

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Monday, September 15, 2014 ■ 7:00 PM

Audrey P. Beck Municipal Building ■ 4 South Eagleville Road ■ Council Chambers

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - a. September 3, 2014 Special Meeting
- 4. Zoning Agent's Report**
 - a. Monthly Enforcement Update (August)
- 5. Old Business**
 - a. Scenic Road Alteration Request, Dog Lane and PZC File#1010-5
 - b. Other
- 6. New Business**
 - a. Live Music Renewals
Memo from Zoning Agent
 - b. Other
- 7. Mansfield Tomorrow | Our Plan ▶ Our Future**
- 8. Reports from Officers and Committees**
 - a. Chairman's Report
 - b. 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. Other
- 10. Adjournment**

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Special Meeting
Wednesday, September 3, 2014
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:13 p.m. Alternate Aho was seated for Ryan.

Approval of Minutes:

a. August 4, 2014 Meeting

Hall MOVED, Aho seconded, to approve the 8-4-14 minutes as written. MOTION PASSED with all in favor except Lewis. Chandy, Hall, and Aho noted that they listened to the recording of the meeting.

Zoning Agent's Report:

Hirsch reported that Live Music Permit Renewals will be on the next agenda.

Public Hearing:

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

Chairman Goodwin opened the Continued Public Hearing at 7:15p.m. Westa recused herself. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Plante, Pociask, Rawn, and alternates Aho and Ward. Aho was appointed to act. Linda Painter, Director of Planning and Development, noted her memos dated 8/28/14 and 9/3/14; email correspondences between Kiefer and Painter dated 8/29/14; a copy of the Scenic Road ordinance; an 8/9/14 letter signed by several residents of Dog Lane and a reference in the Conservation Commission's August draft minutes.

Steven Child, CL&P Vegetation Management, and Tony Wilbur, Tennett Tree Service, represented the applicant. Child distributed pictures of the trees identified as locations #8 and #25 on the revised tree listing dated 8/27/14 and a diagram explaining the UPZ (Utility Protection Zone). They discussed the trees on the list and why they need to be either removed or trimmed and answered questions posed by the Commission.

Michael Soares, 99 Dog Lane, disclosed for the record that he is a member of the Open Space Preservation Committee, Conservation Commission, and the CWC Water Advisory Board. He talked at length about how the trees provide character to the road and have a traffic-calming effect. He identified several trees as priorities for preservation, noting that he would like all of them to remain but knows this is unlikely.

At 8:07 p.m. Plante MOVED, Hall seconded, to close the Public Hearing. MOTION PASSED with all in favor except Westa who recused herself.

Old Business:

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

The Commission took action on the Alteration Request for Gurleyville Road and will revisit the Dog Lane Alteration Request at the next meeting.

Holt MOVED, Aho seconded, to communicate to the Town Council that the Planning and Zoning

Commission has no objection to removal of the trees on Gurleyville Road as requested by the Connecticut Light and Power Company as the removal of these trees will not significantly alter the scenic character of Dog Lane provided that any stone walls damaged during the removal be repaired/restored:

- Trees #16 through #25 as appeared on an 8-27-14 list.

The Commission does object to the removal of the following tree as requested by Connecticut Light and Power as the loss of this tree would negatively impact the scenic character of Dog Lane:

- Tree #15 as it appeared on an 8-27-14 list.

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

New Business:

a. Request for Special Permit Extension, United Services, PZC File #1302

Chandy MOVED, Holt seconded, that the PZC approve a one-year extension, until September 19, 2015, of the special permit granted to United Services, Inc., for the construction of an office building and associated site development on North Frontage Road. MOTION PASSED UNANIMOUSLY.

b. Request for Bond Deadline Extension, Gifford Estates, PZC File #1250

Chandy MOVED, Holt seconded, that the PZC approve the 8/1/14 request from Francis Halle and grant an extension until September 1, 2016, for the completion of the common driveway and other site improvements required in association with the Gifford Estates Re-subdivision. A revised Bonding Agreement shall be executed to reflect this revised completion date. MOTION PASSED UNANIMOUSLY.

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:

Noted.

Communications and Bills:

Noted.

Adjournment:

The Chairman adjourned the meeting at 8:25 p.m.

Respectfully submitted,

Katherine Holt, Secretary

To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: September 5, 2014

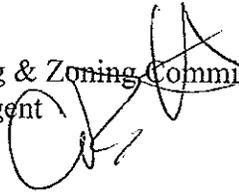


Re: *Monthly Report of Zoning Enforcement Activity*
For the month of July, 2014

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits Issued	12	12	16	12	16
Certificates of Compliance issued	11	7	17	11	17
Site inspections	31	43	25	31	25
Complaints received from the Public	4	5	7	4	7
Complaints requiring inspection	4	4	3	4	3
Potential/Actual violations found	2	7	2	2	2
Enforcement letters	3	5	1	3	1
Notices to issue ZBA forms	0	0	1	0	1
Notices of Zoning Violations issued	1	0	0	1	0
Zoning Citations issued	1	0	0	1	0

Zoning permits issued this month for single family homes = 1, 2-fm = 0, multi-fm = 0
 2014/2015 fiscal year total: s-fm = 1, 2-fm = 0, multi-fm = 0

To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: September 8, 2014



Re: *Monthly Report of Zoning Enforcement Activity*
For the month of August, 2014.

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	12	12	11	24	27
Certificates of Compliance issued	9	11	19	20	36
Site Inspections	42	31	32	73	57
Complaints received from the Public	11	4	7	15	14
Complaints requiring inspection	9	4	5	13	8
Potential/Actual violations found	7	2	15	9	17
Enforcement letters	11	3	7	14	8
Notices to issue ZBA forms	0	0	1	0	2
Notices of Zoning Violations issued	1	8	4	9	4
Zoning Citations issued	3	1	0	4	0

Zoning permits issued this month for single family homes = 1 2-fm = 0, multi-fm = 0
 2014/2015 fiscal year total: s-fm = 2 2-fm = 0, multi-fm = 0

DRAFT MOTION-SCENIC ROAD ALTERATION-DOG LANE (FILE #1010-5)

_____ MOVES, _____ SECONDS 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.

The above motion was prepared by staff based on the discussion at the last meeting. The trees listed for preservation on Dog Lane are those that the Commission had reached consensus on during discussion. The item was continued to allow for clarification to be provided by the Tree Warden with regard to the following trees, particularly with regard to direction of lean and impact on wires:

- #3 – identified as an 18" Hickory at 79 Dog Lane with a heavy lean toward the road
- #5 – identified as a 24" White Oak; CLP clarified actual size as 21" White Oak
- #7 – identified as a 24" Ash; CLP clarified actual size as 19" Ash; noted as touching wires (communication, not electrical)

Given the number of trees being removed, the Commission may also want to consider whether to require replanting with new trees, preferably on private property to avoid future conflicts with power lines if authorized by private owners.

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TOWN OF MANSFIELD
AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
STORRS, CONNECTICUT 06268



CURT B. HIRSCH
ZONING AGENT
(860) 429-3341

To: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: September 8, 2014

Re: Live Music Permit Renewals (PZC #895)
Huskies Restaurant, 28 King Hill Rd., (file #780-2)
Pub 32, 847 Stafford Rd., (file #595)
Ted's Restaurant, 16 King Hill Rd., (file #1107)

The use of live music is permitted with special permit approval under Article VII of the Zoning Regulations, as accessory to a permitted restaurant use. Any special permit for live music shall expire on November 1st of each year and may be renewed upon application and Public Hearing. I am expecting that all three of the active live music permit holders will request a renewal of their special permits.

I recommend 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.

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