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AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday May 4, 2009, 7:45 p.m.

(or upon completion of associated [Inland Wetland Agency meeting](#))

Council Chambers, Audrey P. Beck Municipal Building

Minutes

4/20/08

Scheduled Business

8:00 p.m. (or upon completion of associated Inland Wetland Public Hearing)

Public Hearing

Application to Amend the Zoning Map and Special Permit Application for a Proposed 37 Unit Multi-Family Development, Whispering Glen, LLC, 73 Meadowbrook Lane, PZC Files #1283 and #1284

Reports from Director of Planning, Assistant Town Engineer, EHHD, Fire Marshal, Design Review Panel, Conservation Commission, Advisory Committee on Persons with Disabilities, Traffic Authority, Open Space Preservation Committee

Old Business

1. **4-Lot Subdivision, Hanks Hill & Farrell Rds., Clark Estates Subdivision, File #1280 (M.A.D. 6/24/09)**
2. **Proposed Zoning Regulation Amendment, Valley View, LLC., File #1281 (M.A.D. 6/24/09)**
3. **Proposed Special Permit Modification, 1559 Stafford Road, Valley View LLC., File #105**
(to be tabled pending action on associated regulation revision)
4. **Subdivision Application, 3 lots, Wormwood Hill Rd, K. Hallock o/a, , File #1285**
Reports from Director of Planning, Assistant Town Engineer, EHHD, Fire Marshal, Open Space Preservation Committee, Conservation Commission
5. **Site Modification Request: Proposed Groundwater Remediation System, 632 Middle Turnpike Merchants Mansfield o/a (CVS), File #1157-2**
Report from Director of Planning
6. **Special Permit: Proposed expansion of a dwelling unit, 8 Hanks Hill Rd. Block Properties, LLC File #1272**
(to be tabled-Public Hearing 5/18/09)
7. **Zoning Agent's Report**

- B. Monthly Activity Report
- C. Enforcement Update
- D. Hall & DeBoer Property Update
- E. Other
- 8. **Draft Revisions to the Zoning and Subdivision Regulations**
Memo from Director of Planning
- 9. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue**
- 10. **Notice of EIE: Proposed UConn Academic Buildings**
(Public Hearing at Bishop Center, May 20, 2009)
- 11. **Other**

New Business

- 1. **New Special Permit Application, Efficiency Unit, 135 Mansfield Hollow Rd, A. Ward o/a File #1286**
- 2. **Request to establish Building and Development Area Envelopes on Lot #5, Mulwood West Subdivision, File #1225-2**
Report from Director of Planning
- 3. **Other**

Reports from Officers and Committees

- 1. Chairman's Report
- 2. Regional Planning Commission
- 3. Regulatory Review Committee
- 4. Other

Communications and Bills

- 1. 5-13-09 Low Impact Development Workshop, Bolton Center School
- 2. 5-21-09 Strategies for Creating Municipal Funding for Farmland Preservation Workshop, Tolland County Agricultural Center
- 3. 5/16/09 Planning Commissioners Workshop in Storrs
- 4. ZBA applications 5/13/09 Meeting
- 5. Spring 2009 Willimantic River Review
- 6. 4/30/09 Town Manager's Report
- 7. Other