

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, October 1, 2012
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall (7:15pm-10:12pm), K. Holt, G. Lewis, B. Pociask, K. Rawn, B. Ryan

Members absent: P. Plante,

Alternates present: A. Marcellino, V. Ward, S. Westa

Staff Present: Linda Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:15 p.m., appointing Marcellino to act in Plante's absence.

Minutes:

9-4-12 Meeting Minutes- Ryan MOVED, Rawn seconded, to approve the 9/4/12 meeting minutes as written. MOTION PASSED with all in favor except Hall who was disqualified. Lewis noted for the record that he listened to the recording.

9-19-12 Field Trip Minutes- Ryan MOVED, Holt seconded, to approve the 9/18/12 field trip meeting minutes as written. MOTION PASSED with Goodwin, Holt, Marcellino and Ryan in favor and all others disqualified.

Zoning Agent's Report: Noted. Commissioner Hall questioned if the PZC has any control over the use of the lights at the E.C.S.U. ballfield on Mansfield City Road, noting that it is difficult for drivers along Mansfield City Road to see when the lights are shining.

Public Hearings:

New Special Permit Application, Assembly/Banquet Hall and associated uses, 476 Storrs Road; Healey, owner/applicant: PZC File #1312

Chairman Goodwin opened the Public Hearing at 7:17 p.m. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Pociask, Rawn, Ryan, and alternates Marcellino, Ward and Westa. Marcellino was appointed to act. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in the Chronicle on 9-18-12 and 9-26-12 and noted the following communications received and distributed to the Commission members: application and supplemental material submitted on 8-30-12 and 9-28-12; a 3-5-12 report from David T. Faist, PE, of Faist Engineering Re: Site Drainage Improvements; 5-3-12 Perc Test Report from Geoffrey Havens, RS, EHHD; 8-31-12 report from David T. Faist, PE, of Faist Engineering Re: Sanitation Report and Aquifer Area Performance Standards; 9-19-2012 Referral from PZC to staff and commissions; 9-25-12 report from Fran Raiola, Assistant Chief/Deputy Fire Marshal; 9-26-12 report from Grant Meitzler, Assistant Town Engineer; 9-27-12 report from Linda Painter, Director of Planning and Development; 9-28-12 letter of support from Rudy J. Favretti; 10-1-12 report from Geoffrey Havens, RS, EHHD, RE: Subsurface Sewage Disposal System Plan Approval; 10-1-12 email of opposition from Amber Johnston, 477 Storrs Road; and 10-1-12 letter of opposition from Bill Petix, 4 Echo Road.

Michael Healey, owner/applicant, summarized his resume and the history of the property and buildings. He reviewed his proposed plans for the barn and the repairs necessary to maintain the structure. Healey proposed using the barn as a place of assembly and banquet hall. The hours of operation will be predominantly when the other uses on the property are closed. The office spaces are typically open Monday-Friday 8am to 5pm. The banquet hall's proposed hours of operation are: Friday 6pm - 12 midnight, Saturday 11am – 12 midnight, and Sunday 11am -10 pm. Occasionally the banquet hall may be used during the week in the evening. He stated that all music will cease by 11:30pm and the facility will be vacated by 12 midnight. Healey stated that the seating plan allows for an estimated 170 guests. He discussed the parking layout and overflow parking plan for the 2.6 acre site. He stated the septic system has been designed for a peak flow of 200 people. He reviewed the landscape plan, the proposed drywells to handle the roof run-off, the guest suite in the barn, a two-bedroom apartment in the house, his sound testing and a plan for an outdoor, lighted gazebo for potential outdoor ceremonies.

Chairman Goodwin noted that the public hearing will be kept open in order to allow for all interested parties to speak and for the Commission to process the information presented. Members posed preliminary questions to the applicant regarding: the sound controls (insulation) for the barn; Historic Village Guidelines; Hours of Operation; and the sound study.

The public was invited to speak, starting with Crawford Elder, 1017 Warrentonville Road, who expressed concern about the noise and sounds carrying in Mansfield Center. He noted the history of the area, especially the old cemetery and the wetlands (the bog) that were adjacent to the site.

Bill Petix, 4 Echo Road, expressed concerns about the noise and the change to the character and nature of Mansfield Center. He feels this will be a nuisance to the residents.

Jennifer Oliver, 42 Cemetery Road, felt this application will change the character of Mansfield Center because of the noise and traffic. She requested a professional noise study be conducted and regular reviews of the permit if approved.

Chairman Goodwin adjourned the public hearing at 9:10 pm and noted that it will be continued at the 10/15/12 meeting.

Application to Amend the Mansfield Zoning Map-Storrs Center Special Design District/Master Plan, Storrs Center Alliance, LLC, owner/applicant: PZC File #1246-10

Chairman Goodwin opened the Public Hearing at 9:18 p.m. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Pociask, Rawn, Ryan, and alternates Marcellino, Ward and Westa. Marcellino was appointed to act. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in the Chronicle on 9-18-12 and 9-26-12 and noted the following communications received and distributed to the Commission members: 8-29-12 application and supplemental material; 9-19-2012 referral from PZC to staff and commissions; 9-24-2012 letter of support from Philip Lodewick, President of Mansfield Downtown Partnership Board of Directors; 9-19-2012 set of draft minutes from the Conservation Commission; 9-27-12 report from Linda Painter, Director of Planning and Development; 9-30-12 email of opposition from Sherry Hilding, 104 Courtyard Lane; 10-1-12 letter of support from Michael Kirk, Deputy Chief of Staff at UConn; and 10-1-12 letter from John Morey, 129 Courtyard Lane (distributed this evening).

Macon Toledano, Lleyland Alliance, reviewed the changes to the original plan and submitted a power-point presentation outlining the details of the Phase 4 project. He noted the differences from the previously approved plan, highlighting the reduction in height and dimensions of the newly proposed structure.

Geoff Fitzgerald, BL Companies, reviewed the storm-water management design which outlets to a bio-filter system, adding that with this new plan, there is a slight reduction in storm-water runoff from the previously approved plan.

The audience was invited to speak, starting with Martin Fox, 1 Storrs Heights, who supports the application. He stated that it will be nice to have a small town grocery store within walking distance of his home and feels this downsized plan is better and more sustainable than the prior plan. Fox added that the plans for the café and pergola create a nice "community area" that fits well with the overall plan.

Ida Millman, Glen Ridge, supports the application and is looking forward to having a grocery store within walking distance of her home. She hopes they will carry organic food.

Mary Hirsch, 106 Courtyard Lane, stated that she has lived in Mansfield for over 35 years and moved to Courtyard to be closer and have access to the Downtown area. She expressed concern about the views of the open parking lot for those who live in Courtyard and asked that they consider reducing the size of the parking lot and number of spaces to encourage pedestrian instead of vehicular traffic. She also hoped that there will be a sufficient tree and fence buffer along Route 195 and Post Office Road, to protect the views

of those who reside within the Courtyard community. Lastly, she is concerned with the number of trucks entering and exiting the site and requested that the delivery times be monitored.

Mayor Betsey Paterson, 79 Independence Drive, supports the application.

Melissa Bugdal, 9 Dog Lane at Oak Square, is excited to live in the Downtown area. Having a grocery store within walking distance is ideal for all who reside in the area.

Kristen Schwab, 6 Mohegan Square, supports the application and commended the developers on the design. She noted that the grading of the parking area will be raised higher and residents at Courtyard will be unable to see the parking lot, and that street landscaping is crucial for the area.

Peter Millman, 122 Dog Lane, supports the application and likes that the store will be within walking distance resulting in less dependence on cars/gas, therefore reducing Mansfield's carbon footprint. He stated that he likes Price Chopper as a company and thinks it's a good fit for our community.

Sherry Hilding, 104 Courtyard Lane, does not support this application added that she liked the original plan for an underground garage, not surface parking as now proposed. She added that if approved, a landscaping buffer along Post Office Road will be crucial.

Manny Haidous, 102 Cedar Swamp Road, is in favor of the application and Price Chopper as a neighbor. He stated that he is working with the developer to address some issues that have arisen.

Chairman Goodwin adjourned the public hearing at 10:12 pm and noted that it will be continued at the 10/15/12 meeting.

** At 10:12 p.m. Ros Hall excused himself from the meeting. Goodwin appointed Ward to act in his absence.

Old Business:

- a. **New Special Permit Application, Assembly/Banquet Hall and associated uses, 476 Storrs Road; Healey, owner/applicant: PZC File #1312**
Item tabled-public hearing continued.
- b. **Application to Amend the Mansfield Zoning Map-Storrs Center Special Design District/Master Plan, Storrs Center Alliance, LLC, owner/applicant: PZC File #1246-10**
Item tabled-public hearing continued.
- c. **New Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2**
Item tabled-10/15/12 public hearing scheduled.
- d. **Subdivision Pre-Application: North Windham Road, PZC File #1311**
Linda Painter, Director of Planning and Development, summarized her memo and discussed the Open Space Preservation Committee's suggestions for open space. Rob Hellstrom, representing the applicant, stated that they want to do what is best and have no objection to the recommendation of the OSPC. Rawn and Goodwin felt the OSPC report was thorough and helpful and they liked its proposal. Holt was not in favor of the OSPC proposal and liked the idea of having woods and a field along the road. Hellstrom stated that the house and other structures on the property may not salvageable, and he will explore the OSPC recommendations with the owner.
- e. **Draft Connecticut Conservation and Development Policies Plan (2013-2018)**
Linda Painter, Director of Planning and Development, provided an overview of the proposed locational guide map for the 2013-2018 Connecticut Conservation and Development Policies Plan and identified areas of concern based on the methodology used to identify Priority Development Areas (PDA) and Priority Conservation Areas (PCA). Holt requested that PZC comments to the Office of Policy and Management

include changes to the map to remove the PDA designation in key locations such as Horsebarn Hill, along Route 195/Storrs Road, and the Spring Manor Farm area. Westa suggested that the east side of the Perkins Corner area be added to the PDA to be consistent with the town's Plan of Conservation and Development. Painter will draft letter to OPM for the Chair's signature identifying concerns with methodology and include a map with areas to be removed or added from the Priority Development Area designation.

f. **Other**

New Business:

a. **Eastbrook Mall Modification Request, PZC File #1307**

Item tabled at the request of the applicant.

b. **Special Permit Application, Seasonal Aerial Forest Ropes Course, west of Baxter Road on Storrs Road; Kueffner/Stoddard, owner/applicant: PZC File #1313**

Holt MOVED, Ryan seconded, to receive the Special Permit application (file #1313) submitted by Christopher Kueffner and Lynn Stoddard for a Seasonal Aerial Forest Ropes Course on property located west of Baxter Road on Storrs Road as shown on plans dated 9-25-12, and as described in application submissions, and to refer said application to staff and committees for review and comments, and to set a Public Hearing for 11-5-12. MOTION PASSED UNANIMOUSLY.

c. **Live Music Permit Renewals**

Ryan MOVED, Holt seconded, that the PZC schedule a public hearing for November 5, 2012 to hear applications for the renewal of Special Permits for the use of Live Music and also extend the current permit period until November 20, 2012. MOTION PASSED UNANIMOUSLY.

d. **E.O. Smith Lighting Request**

Ryan MOVED, Holt seconded, that the Planning and Zoning Commission hereby authorizes the use of temporary lights by E.O. Smith High School for one evening football game each year pursuant to the details provided in the letter from Superintendent Bruce Silva dated September 25, 2012. MOTION PASSED UNANIMOUSLY.

e. **Appointment of Rudy Favretti to Design Review Panel**

Holt MOVED, Ward seconded, to appoint Rudy J. Favretti as a member of the Design Review Panel to fill an unexpired term until August 1, 2013. MOTION PASSED UNANIMOUSLY.

Communications and Bills: A field trip was scheduled for Wednesday, October 10, 2012 at 3:30 p.m.

Adjournment: The meeting was adjourned at 10:53 p.m. by the chairman.

Respectfully submitted,

Katherine Holt, Secretary