

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Monday, March 15, 2010 Council Chamber, Audrey P. Beck Municipal Building

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

Members absent: P. Plante

Alternates present: F. Loxsom, K. Rawn

Alternates absent: V. Stearns

Staff Present: Gregory Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:01 p.m. Alternate Rawn was appointed to act in the absence of P. Plante.

Minutes:

3/1/10 - R. Hall MOVED, B. Ryan seconded, to approve the 3/1/10 minutes as written. MOTION PASSED with all in favor except Pociask who disqualified himself.

Zoning Agent's Report:

The Zoning Agent's Monthly Enforcement Report was noted. Padick related that Hirsch had contacted the Crane Hill Road property owner where a van has been located for weeks and the owner of the van is expected to remove it within a few weeks. There is no Zoning Violation. Members noted the significant increase in citations in the last year.

New Business:

1. New Special Permit Application, Permanent Agricultural Retail Sales, 483 Browns Road, o/a B. Kielbania, File #1292

The PZC agreed to move this item up due to the presence of the applicants. Wes Wentworth, representing B. Kielbania, who also was present, submitted revised application materials, and asked that the PZC members discard the "old" information contained in the PZC packet. He related that his firm is in the process of preparing a new site plan which is expected to be available by 3/26/10. After a brief discussion, HOLT MOVED, Pociask seconded, to receive the Special Permit application (File #1292) submitted by Bryan Kielbania, for a permanent agricultural retail sales outlet, on property located at 483 Browns Road, owned by Enviro Enterprises, LLC, as shown on plans dated March 2010, and as described in other application submissions, and to

refer said application to the staff and the Agriculture Committee for review and comments, and to set a public hearing for April 19, 2010. MOTION PASSED UNANIMOUSLY.

Old Business:

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

Favretti noted the Director of Planning's memo and new draft for a potential revision to the political sign regulations. It was agreed that the new draft reflected the direction provided to staff at the last meeting.

2. Verbal feedback from Town Planner Re: Draft Revision on Definition of Family; Proposed Parking Ordinance for Residential Rental Properties; and Student/Tenant Registry Ordinance

Padick briefly reviewed the status of a proposed revision to the definition of family which is being prepared by staff. It was noted that one element of the proposed revision, which would lower the number of unrelated persons who would automatically qualify as a family from 4 to 3 persons, has been endorsed by the Community Quality of Life Committee. Padick related that he expected to have a revised draft definition for PZC review at the April 5th meeting.

Padick updated the PZC on a draft off-street parking ordinance that is under consideration by the Town Council. It is expected that a revision to a previous draft ordinance will be presented at a new Town Council hearing in April. Padick expected to include a revised draft in the next PZC packet. There was no new information regarding a potential student registry ordinance that is being reviewed by the Community Quality of Life Committee.

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

Tabled without discussion. Draft revisions are currently being reviewed by the Regulatory Review Committee.

New Business, continued:

2. Verbal Update on Four Corners Sewer and Water Advisory Committee

Four Corners Advisory Committee member Rawn updated the PZC on the Committee's efforts to identify potential sources of public water for the Four Corners Area. He noted that at the last Committee meeting, a report from Charter Oak Environmental Services, a Town hired consultant, indicated that it appears possible that the water needs of this area could be provided by a community well(s) within the Cedar Swamp stratified drift aquifer. On-site testing will be the next step to pursuing this option for public water.

Reports of Officers and Committees:

Chairman Favretti noted a Regulatory Review Committee meeting is scheduled for 3/16/10 at 2pm in Council Chambers.

Padick briefly reviewed with the Commission, the DEP response to a Conservation Commission letter that raised issues and concerns regarding a recent DEP/UConn Memorandum of Understanding regarding Storm Water Management and Drainage.

Communications and Bills:

Noted.

Adjournment:

Chairman Favretti declared the meeting adjourned at 7:56 p.m.

Respectfully submitted,

Katherine Holt, Secretary