

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, July 1, 2013  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis, B. Pociask, P. Plante, K. Rawn, B. Ryan  
Alternates present: A. Marcellino, V. Ward  
Alternates absent: S. Westa  
Staff Present: Linda Painter, Director of Planning and Development  
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:25 p.m.

**Minutes:**

06-17-13 Meeting Minutes- Ryan MOVED, Hall seconded, to approve the 6/17/13 Meeting Minutes as presented. MOTION PASSED with all in favor except Pociask who disqualified himself. Marcellino and Chandy noted for the record that they reviewed the recording of the meeting.

**Zoning Agent's Report:** Noted.

**Public Hearing:**

**Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-13)**  
Painter noted a 7-1-13 withdrawal request from the applicant's attorney. Holt MOVED, Plante seconded, to accept the request to withdraw the application. MOTION PASSED UNANIMOUSLY.

**Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)**  
Plante disqualified himself stating he did so in the best interest of the Town of Mansfield, although he stated he does not feel he has a conflict of interest. Chairman Goodwin opened the Public Hearing at 7:26 p.m. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Pociask, Rawn, Ryan and alternates Marcellino and Ward. Marcellino was appointed to act in Plante's place. Painter read the legal notice as it appeared in The Chronicle on 6/18/13 and 6/26/13. She stated that the applicant has requested that the presentation be postponed to the 7/15/13. Noting no comments or questions from the public or Commission, at 7:28 p.m. Pociask MOVED, Holt seconded, to continue the Public Hearing until 7/15/13. MOTION PASSED with all in favor except Plante who was disqualified.

**Old Business:**

- a. **Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-13)**  
Withdrawn by applicant, and said withdrawal request was approved by PZC during the Public Hearing.
- b. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**  
Tabled-pending revised plans.
- c. **Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)**  
Tabled pending July 15, 2013 Continued Public Hearing.

**d. Special Permit Application, Building Addition, Charles River Laboratories, Inc, 65-67 Baxter Road (File #1320)**

Tabled pending July 15, 2013 Public Hearing.

**e. Application to Amend the Zoning Regulations; Joshua's Tract Conservation and Historic Trust, owner/applicant (File #1321)**

Tabled pending July 15, 2013 Public Hearing.

**New Business:**

**a. Clarification of Approval, Beacon Hill Estates II, PZC File #1214-3**

After extensive discussion regarding the changes in the state statutes regarding bonding and how those changes impact our zoning and subdivision regulations, Holt MOVED, Hall seconded, to advise the applicant that the filing of a Conditionally Approved subdivision plan pursuant to the terms noted in Condition 1 of the approval motion for Beacon Hill will satisfy the requirements of Condition 13 of the motion related to the deadline for completing the public improvements or providing a financial guarantee. Additionally, the applicant is advised that once the Conditionally Approved subdivision plan has been endorsed by the Chair and filed on the land records, lots may be offered for sale in accordance with Section 4.1 of the Subdivision Regulations and C.G.S. Sec. 8-25(a). However, no lots may be sold until the final subdivision plan has been endorsed and recorded on the land records. This condition shall be clearly noted on documents recorded on the land records. MOTION PASSED UNANIMOUSLY.

**b. Sign Approval Request: The Adventure Park at Storrs (PZC File #1313)**

Hirsch summarized his memo. By consensus, the Commission expressed agreement with Hirsch's assessment and approved the installation of the sign as presented.

**c. Summer Meeting Schedule**

After members discussed which of the August meetings to cancel, Holt MOVED, Plante seconded, to cancel the August 5<sup>th</sup> meeting. MOTION PASSED UNANIMOUSLY.

**Mansfield Tomorrow | Our Plan ▶ Our Future:**

Painter updated the Commission on the progress of the project.

**Zoning Regulation Revision:**

Chairman Goodwin requested that members continue to think about any revisions/issues/comments to the zoning regulations they would like to call to the attention of the consultants who are working on potential regulation revisions as part of Mansfield Tomorrow. All comments should be forwarded to Linda Painter for inclusion in the master list for discussion this fall.

**Reports from Officers and Committees:**

Alex Marcellino, Chairman of the Subcommittee on Infrastructure, distributed and discussed the matrix the group has been working on with the Directors of Planning and Development and Public Works. The matrix prioritizes potential sidewalk projects throughout Town. He stated that the subcommittee is still collecting information, for example traffic accident data, and then will finalize its report for distribution to the Commission and Town Council.

Marcellino agreed to take the place of Chandy as the PZC representative on the Town/Gown Committee, which meets the 2<sup>nd</sup> Tuesday of every month at 4pm.

Hall agreed to take the place of Rawn as the PZC alternate to the Regional Planning Commission, which meets the first Wednesday of every month at the WINCOG office in Willimantic.

**Communications and Bills:** None noted.

**Executive Session:**

Hall MOVED, Ryan seconded, to enter into Executive Session at 8:45 p.m. MOTION PASSED UNANIMOUSLY.

Members present were Goodwin, Chandy, Hall, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Marcellino and Ward. Also present was Linda Painter, Director of Planning and Development.

Plante MOVED, Ryan seconded, to exit Executive Session at 8:56 p.m. MOTION PASSED UNANIMOUSLY.

**Adjournment:** The Chairman declared the meeting adjourned at 8:57 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary