

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Monday, February 1, 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,
Members absent: B. Ryan
Alternates present: G. Lewis, K. Rawn, V. Stearns
Staff Present: Gregory Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:19 p.m. Alternates Rawn and Stearns were appointed to act.

Holt MOVED, Stearns seconded, to add to the agenda under New Business the Democratic Town Committee's recommendations. MOTION PASSED UNANIMOUSLY.

Holt MOVED, Hall seconded, to add to the agenda under New Business the Draft Policy on Transparency and Open Government from the Town Council Personnel Committee. MOTION PASSED UNANIMOUSLY.

Minutes:

1/19/10-Hall MOVED, Pociask seconded, to approve the 1/19/10 minutes as written. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Hirsch updated the Commission that a cease and desist order has been issued for the Hall site and if no response is received, the issue will be turned over to the Town Attorney. Hirsch noted the following items of significance: he has heard back from contractors about the letters he sent regarding the regulations change to permitting of contractor's home occupations; and three new food service applications in the UConn Campus area. Favretti asked Hirsch to research the regulations to see if they regulate how many neon signs are allowed in business windows.

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 continued public hearing at 7:25 p.m. Members present were Favretti, Beal, Goodwin, Hall, Holt, Plante, Pociask, and alternates Lewis, Rawn and Stearns. Alternate Rawn and Stearns were appointed to act. Gregory Padick, Director of Planning noted the following communications received and distributed to members of the Commission: a 1-12-10 memo from G. Meitzler, Assistant Town Engineer; a 1-14-10 memo from G. Padick, Director of Planning; and a 1-27-10 updated memo from G. Padick, Director of Planning.

Peter Rasconi, President of Cardio Express reviewed his proposal and the history of the company, noting this would be the 6th location if granted approval to locate in the 9,800 square foot space previously occupied by The Hoot.

Pociask questioned the hours of operation, expressing concern for the safety of the mall and the staff. Rasconi replied that Monday - Friday it is a 24 hour operation and Saturday and Sunday they are open from 7am -5 pm or 7pm. Rasconi added that at this time they would not pursue a 24 hour

operation and would mostly likely operate from 5am - 10pm until they could ensure adequate security and staff coverage.

John Fortier, East Brook Mall Property Manager, related that the property has 24 hour security coverage and 24 hour interior and exterior camera surveillance in addition to 24 hour lighted parking areas.

Pociask questioned if there is adequate water and sewer for the locker-room area. It was stated that the property is served by municipal water and sewer and approval is required from both prior to the issuance of permits.

Padick noted that verification of neighborhood notification has not yet been received and his recommendation would be to continue the public hearing. Hall MOVED, Holt seconded, to continue the public hearing until 2-16-10. MOTION PASSED UNANIMOUSLY.

Old Business

2. Democratic Town Committee's PZC Alternate and Full Member Recommendations

Holt MOVED, Hall seconded, to appoint alternate Gregory Lewis as a full member of the PZC. MOTION PASSED UNANIMOUSLY.

Fred Loxsom was present to introduce himself and answer any questions members had since reviewing his professional resume. Noting no questions or comments, Rawn MOVED, Holt seconded, to appoint Fred Loxsom as a PZC alternate. MOTION PASSED UNANIMOUSLY.

Favretti congratulated and reminded both Lewis and Loxsom that they will need to be sworn in to their new positions by the Town Clerk prior to the next meeting.

3. Draft Policy on Transparency and Open Government from the Town Council Personnel Committee

The consensus of the Commission was to review the draft policy and be prepared to discuss and draft any recommendations to the Town Council at the next meeting.

Old Business

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

Padick discussed the prior drafts and procedures that brought us to this draft revision. He noted the 1-26-10 written response from the Hussey's Attorney, Kari Olson, which stated the Hussey's are willing to come and discuss this further with the Commission or the Chairman and Staff. After extensive discussion, the consensus of the Commission was to move forward with the draft without further meeting with the Hussey or their attorney. Padick commented that he would like to make some minor changes prior to the next meeting and present another draft for the Commission at which time a date for public hearing can be set.

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

Padick noted his 2-1-10 memo and stated that the Town Attorney feels the draft revision can be sent to public hearing with other revisions and can include that no political signs are allowed on private property. After extensive discussion, the consensus of the Commission was to not request the Town Council make a policy, but rather to include those changes in the Regulations and bring to a public hearing.

3. Verbal feedback from Town Planner Re: Proposed Parking Ordinance for Residential Rental Properties, Zoning Definition of Family, Student/Tenant Registry Ordinance

Padick briefed the commission that he is currently working on plans to modify the current zoning definition of family and noted the Town Council is working on a draft student registry and the

proposed parking ordinance has been presented at a Town Council Public Hearing.

New Business

1. New Special Permit Application, Proposed Sale of Alcoholic Liquor at Jack Rabbit's Restaurant, 1244 Storrs Road, File #1291

Holt MOVED, Hall seconded, to receive the Special Permit application (file #1291) submitted by Jack Rabbits of Storrs, LLC for the sale of alcoholic liquor, on property located 1244 Storrs Road, (Storrs Commons) owned by Storrs Associates as shown and described in application submissions, and to refer said application to the staff, for review and comments and to set a Public Hearing for 2/16/10. MOTION PASSED UNANIMOUSLY.

Plante requested that Padick provide the linear distance between the proposed business and the E.O. Smith High School and the Church on Dog Lane for the next meeting.

Reports of Officers and Committees:

None.

Communications and Bills:

Noted.

Adjournment:

Chairman Favretti declared the meeting adjourned at 8:51 p.m.

Respectfully submitted,

Kay Holt, Secretary