

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Tuesday, January 20, 2009 Council Chambers, Audrey P. Beck Municipal Building

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

Members absent: R. Hall

Alternates present: M. Beal, G. Lewis, L. Lombard

Staff present: G. Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:40 p.m. Alternate Lewis was appointed to act in Hall's absence, and Lombard and then Beal if needed.

Minutes:

1/5/09- Gardner MOVED, Ryan seconded, to approve the 1/5/09 minutes as written. MOTION PASSED UNANIMOUSLY.

1/12/09 Field Trip- Holt MOVED, Goodwin seconded, to approve the 1/12/09 field trip minutes as written. MOTION PASSED with Beal, Holt and Goodwin in favor and all others disqualified.

Zoning Agent's Report:

Item A & C were noted.

B. Hall Property Update

After discussing the Zoning Agent's report, the chairman recommended following the staff's suggestion that this item be put on the next agenda and to invite Mr. Hall to attend. It was also noted that the existing regulations regarding contractor storage should be revisited, and staff encouraged members to review these regulations prior to the next meeting.

D. Request for Exception from Storage Shed Setbacks, 228 Baxter Road, J. Uziemblo, o/a, Baxter Road Estates, PZC File #1229

Gardner MOVED, Holt seconded, that the PZC authorize the placement of a 12 by 12-foot storage shed at 228 Baxter Road, as described in 1/3/09 and 1/13/09 submittals from Jeffrey Uziemblo and depicted on the submitted 1/3/09 plan, as provided for under Article VIII, section B.1.d of the regulations. MOTION PASSED UNANIMOUSLY.

Old Business:

1. 3-Lot Subdivision Application, Bassetts Bridge & South Bedlam Roads, Mansfield Hollow Estates,

File # 1278 (M.A.D. 2/13/09 or 35 days after IWA Action)

Tabled, awaiting staff review of revised plans. Gardner volunteered to work with staff on draft motion.

2. **Site Modification Request Proposed Replacement of Existing Commercial Building at Corner of Storrs and Bassetts Bridge Roads.** Padick referenced a 1/15/09 report from the Director of Planning which supplements his 11/26/08 report; a 1/14/09 report from the Assistant Town Engineer; a 1/12/09 report from the Fire Marshal; and a 1/12/09 report from the Director of Health. Padick also referenced a revised set of plans and a list containing details of the project that was submitted by the applicant's representative, John Ivan.

Ranjit Balajjen, owner, and John Ivan, contractor, were present. They presented samples of the cream-colored vinyl siding, and sand-colored roof shingles that they intend to use.

Members expressed concerns about the use of the parking area on this site by other area businesses; adequate amount of parking spaces; proximity of building to Route 195; design of the exterior, including materials, doors and windows; and the slope of the lot. Members expressed concern about the conflict between delivery trucks and customer vehicles in the parking area and suggested several changes for the configuration of the parking area. Chairman Favretti noted no further questions or comments from the public, applicant or the Commission.

Kochenburger MOVED, Ryan seconded, that the PZC Chairman and Zoning Agent be authorized to approve a reconstruction of an existing commercial building at 454 Storrs Road through the modification process pursuant to the provision of Article XI, Section D. This authorization, which includes a setback waiver for buildings and parking areas, is subject to the following conditions:

1. The plans received at the 1/5/09 meeting shall be refined, as deemed appropriate by the PZC Chairman with staff assistance, to incorporate or reference details submitted in list form (curbing, footing drains, well overflow piping, etc.) and to address any other issues raised after additional review by staff.
2. The new accessible parking space shall be delineated and signed as per state requirements. The location of the space may be revised after further consideration of site grading details.
3. State DOT approval shall be required before a zoning permit is issued for new construction. A demolition permit may be authorized without D.O.T. approval.

4. Plans for signage and landscaping shall be prepared and submitted for Planning and Zoning approval. The landscape plan shall include plantings around the planned free standing sign, and trees and shrubs that will enhance site aesthetics. All landscaping improvements shall be installed or bonded before occupancy permits are authorized.
5. This authorization is for the proposed package store use. Any change of use shall require Commission approval including a determination that parking and loading requirements for the new use can be safely addressed on the subject non-conforming site.
6. If it is determined by the Planning and Zoning Commission that delivery services have not been safely addressed within the proposed parking area, the applicant shall alter delivery services and/or locations in a manner acceptable to the Commission.
7. Notice of these conditions shall be filed on the Mansfield Land Records prior to the issuance of a Zoning Permit.

MOTION PASSED with all in favor except Plante who was opposed.

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

Item was tabled awaiting staff meeting with primary property owners.

4. **Proposed Telecommunication Tower in southern Mansfield**

Padick summarized his report noting no significant impact if either site is chosen. He did not feel comments were necessary in this case due to the low impact to neighbors until an official application has been submitted to the citing council. Item was tabled.

5. **Draft Environmental Impact Statement, North Hillside Road Ext., Public Hearing Thursday, January 29, 2009, 7pm at Bishop Center**

Item was tabled, noting a 1-29-09 public hearing at 7 pm at Bishop Center at UConn.

New Business:

1. **8-24 Referral, Potter Trust Property, East of 288 Storrs Road**

Holt MOVED, Gardner seconded, that the Planning and Zoning Commission report to the Town Council that it has no objection to the Town's acceptance and subsequent conveyance of a .7 acre parcel currently owned by the Estate of Theodore Potter, subject to a condition that any conveyance be to an abutting property owner who merges this land with an existing lot. MOTION PASSED UNANIMOUSLY.

2. **New Application, 4-Lot Subdivision, Hanks Hill & Farrell Rds, Clark Estates Subdivision, File #1280**

Gardner MOVED, Holt seconded, to receive the subdivision application (file # 1280) submitted by Sheila Clark for a 4-lot subdivision named Clark Estates on property located at the west side

of Farrell Road and the north side of Hanks Hill Road, owned by the applicant, as shown on plans dated 10/30/08, and as described in other application submissions, and to refer said application to the staff, Conservation Commission, Parks Advisory Committee and Open Space Preservation Committee for review and comments.
MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees: Favretti noted the next Regulatory Review Committee meeting was set for 2/10/09 at 1 p.m.

Communications and Bills: Items noted.

Adjournment: Favretti declared the meeting adjourned at 8:54 p.m.

Respectfully submitted,
Katherine K. Holt, Secretary