

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, July 16, 2012 ▪ 7:05 PM

(or upon completion of Inland Wetland Agency Special Meeting)

Audrey P. Beck Municipal Building ▪ 4 South Eagleville Road ▪ Council Chambers

1. Call to Order

2. Roll Call

3. Approval of Minutes

- a. June 18, 2012 Meeting
- b. July 11, 2012 Field Trip

4. Zoning Agent's Report

- Monthly Activity Update
- Enforcement Update
- Other

5. Public Hearing

7:15 p.m. Gravel Permit Renewals

- Banis property on Pleasant Valley Road File #1164
- Hall property on Old Mansfield Hollow Road File #910-2
- Green Property, 1090 Stafford Road PZC File #1258
Memo from Zoning Agent

6. Old Business

a. Gravel Permit Renewals

- Banis property on Pleasant Valley Road File #1164
- Hall property on Old Mansfield Hollow Road File #910-2
- Green Property, 1090 Stafford Road PZC File #1258

b. Request for release and capping of bond escrow funds for Freedom Green (PZC File #636-4)

- Phase 4B: Request to release \$25,000 in escrow funds
- Phase 4C: Request to cap collection of bond escrow funds at current balance (\$325,000)

Memo from Zoning Agent pending further review (to be emailed to members)

c. Proposed Right to Farm and Agricultural Tax Incentive Ordinances

Draft support letter (to be emailed to members)

- d. **Application to amend the Zoning Regulations, Article VII, Section S.2; Article VIII; and Article X, Section A.4.d- M. Healey-applicant, PZC File #1310**
Tabled- Pending Public Hearing Scheduled for 8/6/12

- e. **Other**

7. New Business

- a. **The Gardens at Bassetts Bridge Farm**
Memo from Director of Planning and Development
- b. **8-24 Referral-School Building Project**
Memo from Director of Planning and Development
- c. **Other**

8. Reports from Officers and Committees

- a. **Chairman's Report**
- b. **Regional Planning Commission**
- c. **Regulatory Review Committee**
- d. **Planning and Development Director's Report**
- e. **Other**

9. Communications and Bills

- a. Assistant Attorney General opinion Re: UConn Tech Park
(original transmitted in June 18, 2012 packet was missing page 2)
- b. 7/10/12 Notification of UConn Stage IA Water Conservation Alert
- c. 2011 UConn Water Quality Report
- d. UConn Spring 2012 Enrollment Figures
- e. Coventry Referral: IWA Application for a New Residence within 500' of Mansfield
- f. Coventry Referral: PZC Application for a New Residence within 500' of Mansfield
- g. Summer 2012 CTFPZA Quarterly Newsletter
- h. APA July 2012 Articles
- i. **Other**

10. Adjournment