

## MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Monday, November 1, 2010 Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, J. Goodwin, R. Hall, K. Holt, G. Lewis, P. Plante, B. Ryan  
Members absent: B. Pociask,  
Alternates present: K. Rawn, V. Stearns  
Alternates absent: F. Loxsom  
Staff Present: Gregory J. Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:08 p.m. and appointed Stearns to act in Pociask's absence.

#### **Minutes:**

10-18-10-Hall MOVED, Beal seconded, to approve the 10/18/10 minutes as written. MOTION PASSED with all in favor except Goodwin, Plante, Holt and Ryan who disqualified themselves.

#### **Zoning Agent's Report:**

Hirsch noted that he and Chairman Favretti approved a minor modification, consisting of an awning over the main entrance, at the Husky Spirit Shop in Mansfield Center.

#### **New Business:**

##### **2. Request for Approval of Location, Eagleville Motors, 860 Stafford Rd, PZC File #279**

Hirsch summarized his memo and noted that the State General Statutes require approval for new owners despite no change in use occurring at this location. Andrew Ladyga, owner, noted that he and his wife are currently working on enhancing the appearance of the property and are eager to become active business-owners in the community. Chairman Favretti noted no further comments or questions from the public or Commission. Plante MOVED, Hall seconded, that the PZC grant an approval of location without a hearing, to Eagleville Motors, LLC, as a used car dealer under CGS Section 14-54, as submitted in a request from Elicia and Andrew Ladyga and as shown on a "Plan For Repair License for Eagleville Motors, LLC", dated 9/30/10, because there are no changes being proposed to the site or to the existing operation of the used car dealer use. MOTION PASSED UNANIMOUSLY.

#### **Old Business:**

##### **2. August 2010 Final Draft Environmental Assessment Re: Planned Animal Health Research Center at UConn Depot Campus**

Holt MOVED, Plante seconded, that the Planning and Zoning Commission authorize its Chairman to send a letter to University of Connecticut representatives communicating support for the findings of the August 2010 Draft Environmental Assessment (EA) regarding a proposed USDA Animal Health Research Center on UConn's Depot Campus. This letter of support shall include a request that Mansfield representatives be provided an opportunity to review final designs prior to any construction authorizations.

Furthermore, that the Town Council be provided an opportunity to co-endorse the letter of support. The attached 11/9/10 draft letter prepared by the Director of Planning shall be utilized as a guide for the subject letter. MOTION PASSED UNANIMOUSLY.

##### **3. Request to authorize overhead utility lines over a conservation easement area dedicated in association with the Hawthorne Park Subdivision, PZC File # 1177**

Item tabled, awaiting additional information.

**New Business:**

**1. 2011 Meeting Schedule**

Beal MOVED, Holt seconded, that the Planning & Zoning Commission approve the 2011 meeting schedules for the Planning and Zoning Commission and Inland Wetlands Agency. MOTION PASSED UNANIMOUSLY.

**Old Business:**

**1. Draft Revisions to the Subdivision Regulations**

Padick reviewed the 10-7-10 draft revisions and subsequent changes that he identified as “housekeeping” items, along with changes that were recommended by the Conservation and Open Space Committees. He suggested it would be premature for action at this meeting to move to public hearing, noting that he will prepare the recommended changes for review with the Regulatory Review Committee and then present the revised regulations to the full Planning and Zoning Commission. He also stated that Attorney O’Brien has reviewed the proposed regulations and has found no legal issues.

**Reports of Officers and Committees:**

Beal stated that the next Regulatory Review Committee meeting is on 11/10/10 at 1:15pm.

**Communications and Bills:**

Noted.

**Adjournment:**

Chairman Favretti declared the meeting adjourned at 8:07 p.m.

Respectfully submitted,

Katherine Holt, Secretary