Hollow Estates, File # 1278 (M.A.D. 2/13/09)**

Item tabled, awaiting revised plans.

2. **Site Modification Request Proposed Replacement of Existing Commercial Building at Corner of Storrs and Bassetts Bridge Roads.**

Item tabled, awaiting revised plans.

Zoning Agent's Report:

Items A-C were noted.

Hirsch stated that he has received a written response from Hall, and is currently reviewing the information. He noted that Hall did not include any information on his personal business use of the property. Hirsch also said he had nothing new on the DeBoer site, because he has been denied access.

Padick stated that he and Hirsch have been asked to attend the January 22, 2009 Committee on Quality of Life meeting to discuss zoning enforcement as it relates to student housing and the definition of family.

Old Business, continued:

3. Verbal Update from Director of Planning Re: Environmental Review Team (ERT) Study of Ponde Place project.

Padick updated the Commission about the ERT holding a meeting today at the Community Center to present background information on the project and revised plans. He noted that in attendance were representatives from the ERT team and the applicant's team, plus (approximately) fifteen people from the public and two members of the PZC. The meeting then adjourned to the site for a comprehensive site walk. The ERT's report is expected to be finalized and presented to the PZC in February, 2009.

New Business:

1. Proposed Telecommunication Tower in southern Mansfield

Item tabled.

2. 8-24 Referral Re: Middle School Fuel Conservation Project

Gardner MOVED, Holt seconded, that the Planning and Zoning Commission report to the Town Council that it has no objection to the Town conveyance of partial ownership rights to the Spring Hill Fields property off of Spring Hill Road to the Mansfield Board of Education. MOTION PASSED UNANIMOUSLY.

3. Request for Bond Releases

Item tabled pending more information from staff.

Reports of Officers and Committees:

Favretti noted the next Regulatory Review Committee on 2-10-09 at 1pm.

Communications and Bills:

Padick noted a Special Meeting of WINCOG will be called to discuss the CL&P Interstate Reliability Proposal to see if other towns had taken a stance and to determine if WINCOG wants to endorse Mansfield's position.

Scheduled Business:

Discussion regarding Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue.

Lombard disqualified himself and Chairman Favretti appointed Lewis in his place. Padick began the discussion with the background information. He discussed the previous proposals, utilizing a map developed by Favretti and him. Padick pointed out various land uses (agriculture, residential, commercial) which were proposed earlier by the Commission but that were never approved as new zone changes.

Attorney Kari Olson and Bruce Hussey emphasized that they have no specific development plan in mind at this time. They stated that they are in accord with the concept suggested by the Favretti/Padick map, but would like to discuss further the details of what would be included in each of these zones and also the extent of them.

Favretti asked Hussey and Olson if they would be willing to meet with him and Padick to discuss this point further. They were in agreement, and Padick stated that he will set up a meeting in January.

Discussion regarding the definition of lot as it applies to property on a Town Line. (Communications from R. Lennon and K. Kaufman)

Chairman Favretti stated that although tonight's discussion was not a public hearing, he would conduct it similarly, and he asked Mr. Lennon to begin the discussion. Robert Lennon of 20 Jackson Lane and Joseph Cerreto of 6 Jackson Lane stated their opposition to the recent ruling regarding the definition of lot as it applies to property on a town line. Lennon referred to his letters of November 30, 2008, and December 10, 2008, which in essence refer to the fact that he and his neighbors bought their properties thinking that the lot in question, partially in Chaplin, would not be developed, based upon the PZC regulations and conditions of the sub-division plan.

Attorney Samuel Schrager, representing the applicant, reviewed the timeline of events leading to the present situation. He noted that the applicant is prepared to have the same covenants placed on the lot in question as are on the approved lots in the subdivision, consisting of a substantial buffer from existing lots. He stated that the lot in question will be utilizing a separate driveway, accessed from Bedlam Road in Chaplin. Schrager submitted to the Commission a letter in response to Lennon's letters.

After extensive discussion between the property owner, the neighbors, and the Commission, Favretti tabled further discussion until the next meeting on 1-5-09.

Adjournment:

Favretti declared the meeting adjourned at 9:18 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary