

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Tuesday, January 19, 2010 Council Chamber, Audrey P. Beck Municipal Building

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

Members absent: vacant position

Alternates present: G. Lewis, Kenneth Rawn

Alternates absent: Vera Stearns

Staff Present: Gregory Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:01 p.m. Alternate Lewis was appointed to act to fill the member vacancy for the duration of the meeting.

Minutes:

1/4/10- Hall MOVED, Holt seconded, to approve the 1/4/10 minutes as written. MOTION PASSED with all in favor. Beal and Holt noted that they listened to the tapes.

Zoning Agent's Report:

Padick updated the Commission in Hirsch's absence. Five violation notices have been issued to E. Hall with no response from him. A cease and desist order will be pursued unless a response is received. The vehicles at the intersection of routes 195 and 320 have been removed.

Old Business:

1. Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Rd and Mansfield Ave.

Padick referenced his 1/14/10 memo adding that he has re-established contact with the property owner's attorney who has passed on her legal assessment to the Hussey's. Padick anticipates their comments for the next meeting.

New Business:

1. Proposed Revision to Article X. Section C regarding Political Signs

Padick referenced his 1/14/10 memo and draft political sign revisions. The issue of political signs on Town property was raised and it was the consensus of the Commission to consult with the Town Attorney and Town Manager. Members agreed to present these political sign revisions along with other anticipated regulation revisions at a later date rather than at a special meeting.

Public Hearing:

Special Permit Application, Proposed Fitness Center at the Eastbrook Mall, 95 Storrs Rd, Cardio Express LLC., applicant, File # 1290

Chairman Favretti opened the Public Hearing at 7:16 p.m. Members present were Favretti, Beal, Goodwin, Hall, Holt, Plante, Pociask, Ryan, and alternates Lewis and Rawn. Lewis was appointed to act. Padick read the legal notice as it appeared in the Chronicle on 1/5/10 and 1/13/10 and noted the following communications: a 1/14/09 memo from G. Padick, Director of Planning and a 1/12/10 memo from G. Meitzler, Assistant Town Engineer. Padick noted that the applicant contacted the office and requested a continuation of the public hearing, adding that staff has not been able to verify neighborhood notification at this time.

Pociask questioned the hours of operation listed in the Statement of Use noting that it appears to be a 24 hour operation. He expressed concern for security in the Mall. Noting no audience and no further

questions or comments from the Commission, Plante MOVED, Pociask seconded, to continue the public hearing until February 1, 2010. MOTION PASSED UNANIMOUSLY.

New Business, continued:

2. Notice of 1/25/10 Town Council Hearing on Proposed Ordinance on Off-Street Parking for Residential Rental Properties

Padick reviewed the proposed ordinance and answered questions regarding enforcement, cost to property owners, when they would be required to comply, provisions for exceptions and if properties in existence would be "grandfathered". Padick noted that this will affect 275 properties in Mansfield and encouraged members to attend the 1/25/10 hearing that will be held by the Town Council.

3. USDA Animal Health Research Facility at UConn Depot Campus

Noted.

Reports of Officers and Committees:

None.

Communications and Bills:

Peter Plante asked Padick when UConn's Draft Water Supply report will be finalized; Padick noted that it will be available for distribution in the next few weeks.

Adjournment:

Chairman Favretti declared the meeting adjourned at 7:57 p.m.

Respectfully submitted,

Katherine Holt, Secretary