

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

(scheduled for 1/18/11 but postponed until 1/19/11 due to snow storm)

Wednesday, January 19, 2011

Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:20 p.m. and appointed Loxsom, Rawn and Stearns-Ward to act in members' absence.

Minutes:

1-03-11 - Hall MOVED, Rawn seconded, to approve the 1/3/11 minutes as written. MOTION PASSED UNANIMOUSLY. Beal noted that he listened to the recording of the meeting.

Continued Public Hearing:

Application to amend the Zoning Regulations, Article VII, Section P, Uses Permitted in the Planned Business-5 Zone (proposed addition of Veterinary Hospitals) W. Ernst, applicant, PZC File # 1294

Chairman Favretti opened the continued public hearing at 7:21 p.m. Members present were Favretti, Beal, Goodwin, Hall, Holt, Lewis, and alternates Loxsom, Rawn and Stearns-Ward who were appointed to act. Padick read into the record a 1-5-11 communications received from WINCOG Regional Planning Agency.

Favretti noted no comments or questions from the Commission or the public. Holt MOVED, Hall seconded, to close the Public Hearing at 7:24 p.m. MOTION PASSED UNANIMOUSLY.

Hall MOVED, Holt seconded, to approve the application of Wendy Ernst, (File #1294), to amend Article VII, Section P.2. of the Zoning Regulations to add as a new permitted use in the Planned Business-5 (PB-5) zone "Veterinary Hospitals provided potential noise impacts are addressed in association with the required special permit application", as submitted to the Commission and heard at Public Hearings on January 3 and January 19, 2011. A copy of the subject regulation shall be attached to the Minutes of this meeting, and this amendment shall be effective as of February 1, 2011. Reasons for approval include:

1. The revision is considered acceptably worded and suitably coordinated with related zoning provisions. The proposed wording has been found legally acceptable by the Town Attorney.
2. The subject PB-5 zone contains a number of parcels that are considered potential sites for a veterinary hospital. Mansfield's Special Permit approval process will ensure that potential land use impacts will be addressed.
3. The revision is considered to be consistent with Plan of Conservation & Development goals and objectives and the provisions of Article I of the Zoning Regulations. The revision could promote economic development in one of the Town's limited "Planned Development Areas".

MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Hirsch noted a citation hearing was held regarding the \$2,700 in fines at the Hall site. No decision has been made at this time, but one is expected prior to the next PZC meeting.

Old Business:

1. Consideration of Action, Proposed revision to the Zoning Regulations as noted above, PZC File #1294

See approved motion above.

2. Special Permit Modification Request, Proposed Commercial/Residential Mixed Use on Dog Lane. Storrs Center Alliance, LLC, applicant, PZC File #1246-3

Padick noted the 1-13-11 report from G. Padick, Director of Planning; a 1-13-11 report from G. Meitzler, Assistant Town Engineer; and a 1-13-11 report from J. Jackman, Fire Marshal.

Attorney Tom Cody of Robinson & Cole, Andy Graves and Geoff Fitzgerald of BL Companies, Macon Toledano of Storrs Center Alliance, Tom Trubiana of EDR, and Howard Kaufman of Leyland Alliance, were present to answer questions from the Commission or the public.

Trubiana reviewed the plan for the multi-family housing part of the project, emphasizing that they will be appealing to a broad spectrum of residents.

Holt suggested some interior design changes to make the apartments more appealing and user-friendly, and questioned subletting controls.

Favretti questioned Andy Graves about the conflict between parking and traffic on the north side of the DL-1 building and suggested changes to eliminate this conflict.

Favretti noted no further comments or questions from the Commission or the public.

Beal MOVED, Rawn seconded, that the PZC Chairman and Zoning Agent be authorized to approve the modification request of Storrs Center Alliance, LLC, for building and site improvements on Dog Lane as depicted on plans dated December 21, 2010 as prepared by BL Companies and as described in other application submissions, subject to the following conditions:

1. All applicable conditions contained in the PZC's 7/5/06 Special Permit approval, including but not limited to conditions 2,5,6,7 and 8, shall remain in effect and be addressed in association with the issuance of a Zoning Permit.
2. The site plan revisions cited in the Director of Planning's 1/13/11 report shall be addressed on final plans submitted for Zoning Permit approval.
3. Storefront signage and lighting improvements shall require subsequent PZC review and approval.
4. No work shall begin until a Zoning Permit is issued.

This approval authorizes the proposed automobile repairers use at the subject Dog Lane site and the use of an existing Bishop Center parking area for the subject mixed use project.

MOTION PASSED with all in favor except Hall who was opposed.

3. 3-Lot Re-Subdivision Application (1 New lot), Property on Candide Lane and Stearns Road, J. Listro o/a, File #1296

Tabled pending 2/7/11 Public Hearing.

4. Special Permit Application, proposed Sale of Alcoholic Liquor at Randy's Wooster Street Pizza, 1232 Storrs Rd, PZC File #1295

Tabled pending 2/7/11 Public Hearing.

5. 12/1/10 Draft Revisions to the Subdivision Regulations, PZC File #907-34

Tabled pending 2/7/11 Public Hearing.

New Business:

1. Zoning Permit Review: Storrs Center Project Phases 1A and 1B

Padick reviewed his 1-13-11 memo and highlighted the key components. Cynthia van Zelm, Executive Director of the Mansfield Downtown Partnership, invited member to attend the January 25th Planning and Design Meeting at the Downtown Partnership office.

2. Draft Report: Water Source Study for the Four Corners Area

The draft report was noted.

Reports from Officers and Committees:

Chairman Favretti noted a 1/26/11 Regulatory Review Committee meeting at 1:00 p.m.

Adjournment:

Chairman Favretti declared the meeting adjourned at 9:00 p.m.

Respectfully submitted,

Katherine Holt, Secretary