

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, September 15, 2014  
Council Chamber, Audrey P. Beck Municipal Building

Members present: Chairman Goodwin, B. Chandy, R. Hall (arrived 7:17 p.m.), K. Holt, G. Lewis, P. Plante, B. Pociask K. Rawn, B. Ryan  
Alternates present: P. Aho, S. Westa  
Alternates absent: V. Ward  
Staff Present: Linda Painter, Director of Planning and Development  
Mark Kiefer, Tree Warden

Chairman Goodwin called the meeting to order at 7:00 p.m. Alternate Westa was seated for Hall.

**Approval of Minutes:**

**a. September 3, 2014 Special Meeting**

Chandy MOVED, Rawn seconded, to approve the 9-3-14 minutes with the following corrections: the two references to Dog Lane in the motion for alterations to Gurleyville Road shall be changed to Gurleyville Road. MOTION PASSED with all in favor. Ryan was disqualified.

**Zoning Agent's Report:**

There were no questions or comments on the Zoning Agent's monthly report.

**Old Business:**

**a. Scenic Road Alteration Request, Dog Lane, PZC File#1010-5**

Westa recused herself; Aho was seated in her place.

Painter reviewed the draft motion and noted that Mark Kiefer, Tree Warden, was present to provide technical information in response to member questions regarding specific trees on Dog Lane. Kiefer responded to questions regarding trees numbered 3, 5, 7 and 8 as identified on the CL&P August 27, 2014 list. In particular, he noted that if the dual leader oak (tree #8) is to remain, trimming should be limited to the upper canopy. Removal of only one of the leaders will destabilize the tree; Kiefer noted that he would work with CL&P on the extent of trimming. Pociask noted that after walking the street he did not feel that removal of the trees under discussion would have a significant impact on the scenic character of the road.

Holt MOVED, Pociask seconded, to communicate to the Town Council that the Planning and Zoning Commission objects to the removal of the following trees on Dog Lane as identified on an 8/27/2014 list provided by Connecticut Light and Power, as the loss of these trees would negatively impact the scenic character of Dog Lane:

- Tree #2 – Ash at 79 Dog Lane
- Tree #6 – Red Oak at 98 Dog Lane
- Tree #8 – Dual Leader Oak at 127 Dog Lane

The Commission has no objection to removal of the remaining trees identified for removal on Dog Lane per the 8/27/2014 list, as the removal of these trees will not significantly alter the scenic character of the road provided that any stone walls damaged during the removal be repaired/restored.

MOTION PASSED with all in favor except Westa who was disqualified.

Plante urged caution in considering future scenic road requests given the additional burden placed on utility companies due to the designation.

**New Business:**

**a. Live Music Renewals**

Westa MOVED, Holt seconded, that the PZC receive the requests for the renewal of special permits for the use of live music, from Huskies Restaurant, Pub 32 and Ted's Restaurant, and schedule a public hearing for October 6, 2014. MOTION PASSED UNANIMOUSLY.

Hall arrived at 7:17 p.m. and was seated.

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

Painter distributed and reviewed a draft schedule for completion of the plan and zoning/subdivision regulations. Plante asked whether department heads had been invited to identify long-term needs of their departments for inclusion in the plan. Painter indicated that departments were consulted and the draft plan identifies a variety of strategies and actions, including development of a facilities plan for the Town.

**Reports from Officers and Committees:**

Painter noted that the CRCOG Gateways to UConn Corridor Study was proceeding and an RFQ would be issued within a few weeks.

**Communications and Bills:**

Noted.

**Adjournment:**

The Chairman adjourned the meeting at 7:33 p.m.

Respectfully submitted,

Katherine Holt, Secretary