

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, June 16, 2014
Council Chamber, Audrey P. Beck Municipal Building

Members present: Chairman Goodwin, R. Hall, K. Holt, P. Plante (departed 8:55 pm), K. Rawn, B. Ryan
Members absent: B. Chandy, G. Lewis, B. Pociask
Alternates present: P. Aho, S. Westa, V. Ward
Staff Present: Linda Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:17 p.m. Alternates Aho, Westa and Ward were seated for absent members Chandy, Lewis and Pociask.

Approval of Minutes:

a. June 2, 2014 Meeting

Aho MOVED, Hall seconded, to approve the 06-02-14 minutes as corrected by Holt. MOTION PASSED UNANIMOUSLY. Ward noted that she listened to the recording.

b. June 11, 2014 Field Trip

Holt MOVED, Goodwin seconded, to approve the 06-11-14 minutes as written. MOTION PASSED with Holt and Goodwin in favor; all others disqualified.

Zoning Agent's Report:

Hirsch reported that both ZBA applications he discussed at the last meeting were denied.

Old Business:

a. Application to Amend the Zoning Regulations, East Book F, LLC, PZC File #1326

Tabled Pending 7/7/14 Public Hearing.

c. New Special Permit, Colonial Townhouse Apartments, Foster Drive, PZC File #1327

Tabled Pending 7/7/14 Public Hearing.

d. 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 (File #1258)
- Mason Brook LLC/Kueffner Property, 3 Merrow Road (File #1309)

Tabled Pending 7/21/14 Public Hearing.

New Business:

a. Renewal/Extension Request: Sauve Subdivision, (PZC File #1311)

Westa MOVED, Ward seconded, to extend the filing deadline for the Sauve Subdivision (File 1311) to August 15, 2014. MOTION PASSED UNANIMOUSLY.

b. Appoint a representative to the Mansfield/CWC Water Planning/Advisory group

Members reviewed the 6-16-14 Town Attorney's opinion and concurred with the recommendation that it was not appropriate for a member of the PZC to serve on the Water System Advisory Committee. Painter will forward the Town Attorney's opinion letter and PZC determination to the Town Clerk.

c. Paideia Request to Modify Approved Plans for Amphitheatre and Exhibit Project, (PZC File #1049-7)

Item postponed. Awaiting corrected plans from applicant.

d. Town of Windham Regulation and Map Changes

Members discussed Town of Windham's proposed zoning regulations and map changes and determined by consensus that no formal comments will be submitted.

Mansfield Tomorrow | Our Plan ▶ Our Future:

The Commission finished discussion of Chapter 10 of the draft plan. Painter distributed additional materials on NRPZ zoning for Commission review. After discussion, the Commission determined that it would prefer to review the revised plan in its entirety rather than a few chapters at a time. The July 21st meeting was identified as the target date for the next review.

Reports from Officers and Committees:

Noted.

Communications and Bills:

Holt MOVED, Ryan seconded, to appoint Susan Westa as the representative for CROG Regional Planning Commission and Ros Hall as the alternate. MOTION PASSED UNANIMOUSLY.

Adjournment: The Chairman adjourned the meeting at 9:11 p.m.

Respectfully submitted,

Katherine Holt, Secretary