

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
MONDAY, November 04, 2013
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:15 p.m. Alternate Ward was appointed to act in Rawn's absence.

Minutes:

October 21, 2013 Regular Meeting: Ward MOVED, Ryan seconded, to approve the 10/21/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Noted.

Old Business:

a. 82 Stone Mill Road-Barking Complaints/Kennel Determination

Goodwin noted that the members received copies of the documents submitted at the last meeting as well as a memo from the Director of Planning and Development outlining the issues. Members discussed various issues, including the unique topography and acoustics of the area which can make it difficult to determine which dogs in the area might be barking; concerns regarding disposal of the dog waste and the proximity to the river; the lack of regulation governing the number of dogs which may be kept as pets and whether there was any significant, new information provided since the matter was last considered in 2012..

With respect to waste disposal, Painter stated that all uses are required to comply with specific performance standards, including liquid and solid discharges and storage and disposal of solid waste. Mr. and Mrs. LeBlond were asked to provide information on waste disposal and stated that their back yard is fenced, preventing the dogs from accessing the river. Dog waste is picked up daily and disposed in trash barrels which are brought to the Mansfield Transfer Station each week.

It was agreed that Regulatory Review should consider this topic at its next meeting and work on refining regulations related to dogs, including the definitions of kennel and commercial kennel, number of dogs allowed on a residential property, breeding, and hours of operation.

Hillary Teachout, Chaffeville Road, expressed her concerns regarding the noise from barking dogs. She stated that the acoustics of that valley are very unique and said that although the barking is not constant, she does hear it more at night and it can be annoying.

Ward will work with staff to draft a formal motion regarding the Commission's interpretation of the regulations for the next meeting.

b. Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)

Tabled-awaiting revised plans

New Business:

a. 2014 IWA/PZC Meeting Calendar

Holt MOVED, Ryan seconded, that the Planning & Zoning Commission approve the 2014 meeting schedules for the Planning and Zoning Commission and Inland Wetlands Agency. MOTION PASSED UNANIMOUSLY.

b. Special Permit Application: Preservation Use including office, meeting and display spaces, Joshua's Tract, 624 Wormwood Hill Rd (File #1322)

Hall MOVED, Ward seconded, to receive the Special Permit Application (File #1322) submitted by Joshua's Tract Conservation and Historic Trust, Inc. to permit use of the property at 624 Wormwood Hill Road, for a Preservation Use including office, meeting and display spaces, as shown on plans dated October 27, 2013 and described in application submissions. In accordance with the authority granted by Article V, Section B.4, the Commission hereby waives the A-2 survey required by Article V, Section A.3.d.2 based on the size of the property, the location of the proposed use and the limited physical improvements. A public hearing is set for December 2, 2013 and the application is referred to staff and committees for review and comment. MOTION PASSED UNANIMOUSLY.

c. Special Permit Application: Efficiency Unit, G. and D. Bogdanovich, 239 Mt. Hope Rd, (File #1323)

Lewis MOVED, Holt seconded, to receive the Special Permit application (File #1323) submitted by George and Donna Bogdanovich, for an efficiency unit within a single-family residence, on property located at 239 Mt. Hope Road, owned by Kurt Andrews, as shown on plans dated 9-10-01, revised through 10-28-13, and as described in other application submissions, and to refer said application to the staff for review and comments, and to set a Public Hearing for 12/2/13. MOTION PASSED UNANIMOUSLY.

d. Paideia Use Request

Linda Painter, Director of Planning and Development explained that a company has requested permission to use the amphitheater site to film a toy commercial. After extensive discussion, which included a brief review of the project history, the current state of construction, liability issues in allowing public access to a construction site, and the delay in receiving updated plans in order to complete the project, the consensus of the Commission was that the request should be denied.

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Painter stated that work continues on the draft POCD revisions.

Reports from Officers and Committees:

Ward noted that a Regulatory Review Committee meeting will be held on 11/21/13 to discuss regulations revisions regarding dogs. The time will be announced.

Communications and Bills:

None.

Adjournment:

The Chairman set a field trip for 11/13/13 at 2 p.m. and declared the meeting adjourned at 8:18 p.m.

Respectfully submitted,

Katherine Holt, Secretary