

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, June 16, 2014 ▪ 7:15 PM

Or upon completion of Special Inland Wetlands Agency 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 2, 2014 Meeting
 - b. June 11, 2014 Field Trip
4. Zoning Agent's Report
 - a. Monthly Permit Activity (May)
5. Old Business
 - a. Application to Amend the Zoning Regulations, East Book F, LLC, PZC File #1326
(Tabled Pending 7/7/14 Public Hearing)
 - b. New Special Permit, Colonial Townhouse Apartments, Foster Drive, PZC File #1327
(Tabled Pending 7/7/14 Public Hearing)
 - c. 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)
 - d. Other
6. New Business
 - a. Renewal/Extension Request: Sauve Subdivision, (PZC File #1311)
Memo from Director of Planning and Development
 - b. Appoint a representative to the Mansfield/CWC Water Planning/Advisory group
Memo from Director of Planning and Development
 - c. Paideia Request to Modify Approved Plans for Amphitheatre and Exhibit Project, (PZC File #1049-7)
Memo from Director of Planning and Development
 - d. Town of Windham Regulation and Map Changes
Memo from Director of Planning and Development
 - e. Other
7. Mansfield Tomorrow | Our Plan ▶ Our Future
 - a. Discussion of Chapter 10
 - b. Schedule
 - c. Other

Binu Chandy ▪ JoAnn Goodwin ▪ Roswell Hall III ▪ Katherine Holt ▪ Gregory Lewis ▪ Peter Plante
Barry Pociask ▪ Kenneth Rawn ▪ Bonnie Ryan ▪ Paul Aho (A) ▪ Vera Stearns Ward (A) ▪ Susan Westa (A)

8. Reports from Officers and Committees

- a. **Chairman's Report**
- b. **Regional Planning Commission: Appointments to CRCOG Regional Planning Commission**
- c. **Regulatory Review Committee**
- d. **Subcommittee on Infrastructure**
- e. **Planning and Development Director's Report**
- f. **Other**

9. Communications and Bills

- a. **6/11/14 ZBA Notice of Action**
- b. **Other**

10. Adjournment

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, June 2, 2014
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall (7:28pm-9:00pm), K. Holt, G. Lewis, P. Plante (7:28pm-9:10pm), B. Pociask (7:28pm -8:30pm), K. Rawn, B. Ryan
Alternates present: P. Aho, S. Westa
Alternates absent: V. Ward
Staff Present: Linda Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Chairman Goodwin called the meeting to order at 7:28 p.m.

** Alternates were seated upon departure of members: Westa for Pociask who left at 8:30 and Aho for Hall who left at 9 p.m.

Approval of Minutes:

a. **May 19, 2014 Meeting**

Hall MOVED, Ryan seconded, to approve the 05-19-14 minutes as written. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Hirsch called members attention to the ZBA Hearing Notice which noticed a hearing on a variance request to increase the number of rental units in a residence from three to four.

Old Business:

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

Istem was tabled pending a 7/7/14 Public Hearing.

New Business:

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

Holt MOVED, Ryan seconded, to receive the Special Permit Application (File #1327) submitted by Colonial Townhouse Apartments, for the addition of 31 units within existing buildings, on property located at Foster Drive, as shown on plans dated 3/17/14, as shown and described in application submissions, and to refer said application to staff and committees, and the Town of Windham for review and comments and to set a Public Hearing for 7/7/14. MOTION PASSED UNANIMOUSLY.

b. **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)

Holt MOVED, Ryan seconded, that the Commission set a public hearing for July 21, 2014, for the purpose of hearing special permit, gravel renewal requests and that the existing permit period be extended until August 5, 2014. MOTION PASSED UNANIMOUSLY.

The Chairman set a Field Trip for Wednesday, June 11, at 3 p.m.

c. **Request for Temporary Food Vendor authorization, Adventure Park at Storrs, PZC File #1313**

Plante MOVED, Holt seconded, that the PZC authorize the temporary use of transient food vendors, on the

site of The Adventure Park at Storrs, as described in a 5/27/14 email from Lynn Stoddard to Curt Hirsch. There shall be no more than two vendors on site at the same time and the vendors shall operate only during the days and hours that the park is open for business. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow | Our Plan ▶ Our Future:

The Commission discussed Chapter 10, pages 1-19. The remainder of Chapter 10 will be discussed at the regular meeting on June 16, 2014.

Reports from Officers and Committees:

Noted.

Communications and Bills:

Holt MOVED, Plante seconded, to add to the agenda under Communications and Bills the correspondence from Mary Stanton regarding appointment of a PZC member to the Connecticut Water Company Water System Advisory Committee. MOTION PASSED UNANIMOUSLY.

While some members expressed interest in having a representative on the advisory committee, Goodwin questioned whether there would be a conflict of interest since the committee will be reviewing connection requests for projects that require Commission approval. In particular, there was concern that participation could be viewed as prejudging an application prior to the opening of a public hearing. Members requested that staff obtain a legal opinion from the Town Attorney with regard to whether a PZC member serving on the CWC advisory committee would have to recuse him/herself from participating in Commission review of a project that had been previously referred to and reviewed by the advisory committee.

Adjournment: The Chairman reminded members of the Field Trip set for Wednesday, June 11 at 3 p.m., and declared the PZC meeting adjourned at 9:41 p.m.

Respectfully submitted,

Katherine Holt, Secretary

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
CONSERVATION COMMISSION
FIELD TRIP
Special Meeting
Wednesday, June 11, 2014

Members present: J. Goodwin, K. Holt (sites 1, 2, 3, & 5)
Staff present: L. Painter, Director of Planning and Development

The field trip began at 3:05 p.m.

Gravel Renewal, Mason Brook LLC/Kueffner Property, 3 Merrow Road, File #1309

Members were met on site by Philip Desiato. Members observed current conditions, and site characteristics. No decisions were made.

Gravel Renewal, Green Property, 1920 Stafford Road, File #1258

Members were met on site by Karen Green. Members observed current conditions, and site characteristics. No decisions were made.

Gravel Renewal, Banis Property, Pleasant Valley Road, File #1164

Members were met on site by Steven Banis. Members observed current conditions, and site characteristics. No decisions were made.

Special Permit, Colonial Townhouse Apartments, Foster Drive, File #1327

Members were met on site by Jeff Kamm, Wadsworth Kamm Architects; John Heagle, Megson, Heagle, & Friend, llc; and Daryll Chamberlain, Colonial Townhouse Apartments. Members observed current conditions, and site characteristics. No decisions were made.

Gravel Renewal, Hall Property, Old Mansfield Hollow Road, File #910-2

Members were met on site by Ed Hall. Members observed current conditions, and site characteristics. No decisions were made.

The field trip ended at approximately 4:50 p.m.

Respectfully submitted,

K. Holt, Secretary

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TOWN OF MANSFIELD
 DEPARTMENT OF PLANNING AND DEVELOPMENT



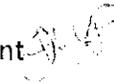
To: Planning and Zoning Commission
 From: Curt Hirsch, Zoning Agent *[Signature]*
 Date: June 12, 2014
 Re: Zoning Activity for the Month of May 2014

Activity	This Month	Last Month	Same Month Last Year	This Fiscal Year to Date	Last Fiscal Year to Date
Zoning Permits Issued	17	12	16	129	115
Certificates of Compliance Issued	8	5	11	105	82
Site Inspections	28	15	23	224	297
Complaints Received from the Public	10	3	6	58	55
Complaints Requiring Inspection	9	2	4	38	44
Potential/Actual Violations Found	5	9	2	55	31
Enforcement Letters	7	5	3	34	86
Notices to Issue ZBA Forms	0	2	0	10	7
Notices of Zoning Violations Issued	2	5	3	25	28
Zoning Citations Issued	0	0	0	1	9
Residential Zoning Permits	This Month	FY2014 To Date			
Single-Family Homes	1	13			
Two-Family Homes	0	0			
Multi-Family Units	0	0			

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TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: June 12, 2014
Subject: Sauve Subdivision Extension
(PZC File 1311)

Attached please find a request to extend the filing deadline for the Sauve subdivision. The documents related to this subdivision have taken longer than normal to prepare due to the fact that it includes an agricultural, rather than a conservation easement. While the Town has a standard conservation easement, we do not have a model agricultural easement. As such, it has taken several months of work between the applicant's attorney, town attorney and our Natural Resources and Sustainability Coordinator to develop this document.

_____ MOVES, _____ seconds to extend the filing deadline for the Sauve Subdivision (File 1311) to August 15, 2014.



Penny, Botticello
& O'Brien PC

ATTORNEYS AT LAW

June 10, 2014

Mansfield Planning & Zoning Commission
Attention: Linda Painter, Town Planner
Four South Eagleville Road
Storrs, CT 06268

RE: James Sauve/Subdivision Application #1311/29 North Windham Road

Stephen T. Penny

Dear Commissioners:

Barry W. Botticello

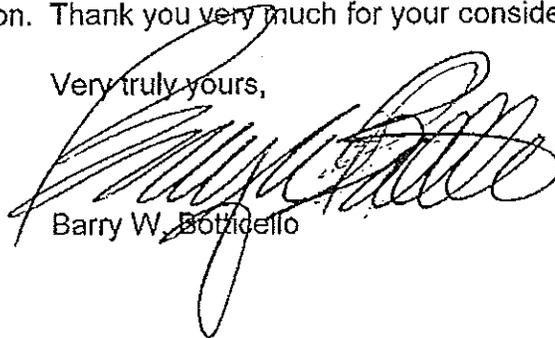
This office represents James Sauve, the applicant in the above referenced matter. The purpose of this letter is to request a 60 day extension of the time for filing of the subdivision documents, due to the fact, that completion of documents were delayed because of the need to draft a Conservation/Agricultural Restriction to be recorded on the Mansfield Land Records as part of the subdivision approval.

Kevin M. O'Brien

William P. O'Brien

On behalf of my client, I am requesting that this be acted upon at the next meeting of the commission. Thank you very much for your consideration.

Very truly yours,



Barry W. Botticello

BWB/dlm
Cc: James Sauve

202 West Center Street
Manchester, Connecticut 06040
PHONE 860.646.3500
FAX 860.643.6292
WEBSITE www.manchesterattorneys.com

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development *sup*
Date: June 12, 2014
Subject: Connecticut Water Company Water System Advisory Committee

Pursuant to the attached correspondence from Mary Stanton, Town Clerk, the Town Council would like to know whether the PZC will be appointing a representative to the Connecticut Water Company Water System Advisory Committee. This item was added to the agenda at the last meeting under communications, and the Commission requested that staff seek a legal opinion from the Town Attorney as to whether serving on the advisory committee would be a conflict of interest and result in the member having to recuse themselves from Commission consideration of projects that were reviewed by the advisory committee.

This request was submitted to the Kevin Deneen, our new Town attorney, whose contract started this week. I hope to have an opinion from him to distribute at Monday's meeting.

**TOWN OF MANSFIELD
TOWN CLERK**



MARY STANTON, TOWN CLERK

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3302

May 29, 2014

Ms. JoAnn Goodwin
Planning and Zoning Commission Chair
4 South Eagleville Road
Mansfield, CT 06268

Dear JoAnn,

The agreement between the Connecticut Water Company (CWC) and the Town of Mansfield requires the CWC to establish a Water System Advisory Committee. This Committee will provide local input and ensure communication and collaboration relating to system improvements, local planning, economic development, water and land conservation and environmental stewardship. The membership established in the agreement includes a representative from the Planning and Zoning Commission or a representative of a Mansfield board or commission as selected by the Council.

At their May 27, 2014 meeting, the Council requested I contact you and request the Planning and Zoning Commission determine whether the Commission will appoint a member to the Advisory Committee.

Thank you for your attention to this matter.

Sincerely,

Mary Stanton
Mansfield Town Clerk

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT



LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission (PZC)
From: Linda M. Painter, AICP, Director of Planning and Development
Date: June 12, 2016
Subject: Paideia Request to Modify Approved Plans for Amphitheatre and Exhibit Building Project at 28 Dog Lane, PZC File # 1049-7

After completing my initial review of the plans submitted by the applicant, I recommend postponing discussion of this item to give the applicant time to correct discrepancies and make further plan revisions based on staff recommendations.

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**HELLENIC SOCIETY PAIDEIA
ΕΛΛΗΝΙΚΗ ΕΤΑΙΡΕΙΑ ΠΑΙΔΕΙΑ**

May 15, 2014

Town of Mansfield
Zoning Department
4 South Eagleville Road
Mansfield, CT 06268-2599

Re: Greek Theater at Paideia Center

Dear Sir/Madam:

Attached please find architectural drawings for the exhibit building and the open air Greek theater at Paideia Center for Hellenic Studies, 28 Dog Lane. These plans include designs for three sides of exhibit building, from the Greek theater and landscape around the facilities.

Exhibit Building:

1. The wall parallel to Dog Lane remains as the original.
2. The high continuous wall adjacent to the theater has been replaced with Doric Greek columns on the outside and high glass windows on the perimeter. The view from Dog lane or from inside the theater will give a new dimension to the whole project.
3. These plans retain the upper plaza.
4. The Dog Lane side of upper plaza the new plans have 24" square posts with new metal railings between.
5. The perimeter of upper plaza adjacent to the theater has now marble railings between 24" sort square posts.
6. Wide wheelchair and public access is from the upper parking lot in front of the existing educational building.
7. Steps from upper plaza to lower level from Dog Lane side moved to opposite side of the buildings so as not to be seen from Dog Lane.

Greek Theater:

1. Retaining wall around theater is lower by 6 ft.
2. The new plans have metal gates in every entrance for security and safety reasons.
3. Metal railings have been installed at the east outside perimeter with supportive concrete posts. The concrete post at the entrance will support the proposed metal door.



HELLENIC SOCIETY PAIDEIA
ΕΛΛΗΝΙΚΗ ΕΤΑΙΡΕΙΑ ΠΑΙΔΕΙΑ

4. Two concrete posts have been erected to second floor entrance of stage to support metal doors.
5. The outside and inside surface of concrete retaining wall is now covered with thin white mixture of white cement and lime instead of marble veneer.
6. At the Stage, second floor Logeion (porch) adjacent to the theater has now 8" square posts with marble railings to go between.
7. At the stage front wall and columns remains dressed with marble except for the second floor. The second floor is finished with stucco.
8. Stage second floor, top of front wall, the ochre Grecian Key design in fiber glass not marble.
9. The horizontal pass way on the top of theater is with peastone and without pavers except at the entrances on the two opposite sides.
10. Stage roof clay tiles changed to reddish metal tiles

Landscape:

1. Some trees in the original plans stolen and some others did not survive.
2. To avoid the same fate most replaced trees are now white pine.
3. The new plans have Boston Ivy plants on the outside perimeter of theaters retaining wall.
4. The corridor from lower parking to the entrance of the theater is covered with brick pavers.
5. Access road changed from grass cement block pavers to processed gravel.
6. Dumpster moved from south west corner to south east corner of lower level parking lot away from new development on Joyce Cr.

The new revised plans are much more attractive.

It is our hope with your permission to start construction as soon as possible for the exhibit building but also to be able to start using the theater with a temporary permit.

Sincerely yours,

Ilias Tomazos

President

Hellenic Society Paideia, INC.

**TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT**



LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission (PZC)
From: Linda M. Painter, AICP, Director of Planning and Development
Date: June 12, 2016
Subject: Town of Windham Regulation and Map Changes

The Town of Windham has proposed revisions to the zoning regulations for their Manufacturing Zones (M1, M2, M3 and M4), as well as several changes to the zoning map. At the last meeting, I was asked to review the proposed changes for any potential impacts on Mansfield.

The proposed map changes include rezoning a significant area along the Natchaug River from M1 to Reserved Land and rezoning a portion of the land zoned M-1 located to the south of divided highway section of Route 6 from M1 to M4, which would expand the allowed uses to industrial uses through site plan or special permit approval. In addition to uses allowed in the M1 zone, the following uses would be allowed through site plan approval: crematorium, cutting, sawing and storage of lumber; generation and sale of electricity by solar, wind, hydro or fuel cell; public utility substations and maintenance facilities. Uses that could be allowed through special permit include asphalt and concrete manufacture, treatment and storage; automotive recycling facility; salvage yard; earth excavation; bulk storage of fuel oil or petroleum; truck and freight terminals; pharmaceuticals, beauty preparations, perfumes and similar products; garbage and refuse processing; solid waste, recycling, transfer station; and research laboratories. Visual buffers are required to be provided abutting state roads and conflicting uses.

While the proposed zone change to M4 does increase the number and intensity of potential uses, it abuts the river and the divided highway portion of Route 6, both of which provide a buffer to properties in Mansfield. A brief review of the Windham Zoning Regulations indicates that they do have performance standards related to air, land and water pollution as well as noise, and dangerous materials. As such, the proposed zone change is not expected to have negative inter-municipal impacts.

A copy of the proposed regulations and zoning map is attached for your review and discussion.

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**REFERRAL FORM
FOR ZONING, SUBDIVISION, and POCD REFERRALS**

FOR WINCOG OFFICE USE	
REFERRAL # _____	
POSTMARKED/DELIVERED _____	
RECEIVED _____	
PUBLIC HEARING _____	

FROM: PLANNING AND ZONING COMM. ZONING COMMISSION PLANNING COMMISSION

TOWN OF WINDHAM

MAILING ADDRESS 979 Main St., Willimantic, CT. 06226

DATE: May 19, 2014

TO: **WINDHAM REGION COUNCIL OF GOVERNMENTS
700 MAIN STREET
WILLIMANTIC, CT 06226**

NOTE: ZONING AND SUBDIVISION REFERRALS MUST BE SENT AT LEAST 30 DAYS PRIOR TO THE PUBLIC HEARING. PLANS OF CONSERVATION AND DEVELOPMENT (OR AMENDMENTS THERETO) MUST BE RECEIVED AT LEAST 65 DAYS PRIOR TO THE PUBLIC HEARING.

<input checked="" type="checkbox"/>	<u>PROPOSAL (CHECK ONE)</u> ZONE MAP CHANGE	<u>INFORMATION SUBMITTED</u>	<input checked="" type="checkbox"/> MAP ENCLOSED
C.G.S. Sec. 8-3b	ESTABLISHMENT OR CHANGE OF ZONE BOUNDARY WITHIN 500 FEET OF ANOTHER MUNICIPALITY	PRESENT ZONING <u>Various - primarily manufacturing districts</u>	
		PROPOSED ZONING <u>Various - primarily manufacturing districts, but includes Commercial and Res.</u>	

<input checked="" type="checkbox"/>	<u>ZONING REGULATION CHANGE</u>	SECTION (S) TO BE REVISED <u>See attached document</u>
C.G.S. Sec. 8-3b	ADOPTION OR AMENDMENT OF ZONING REGULATIONS AFFECTING LAND WITHIN 500 FEET OF ANOTHER MUNICIPALITY: Specifically the following Towns: Chaplin, Columbia, Coventry, Franklin, Lebanon, Mansfield, Scotland, and Sprague	WORDING OF PROPOSED REGULATION <input checked="" type="checkbox"/> TEXT ENCLOSED

The Town of Windham's Planning & Zoning Commission is considering revisions to its land use regulations in light of recommendations made in the Town Plan of Conservation and Development as adopted by the Windham Planning Commission in 2007. These revisions include changes to the Town's sign regulations and a proposal for regulations on lighting.

AREA AFFECTED: these zoning amendments will affect various areas in the Town of Windham

The final details of the proposed language is subject to further changes or revisions that may be necessary as a result of input from the Town Attorney, staff, administration, the Commission, or as a result of public input.

SEE DETAILED REGULATION CHANGES AT: <http://www.windhamct.com/resource.htm?id=lm1ru1kn>

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> SKETCH MAP ENCLOSED
<input type="checkbox"/> SUBDIVISION PLANS	

ENCLOSED

C.G.S. Sec. 8-26b	PROPOSED SUBDIVISION WHICH WILL ABUT OR INCLUDE LAND IN TWO OR MORE MUNICIPALITIES	NAME OF SUBDIVISION _____
		LOCATION _____

<input type="checkbox"/> PLAN OF CONSERVATION & DEVELOPMENT	<input type="checkbox"/> PLAN OR AMENDMENT ENCLOSED
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C.G.S. Sec. 8-23(f)(4) PROPOSAL TO ADOPT A PLAN, PART THEREOF, OR AMENDMENT THERETO

FOR ALL REFERRALS:

PUBLIC HEARING DATE June 26, 2014

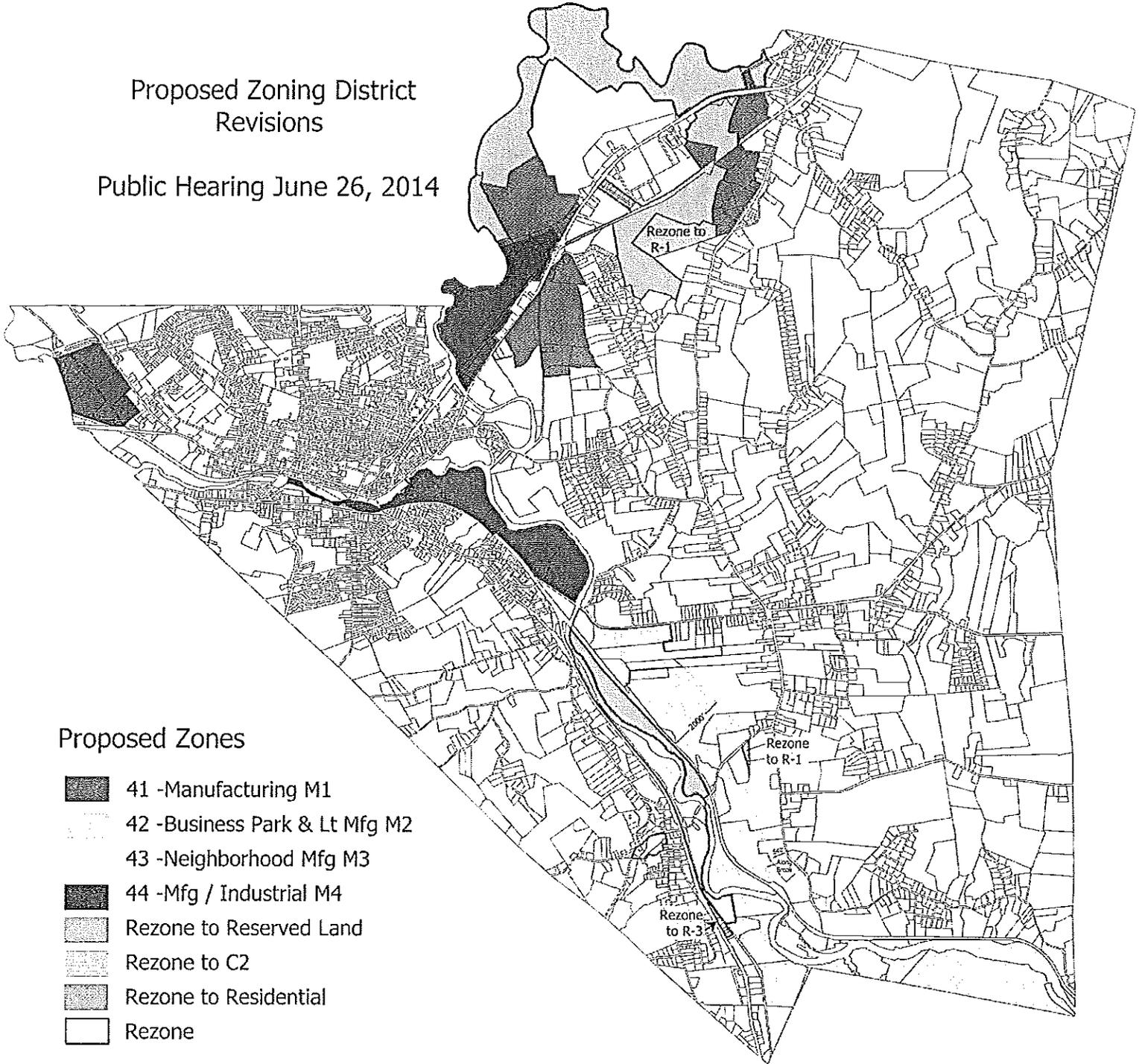
SIGNED James Finger
James Finger, Town Planner

PHONE: 860-465-3045

FOR THE WINDHAM PLANNING & ZONING COMMISSION

Proposed Zoning District Revisions

Public Hearing June 26, 2014



SECTION 41 - MANUFACTURING DISTRICT M-1 (entire section revised xx/xx/14)

41.1 PURPOSE AND INTENT: The purpose and intent of this District is to permit manufacturing in harmony with surrounding commercial and residential development.

41.2 PERMITTED USES: Land, buildings and other structures shall be used for one or more of the following purposes subject to the approval process in Section 61 of these Regulations:

- 41.2.1 Professional offices, business and corporate offices.
- 41.2.2 Manufacturing, compounding, processing packaging and assembling materials and products; metal fabrication, machine and blacksmith shops.
- 41.2.3 Warehouse and self-storage facilities.
- 41.2.4 Municipal and other governmental uses.
- 41.2.5 Customary accessory structures and uses including uses listed in 41.3 and 41.4.
- 41.2.6 Mobile Home Parks legally in existence on the date of the adoption of these regulations.
- 41.2.7 Dwellings legally in existence on the date of the adoption of these regulations.

41.3 OTHER PERMITTED USES: Land, buildings and other structures shall be used for one or more of the following purposes, subject to Site Plan Approval by the Commission.

- 41.3.1 Health and sports clubs, golf driving ranges.
- 41.3.2 Golf courses including accessory uses for restaurants, banquet facilities and golf-related retail.
- 41.3.3 Facilities with outdoor storage as the primary use.
- 41.3.4 Wholesale businesses.
- 41.3.5 Plumbing, heating, electrical, mechanical and general contracting establishments and storage yards.
- 41.3.6 Retail sales of products manufactured on site.

41.4 SPECIAL USES: The Commission shall permit the following uses by Special Permit in accordance with Section 62 of these Regulations.

- 41.4.1 Airfreight transport, aircraft research and testing.
- 41.4.2 Printing, publishing, graphic arts processes and sign painting.
- 41.4.3 Motor vehicle repair.
- 41.4.4 Veterinary hospital and boarding kennels.
- 41.4.5 Club, civic, lodge or non-profit organization
- 41.4.6 Wholesale/commercial laundries, dry cleaners, cleaning or dyeing works and carpet and rug cleaning.

41.5 PROHIBITED USES: The above permitted uses shall not be construed to include the following uses, and no land, building or other structure shall be used for any of the following purposes:

- 41.5.1 Adult Uses as defined in Section 4 of the Windham Zoning Regulations are prohibited in this District.

41.5.2 Earth excavation as defined in Section 75 of these Regulations; except earth excavations legally in existence of the date of the adoption of this regulation.

41.6 LOT AREA, SHAPE AND FRONTAGE: Each lot shall have a minimum area of 40,000 sq.ft. and shall have a frontage of 75 feet or more on a public or private street.

41.7 SETBACKS: The following are the required setbacks:

41.7.1 Front setback: 50 feet. Parking is not permitted within 25 feet of the front property line.

41.7.2 Side and rear setback:

- a) 25 feet where the property does not abut property zoned residential or containing a residential use; parking is not permitted within 10 feet of the property line.
- b) 100 feet where the property abuts property zoned residential or containing a residential use. Parking is not permitted within 50 feet of property zoned residential or containing a residential use.

41.7.3 The Zoning Board of Appeals is authorized to grant a reduction of up to twenty-five (25) percent of the setback requirements by Special Exception as specified under Section 92.

41.8 BUFFERS: Visual buffers are required in areas abutting a state road and when abutting a conflicting use. Buffers shall use evergreen trees in combination with earth berms, privacy fencing and shrubs. The type of buffer selected shall be based on the site conditions, distances to property lines, intensity of the proposed use and the degree of conflict with abutting use:

41.8.1 Front setback areas abutting a State road shall have a year-round opaque visual barrier for 75% of the length of the frontage.

41.8.2 Property lines abutting a business, commercial or residential zone, or a residential use, shall have a visual buffer area of such width, height, and character to provide a year-round opaque visual barrier to parking and storage areas, buildings and activities on the site.

41.8.3 Buffers shall be maintained in a condition that assures their continued effectiveness.

41.9 HEIGHT: No building or other structure shall exceed a height of 40 feet; additional height may be permitted by Special Permit.

41.10 LOT COVERAGE: The lot coverage shall not exceed 70 percent of the area of the lot.

41.11 AQUIFER PROTECTION: Development within the Aquifer Protection Zone shall meet the requirements of Section 54 of these regulations.

SECTION 42 BUSINESS PARK and LIGHT MANUFACTURING DISTRICT M-2 (entire section revised xx/xx/14)

42.1 PURPOSE AND INTENT: The purpose and intent of this District is to permit a business park with light manufacturing and to encourage the use of rail lines.

42.2 PERMITTED USES: Land, buildings and other structures shall be used for one or more of the following purposes subject to the approval process in Section 61 of these Regulations:

42.2.1 Permitted uses within the M-1 District.

42.2.2 Veterinary hospital.

42.2.3 Plumbing, heating, electrical, mechanical and general contracting offices and storage yards.

42.2.4 Wholesale businesses.

42.2.5 Commercial nurseries and greenhouses.

42.2.6 Customary accessory structures and uses including uses listed in 42.3.

42.3 SPECIAL USES: The Commission will permit the following uses by Special Permit in accordance with Section 62 of these Regulations.

42.3.1 Motor vehicle repair.

42.3.2 Airfreight transport, aircraft research and testing.

42.3.3 Printing, publishing, graphic arts processes, sign painting.

42.3.4 Cutting, sawing and storage of lumber.

42.3.5 Boarding kennels.

42.3.6 Earth excavation per Section 75 of the Windham Zoning Regulations.

42.3.7 Research laboratories.

42.3.8 Public Utility substations and maintenance facilities.

42.4 PROHIBITED USES: The above permitted uses shall not be construed to include the following uses, and no land, building or other structure shall be used for any of the following purposes:

42.4.1 Adult Uses as defined in Section 4 of the Windham Zoning Regulations are prohibited in this District.

42.5 LOT AREA, SHAPE AND FRONTAGE: Each lot shall have a minimum area of 40,000 sq.ft. and shall have a frontage of 100 feet or more on a public or private street.

42.6 SETBACKS: The following are the required setbacks:

42.6.1 Front setback. 50 feet. Parking is not permitted within 25 feet of the front property line.

42.6.2 Side and rear setback:

- a) 25 feet where the property does not abut property zoned residential or containing a residential use; parking is not permitted within 10 feet of the property line.

- b) 100 feet where the property abuts property zoned residential or containing a residential use. Parking is not permitted within 50 feet of property zoned residential or containing a residential use.

42.6.3 The Zoning Board of Appeals is authorized to grant a reduction of up to twenty-five (25) percent of the setback requirements by Special Exception as specified under Section 92.

42.7 BUFFERS: Visual buffers are required in areas abutting a state road and when abutting a conflicting use. Buffers shall use evergreen trees in combination with earth berms, privacy fencing and shrubs. The type of buffer selected shall be based on the site conditions, distances to property lines, intensity of the proposed use and the degree of conflict with abutting use:

42.7.1 Front setback areas abutting a State road shall have a year-round opaque visual barrier for at least 75% of the length of the frontage.

42.7.2 Property lines abutting a business, commercial or residential zone, or a residential use, shall have a visual buffer area of such width, height, and character to provide a year-round opaque visual barrier to parking and storage areas, buildings and activities on the site.

42.7.3 Buffers shall be maintained in a condition that assures their continued effectiveness.

42.8 HEIGHT: No building or other structure shall exceed a height of 2 ½ stories or forty feet, whichever is less; additional height may per permitted by Special Permit.

42.9 LOT COVERAGE: The lot coverage shall not exceed 70 percent of the area of the lot.

42.10 AQUIFER PROTECTION: Development within the Aquifer Protection Zone shall meet the requirements of Section 54 of these regulations.

SECTION 43 NEIGHBORHOOD MANUFACTURING (M-3) (entire section revised xx/xx/14)

43.1 PURPOSE AND INTENT: The purpose and intent of this District is to permit light manufacturing within existing structures that would be compatible with nearby residential development.

43.2 PERMITTED USES: Existing buildings shall be used for one or more of the following purposes subject to the approval process in Section 61 of these Regulations:

- 43.2.1 Professional offices, business and corporate offices.
- 43.2.2 Packaging and assembling materials and products.
- 43.2.3 Research laboratories
- 43.2.4 Recreation facilities
- 43.2.5 Museums
- 43.2.6 Manufacturing of products; wholesale businesses subject to the following
 - a) delivery/pickup limited to between 8am to 8pm
 - b) noise limited to standards of Section 74.1.3
- 43.2.7 Municipal and other governmental uses.
- 43.2.8 Customary accessory structures and uses.
- 43.2.9 Dwellings legally in existence on the date of the adoption of these regulations.

43.3 SPECIAL USES: The Commission will permit the following uses by Special Permit in accordance with Section 62 of these Regulations.

- 43.3.1 Restaurants less than 2000 sq ft and limited to the hours of 6am to 8pm; the sale of alcoholic beverages is not permitted.
- 43.3.2 Artist studios including live/work units.
- 43.3.3 New buildings, or additions to existing building in excess of 10% increase in gross floor area, to be used for a Permitted Use listed in 43.2

43.4 PROHIBITED USES: The above permitted uses shall not be construed to include the following uses, and no land, building or other structure shall be used for any of the following purposes:

- 43.4.1 Adult Uses as defined in Section 4 of the Windham Zoning Regulations are prohibited in this District.

43.5 LOT AREA, SHAPE AND FRONTAGE: Each lot shall have a minimum area of 10,000 sq.ft. and shall have a frontage of 50 feet or more on a public street.

43.6 SETBACKS: The following are the required setbacks for additions to existing buildings or for new construction:

- 43.6.1 Front setback: 25 feet. Parking is not permitted within 10 feet of the front property line.
- 43.6.2 Side and rear setback:
 - a) 20 feet where the property line does not abut property zoned residential or containing a residential use.

- b) 75 feet where the property line abuts property zoned residential or containing a residential use. Parking is not permitted within 35 feet of property zoned residential or containing a residential use.

43.6.3 The Zoning Board of Appeals is authorized to grant a reduction of up to twenty-five (25) percent of the setback requirements by Special Exception as specified under Section 92.

43.7 BUFFERS: The following are required for additions to existing buildings or for new construction, and strongly recommended for changes in use.

43.7.1 Visual and sound buffers are in areas abutting a conflicting use. Buffers shall use evergreen trees in combination with earth berms, privacy fencing and shrubs. The type of buffer selected shall be based on the site conditions, distances to property lines, intensity of the proposed use and the degree of conflict with abutting use:

- a) Property lines abutting a residential zone, or a residential use, shall have a visual buffer area of such width, height, and character to provide a year-round opaque visual barrier to parking and storage areas, buildings and activities on the site. To the extent possible, buffers shall also be in place to contain sound on site.
- b) Buffers shall be maintained in a condition that assures their continued effectiveness.

43.8 HEIGHT: No building or other structure shall exceed a height of 2 ½ stories or thirty-five (35) feet, whichever is less.

43.9 SIGNAGE: Signage shall be as for home occupations, or as approved by the Commission.

43.10 LOT COVERAGE: The lot coverage shall not exceed 80 percent of the area of the lot.

SECTION 44 - MANUFACTURING/INDUSTRIAL DISTRICT M-4 (entire section revised xx/xx/14)

44.1 PURPOSE AND INTENT: The purpose and intent of this District is to permit manufacturing and industrial development.

44.2 PERMITTED USES: Land, buildings and other structures shall be used for one or more of the following purposes subject to the approval process in Section 61 of these Regulations:

44.2.1 Permitted uses within the M-1 and M-2 Districts.

44.2.2 Customary accessory structures and uses including uses listed in 44.3 and 44.4.

44.3 OTHER PERMITTED USES: Land, buildings and other structures shall be used for one or more of the following purposes, subject to Site Plan Approval by the Commission.

44.3.1 Crematorium.

44.3.2 Cutting, sawing and storage of lumber.

44.3.3 Generation and sale of electricity by solar, wind, hydro or fuel cell.

44.3.4 Public Utility substations and maintenance facilities.

44.4 SPECIAL USES: The Commission will permit the following uses by Special Permit in accordance with Section 62 of these Regulations.

44.4.1 Asphalt and concrete manufacture, treatment and storage.

44.4.2 Automotive recycling facility; salvage yard.

44.4.3 Earth excavation per Section 75 of these Regulations.

44.4.4 Bulk storage of fuel oil or petroleum.

44.4.5 Truck and freight terminals.

44.4.6 Pharmaceuticals, beauty preparations, perfumes and similar products.

44.4.7 Garbage and refuse processing; solid waste, recycling, transfer station.

44.4.8 Research laboratories.

44.5 PROHIBITED USES: The above permitted uses shall not be construed to include the following uses, and no land, building or other structure shall be used for any of the following purposes:

44.5.1 Adult Uses as defined in Section 4 of the Windham Zoning Regulations are prohibited in this District.

44.6 LOT AREA, SHAPE AND FRONTAGE: Each lot minimum area of 40,000 sq. ft., and shall have a frontage of 100 feet or more on a public street.

44.7 SETBACKS: The following are the required setbacks:

44.7.1 Front setback: 50 feet. Parking is not permitted within 25 feet of the front property line.

44.7.2 Side and rear setback:

- a) 25 feet where the property does not abut property zoned residential or containing a residential use; parking is not permitted within 10 feet of the property line.

- b) 100 feet where the property abuts property zoned residential or containing a residential use. Parking is not permitted within 50 feet of property zoned residential or containing a residential use.

44.8 The Zoning Board of Appeals is authorized to grant a reduction of up to twenty-five (25) percent of the setback requirements by Special Exception as specified under Section 92.

44.9 **BUFFERS** : Visual buffers are required in areas abutting a state road and when abutting a conflicting use. Buffers shall use evergreen trees in combination with earth berms, privacy fencing and shrubs. The type of buffer selected shall be based on the site conditions, distances to property lines, intensity of the proposed use and the degree of conflict with abutting use:

44.9.1 Front setback areas abutting a State road shall have a year-round opaque visual barrier for at least 75% of the length of the frontage.

44.9.2 Property lines abutting a business, commercial or residential zone, or a residential use, shall have a visual buffer area of such width, height, and character to provide a year-round opaque visual barrier to parking and storage areas, buildings and activities on the site.

44.10 Buffers shall be maintained in a condition that assures their continued effectiveness.

44.11 **HEIGHT**: No building or other structure shall exceed a height of 50 feet; additional height may per permitted by Special Permit.

44.12 **LOT COVERAGE**: The lot coverage shall not exceed 70 percent of the area of the lot.

44.13 **AQUIFER PROTECTION**: Development within the Aquifer Protection Zone shall meet the requirements of Section 54 of these regulations.

SECTION 53 - RESERVED LAND DISTRICT - RL

Revise to permit municipal uses on all reserved lands.

Revise 53.2.3 Educational facilities Municipal Uses

SECTION 4 - DEFINITIONS

Insert the word "road" into definition of abutting for clarification.

Abutting: Having a common border with, or being separated from such a common border by a right-of-way, road, alley or easement.

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: June 12, 2014
Subject: Appointments to Capital Region Council of Governments Regional Planning Commission

On July 1, 2014, the Town of Mansfield will officially be part of the Capital Region Council of Governments (CRCOG). In accordance with our membership, the Commission needs to appoint a representative to the Regional Planning Commission (RPC) as well as an alternate. These appointments are valid through December 31, 2014 and must be renewed annually.

The RPC generally meets on the third Thursday of every other month at 7:00 p.m. at the West Hartford Town Hall. The 2014 meeting schedule is attached; the next meeting is scheduled for September 18, 2014.

The PZC's current representative is Kay Holt and Ros Hall serves as the alternate. Ros has indicated a willingness to continue on as an alternate to the CRCOG RPC; however, due to the meeting time and location, Kay is not interested in continuing as the PZC representative. She would be willing to attend the first few meetings with the new representative. Ros is not interested in taking over as primary representative; therefore, a new representative is needed.

Typically the Commission review and renews appointments to various committees after an election. While the CRCOG requires us to annually notify them of appointments, the Commission could continue to review/renew appointments on their normal schedule.

Recommendation

If the Commission concurs, the following motion would be in order:

_____ MOVES, _____ seconds to appoint _____ as the Mansfield Planning and Zoning Commission representative to the Capital Region Council of Governments Regional Planning Commission and Roswell Hall as the alternate representative effective July 1, 2014. These appointments shall remain in effect until the organizational meeting following the next election.

**REGIONAL PLANNING COMMISSION
2014 MEETING SCHEDULE
Revised 3/21/2014**

Regular meetings of the Regional Planning Commission are held on the third Thursday of every other month at 7:00 PM at the West Hartford Town Hall, 50 South Main Street, West Hartford, unless noted to the contrary.

February 20, 2014

March 20, 2014

April 17, 2014—Special Meeting on Regional Plan Adoption

May 15, 2014

September 18, 2014

November 20, 2014

On June 11, 2014 the Mansfield Zoning Board of Appeals took the following action:

Denied the application of Peter A. Sepe for a Variance of Art IV, Sec B.64 to authorize the occupancy of a single-family residence by a non-family group of persons at 65 Moulton Rd, as shown on submitted plan.

In favor of approving application: Shaiken, Stearns

Opposed to approving application: Accorsi, Brosseau, Katz

Reasons for voting in favor of application:

- Town should have discovered the issue during the permit application process

Reasons for voting to oppose application:

- No hardship determined
- Concerns about possible problems in the future when the property changes hands

Application was denied.

Denied the application of C-Tec Solar for a Variance of Art VIII, Sec A to install a ground-mounted solar array 12' from the side property line where 35' is required at 137 Summit Rd, as shown on submitted plan.

Opposed to approving application: Accorsi, Brosseau, Katz, Shaiken, Stearns

Reasons for voting to oppose application:

- Negative impact on neighbors

Application was denied.

Additional information is available in the Town Clerk's Office.

Dated June 12, 2014

Sarah Accorsi
Chairman

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