

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Monday, March 2, 2009 Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, K. Holt, B. Pociask, B. Ryan
Members absent: B. Gardner, R. Hall, P. Plante, P. Kochenburger
Alternates present: G. Lewis, L. Lombard
Alternates absent: M. Beal
Staff present: G. Padick (Director of Planning) and C. Hirsch
(Zoning Agent)

The Chairman called the meeting to order at 7:42 p.m. Alternates Lewis and Lombard were appointed to act.

Minutes:

2/17/09- Pociask and Lombard noted that they have reviewed the tapes of the meeting. Ryan MOVED, Pociask seconded, to approve the 2/17/09 minutes as written. MOTION PASSED with Favretti, Holt, Pociask, Ryan, Lewis and Lombard in favor, with Goodwin disqualified.

Public Hearing:

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

Chairman Favretti opened the Public Hearing at 7:43 p.m. Members present were Favretti, Goodwin, Holt, Pociask, Ryan, and alternates Lewis and Lombard, both acting. Director of Planning, Gregory Padick, read the legal notice as it appeared in the Willimantic Chronicle. The following correspondence was noted: Letter from Datum Engineering & Surveying, Edward Pelletier, dated February 4, 2009; Subdivision Plan Review Memo of Eastern Highlands Health District, Geoffrey Havens, dated February 6, 2009; Memo from Mansfield Conservation Commission, dated February 11, 2009; Memorandum from Assistant Town Engineer, Grant Meitzler, dated February 24, 2009; Letter from Gene and Audrey Barberet, dated February 24, 2009; Letter from Joshua's Tract President, Warren Church, dated February 25, 2009, and Memo from Director of Planning, Gregory Padick, dated 2/26/09. 3/2/09 letter requesting an extension of the Public Hearing period from Datum Engineering & Surveying, Edward Pelletier (distributed this

evening). Neither the applicant nor any members of the audience were present to discuss the application. Holt MOVED, Lombard seconded, to accept the letter from Datum Engineering requesting an extension for the Public Hearing period by 35 days. MOTION PASSED UNANIMOUSLY. Then Pociask MOVED, Lombard seconded, to continue the Public Hearing to **April 6, 2009**. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Items A-C were noted.

D. **Modification Request for a Proposed BAE Revision, Lot 21 Beacon Hill Estates, Spring Hill Properties o/a, File #1214-2-Memo from Zoning Agent**

Holt MOVED, Ryan seconded, that the Planning & Zoning Commission approve a Building Area Envelope revision for Lot 21 in the Beacon Hill Estates Subdivision as proposed in a 2/19/09 modification request from Spring Hill Properties entitled "Subsurface Sewage Disposal Design" as prepared by Datum Engineering & Surveying and dated revised 2/19/09. MOTION PASSED UNANIMOUSLY.

Old Business:

1. **Review of Land Uses/Potential Zoning Violations: Hall Property, Old Mansfield Hollow Road**

The Commission requested that Hirsch provide a draft enforcement letter with timing provisions for review at the March 16, 2009 meeting. At this same meeting, those issues, previously suggested by Commissioner Plante to be referred to the Regulatory Review Committee, also will be discussed.

2. **Proposed Zoning Regulation Amendment, Valley View, LLC, File #1281**

Item tabled- awaiting 3/16/09 Public Hearing.

3. **Proposed Special Permit Modification, 1559 Stafford Road, Valley View LLC, File #105**

Item tabled- awaiting 3/16/09 Public Hearing.

4. **Town Council/Town Manager Referral: Mansfield 2020: A Unified Vision/Housing and Sustainability and Planning Vision Points and Action Steps**

After a brief discussion, Commission members requested Padick to draft a written response for review at the next meeting.

5. **Potential Re-Zoning of the “Industrial Park” zone on Pleasant Valley Road and Mansfield Avenue.**

Item tabled- awaiting 3/4/09 staff meeting with primary property owners.

New Business:

1. **Special Permit Application, Proposed Efficiency Unit to an existing Single Family Home, 447 Browns Rd., Brenckle o/a File #1282**

Goodwin MOVED, Lombard seconded, to receive the Special Permit application (File # 1282) submitted by Patricia Brenckle for a single-family residence with efficiency unit, on property located at 447 Browns Road, owned by the applicant, as shown on plans dated 2-27-98, revised through 2-18-09, and as described in other application submissions, and to refer said application to the staff for review and comment and to set a Public Hearing for **April 6, 2009**. MOTION PASSED UNANIMOUSLY.

2. **Application to Amend the Zoning Map, Whispering Glen, LLC, 73 Meadowbrook Lane, File #1283**

Lombard MOVED, Holt seconded, to receive the application submitted by Whispering Glen, LLC (File # 1283) to change the zone classification of a 10.12 acre parcel of land, owned by Lakeway Farms, L.P., located at 73 Meadowbrook Lane, from a R-20 zone to a DMR (Design Multiple Residence) zone, as shown on plans dated 7/20/07 and as submitted to the Commission, and to refer said application to the staff for review and comment, and to set a Public Hearing for **May 4, 2009**. MOTION PASSED UNANIMOUSLY.

3. **Special Permit Application for a Proposed 37 Unit Multi-Family Development, Whispering Glen, LLC, 73 Meadowbrook Lane, File #1284**

Lombard MOVED, Holt seconded, to receive the Special Permit application (file # 1284) submitted by Whispering Glen, LLC, for a 37-unit residential condominium development on property located 73 Meadowbrook Lane owned by Lakeway Farms, L.P., as shown and described in application submissions, and to refer said application to the staff, the Design Review Panel, the Advisory Committee on Persons with Disabilities, the Traffic Authority and Conservation Commission for review and comments, and to set a Public Hearing for **May 4, 2009**. MOTION PASSED UNANIMOUSLY.

4. Proposed Mansfield Affordable Housing Technical Assistance Grant Application

Padick summarized his memo on the subject grant application proposal and the application prerequisite that requires the PZC to endorse the Town's submittal and agree to consider any recommended Incentive Housing zones. He also provided additional background on the Home CT program, the associated technical assistance grant obligations and Mansfield's expressed goals of providing more affordable housing opportunities. It was noted that the grant program did not mandate the PZC to take any action even if potential Incentive Housing Zones were identified.

During discussion, members expressed many concerns including: (1) a loss of regulatory control over application submission, review and approval processes for new multi-family developments; (2) the significant cost of the proposed consultant study; (3) the need to follow statutory guidelines, particularly regarding minimum densities and approval processes, and (4) the uncertainty that the state will meet the financial commitments included in the Home CT legislation. Members also noted that the PZC already has the authority to create similar zone classifications and/or alter regulatory provisions regarding housing development and provisions for affordable housing. By consensus, the Commission agreed not to endorse the Town's submittal of the subject technical assistance grant application. Members also noted that they support the goal of promoting additional affordable housing in Mansfield.

5. Proposed Easement for Highway purposes, Conantville and Meadowbrook Roads

Holt MOVED, Lombard seconded, to refer the easement request submitted by Attorney Samuel L. Schrage regarding property located at 129 Conantville Road, owned by Alice Kolega, to staff for review and comment. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

Chairman noted next Regulatory Review Committee meeting on March 24, 2009 at 1 p.m., and a field trip set for March 16, 2009 at 1:00 p.m.

Communications and Bills:

Items noted.

Adjournment:

Chairman Favretti declared the meeting adjourned at 8:38 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary