

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, July 21, 2014  
Council Chamber, Audrey P. Beck Municipal Building

Members present: Chairman Goodwin, B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, K. Rawn,  
Members absent: B. Pociask, B. Ryan  
Alternates present: P. Aho, 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 7:09 p.m. Alternates Aho and Ward were seated for absent members Ryan and Pociask.

**Approval of Minutes:**

**a. July 7, 2014 Meeting**

Hall MOVED, Aho seconded, to approve the 7-7-14 as written. MOTION PASSED UNANIMOUSLY. Hall noted that he listened to the recording of the 7-7-14 meeting.

**Zoning Agent's Report:**

Noted.

**Public Hearings:**

**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)**

Chairman Goodwin opening the Public Hearing at 7:11 p.m. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Plante, Rawn, and alternates Aho and Ward both of whom were seated. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in The Chronicle on 7/8/14 and 7/16/14, and noted a 7/15/14 memo from Curt Hirsch, Zoning Agent.

Goodwin asked Hirsch to present the application for each property and inquired if there was any particular issue he wished to call to the Commission's attention. With respect to the Hall application, Hirsch suggested that a few conditions could be removed pertaining to mapping and buffering requirements. With respect to the Green application, one condition could be removed as the access-way has been relocated away from the wetland. He will have draft motions ready for the next meeting.

Neither the applicants nor their representatives presented, and there were no comments or questions from the Commission or public.

Hall MOVED, Holt seconded, to close the Public Hearing at 7:17 pm. MOTION PASSED UNANIMOUSLY.

**Old Business:**

**b. Gravel Permit Renewals**

- **Banis property on Pleasant Valley Road (File #1164)**
- **Mason Brook LLC/Kueffner Property, 3 Merrow Road (File #1309)**

Holt MOVED, Ward seconded, to approve the renewal application for Special Permits to Steven Banis, PZC File #1164; and Mason Brook LLC, PZC File #1309 subject to all of the existing permit conditions. The staff is authorized to update any revised plan dates per the renewal submissions and to note the applicable permit expiration date. MOTION PASSED UNANIMOUSLY.

**Continued Public Hearing:**

**Application to Amend the Zoning Regulations, East Brook F, LLC, PZC File #1326**

Chairman Goodwin opening the Continued Public Hearing at 7:18 p.m. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Plante, Rawn, and alternates Aho and Ward both of whom were seated. Linda Painter, Director of Planning and Development, noted a memo received via email on 7/21/14 (with incorrect date printed on it) from Town of Mansfield Attorney Kevin Dineen. Noting no other communications or questions, Hall MOVED, Holt seconded, to close the Public Hearing at 7:21 p.m. MOTION PASSED UNANIMOUSLY.

**Old Business:**

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

Painter reviewed the revisions to the proposed regulations she suggested in her 7/3/14 memo to the Commission. Members agreed with her recommendations. Holt agreed to work with staff on a draft motion for the 8/4/14 meeting.

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

Rawn MOVED, Chandy seconded, to approve with conditions the special permit application (File #1327) of Colonial Townhouse Apartments Inc. to expand a non-conforming use through the addition of 31 apartments within existing buildings and associated parking and other site improvements. This approval is based on the project as described in the application dated May 29, 2014, and subsequent information submitted by the applicant, and as shown on architectural plans dated March 17, 2014, and site and engineering plans dated June 11, 2014, as revised to June 24, 2014, and as presented at a Public Hearing on July 7, 2014.

This approval is granted because the application is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. **Extent of Approval.** This approval is specifically tied to the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. Any questions regarding authorized uses, required site improvements and conditions cited in this approval shall be reviewed with the Zoning Agent and Director of Planning and Development, and, as deemed necessary, the PZC.
2. **Permits.** No Zoning Permits shall be issued and no construction shall commence until all applicable state and federal permits have been obtained.
3. **Final Plans.** Final plans shall incorporate the following revisions:
  - a. The site plan shall include a minimum of 62 additional spaces located at least 50 feet from the western boundary of the site adjacent to a single-family house. All spaces shall meet the dimensional requirements identified in Article 10, Section D. The revised plan shall document

compliance with requirements for handicap parking spaces as required by Article 10, Section D, including size, number and location of access aisle.

- b. The portion of the dirt parking area located in Mansfield shall be removed and replaced with sod and other landscaping to prevent use in the future as a parking area. The applicant shall be responsible for coordinating with the Town of Windham to ensure they are aware of the change to the parking area.
- c. The addition of landscaping along and between the two 10-space parking bays along the north property line to meet the requirements of Article 10, Section D.19.
- d. A note that new parking spaces shall be designed to drain directly onto adjacent lawn areas wherever possible and not tied into a structured drainage system.

4. **Stormwater and Landscape Management Plans.** The applicant shall submit stormwater and landscape management plans that meet the requirements of Article 6, Section B.23.m.5 and 6 for review and approval by the Commission prior to issuance of a Zoning Permit.

5. **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

MOTION PASSED UNANIMOUSLY.

**d. Gravel Permit Renewals**

- **Hall property on Old Mansfield Hollow Road (File #910-2)**
- **Green Property, 1090 Stafford Road (File #1258)**

Staff agreed to prepare draft motions for the next meeting.

**e. Modification Request, 1768 Storrs Road, PZC File# 864-3**

Aho MOVED, Holt seconded, that the Planning & Zoning Commission authorize the PZC Chairman and the Zoning Agent to approve with conditions, the 6/18/14 Request for Site/Building Modifications submitted by Mueller Medical, LLC, and as described in the applicant's statement of use and other submissions. This conditional approval does not anticipate any significant changes to the site or impacts on the neighborhood provided that:

1. Any changes in the proposed use that would cause the Connecticut Department of Energy & Environmental Protection to modify its 5/16/14 approval, whether due to the hauling of wastewater or the nature of the products being developed and assembled on site, shall be presented to the Zoning Agent for review. Depending upon the nature of the changes, further review by the PZC may be required;
2. All prior conditions attached to the other existing uses of the site shall remain in effect.

MOTION PASSED UNANIMOUSLY.

**f. Scenic Road Alteration Request, Dog Lane and Gurleyville Road, PZC File#1010-5 and #1010-8**

Tabled awaiting 8/4/14 Public Hearing.

**New Business:**

**a. 8-24 referral, acquisition of Sawmill Brook Lane parcel (Puddin Lane)**

Ward recused herself. Holt MOVED, Hall seconded, that the PZC notify the Town Council that the proposed acquisition of the Stearns Property would promote Mansfield's Plan of Conservation and Development through protection of a significant interior forest tract and expansion of the Kidder-Sawmill Brook Preserve. MOTION PASSED with all in favor except Ward who recused herself.

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

Painter reported that the draft plan is in revision and will be sent to the consultants for formatting before being distributed to the Commission for further review.

**Reports from Officers and Committees:**

Holt MOVED, Chandy seconded, to appoint Paul Aho as the second PZC member to sit on the Transportation Advisory Committee effective immediately. MOTION PASSED UNANIMOUSLY.

**Communications and Bills:**

Noted.

**Adjournment:**

The Chairman adjourned the meeting at 7:50p.m.

Respectfully submitted,

Katherine Holt, Secretary