

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Monday, December 1, 2014 ▪ 7:30 PM

Or upon completion of 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. November 17, 2014 Regular Meeting
4. **Zoning Agent's Report**
5. **Old Business**
 - a. **New Subdivision Application, 153 Moulton Road, Mason Brook, LLC, PZC File# 1328**
Memo from Director of Planning and Development
 - b. **New Subdivision Application, 140 Codfish Falls Road, S. Guyette, PZC File #1329**
Memo from Director of Planning and Development
 - c. **Re-subdivision Application, Lot 19 Monticello Lane, K. and A. Lessenger, PZC File #223-2**
Item tabled pending a 12/15/14 Public Hearing
6. **New Business**
 - a. **Special Permit, Efficiency Unit, 51 Candide Lane, M. Bedore, PZC File #1330**
 - b. **Re-Subdivision Application, 101 East Road, C. & L. Niarhakos, PZC File #293-2**
 - c. **Request to Bond Unfinished Site Improvements, 1659 Storrs Rd, OMS Development, LLC., PZC File #1319**
Memo from Zoning Agent
 - d. **Proposed Tenant Signage, 1659 Storrs Rd, OMS Development LLC., PZC File #1319**
Memo from Zoning Agent
 - e. **Proposed Convenience Storrs-Determination of Approval Process, 7 Storrs Road, Magic Holding LLC., PZC File #916**
Memo from Zoning Agent
 - f. **Discussion Regarding 1/5/15 Meeting**
Memo from Director of Planning and Development
 - g. **Other**
7. **Mansfield Tomorrow | Our Plan ▶ Our Future**
 - a. Discussion of Draft Plan of Conservation and Development
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. Windham Airport Master Plan Second Public Meeting Notice
- b. Other

10. Adjournment

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, November 17, 2014
Council Chamber, Audrey P. Beck Municipal Building

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

Vice Chairman Ryan called the meeting to order at 7:00 p.m. and appointed alternates Aho, Ward and Westa to act in place of Goodwin, Chandy and Pociask who were absent.

Approval of Minutes:

a. November 3, 2014 Regular Meeting

Ward MOVED, Westa seconded, to approve the 11-03-14 regular meeting minutes as written. MOTION PASSED with all in favor except Holt and Plante who disqualified themselves.

b. November 5, 2014 Special Meeting

Aho MOVED, Holt seconded, to approve the 11-05-14 special meeting minutes as written. MOTION PASSED with all in favor except Lewis, Plante, Ryan and Westa who disqualified themselves.

c. November 10, 2014 Special Meeting

Ward MOVED, Holt seconded, to approve the 11-10-14 special meeting minutes as written. MOTION PASSED with all in favor except Lewis, Plante and Ryan who disqualified themselves.

d. November 12, 2014 Special Meeting

Holt MOVED, Rawn seconded, to approve the 11-12-14 special meeting minutes as written. MOTION PASSED with all in favor except Hall, Lewis, Plante and Ward who disqualified themselves.

e. November 12, 2014 Field Trip

Aho MOVED, Holt seconded, to approve the 11-12-14 field trip minutes as written. MOTION PASSED with Holt, Rawn, Ryan and Aho in favor and all others disqualified.

Zoning Agent's Report:

Noted.

Old Business:

a. New Subdivision Application, 153 Moulton Road, Mason Brook, LLC, PZC File# 1328

Item tabled until 12/1/14 Meeting.

b. New Subdivision Application, 140 Codfish Falls Road, S. Guyette, PZC File #1329

Item tabled until 12/1/14 Meeting.

New Business:

a. Re-subdivision Application, Lot 19 Monticello Lane, K. and A. Lessenger, PZC File #223-2

Holt MOVED, Hall seconded, to receive the Re-Subdivision application (file # 223-2) submitted by Kurt and Anne Lessenger, for a 1-lot re-subdivision, on property located on Lot 19 Monticello Lane, owned by the applicant, as shown on plans dated 11/11/14, and as described in other application submissions, and to refer said application to the staff for review and comments and to set a Public Hearing for 12/15/14. MOTION PASSED UNANIMOUSLY.

b. Request for extended construction hours

Holt MOVED, Aho seconded, that the PZC approve the 11/11/14 request of Leyland Alliance, to allow construction activity limited to concrete work, to begin at 6:00 a.m., for one day, on or about 11/19/14. This request is granted because the nature of the activity is sensitive to weather conditions. The applicant shall alert the office of The Oaks on the Square at least 24 hours in advance of this work. Additionally, due to the substantial on-going construction activity at Storrs Center, this approval authorizes the Zoning Agent and the PZC Chairman to modify the restrictions on construction hours using the same case-by-case considerations as would be required for Commission approval. MOTION PASSED UNANIMOUSLY.

c. Request for Bond Reduction, Beacon Hill Estates II, PZC File #1214-3

Holt MOVED, Hall seconded, that the PZC approve \$155,077.50 as the cost of remaining subdivision improvements for the Beacon Hill Estates, Section II subdivision, (10% cash and 90% irrevocable letter of credit), to authorize the PZC Chairman, with staff assistance, to sign a new bond agreement, and authorize the Director of Planning & Development to take appropriate action to release town-held funds that exceed the new bond requirement. MOTION PASSED UNANIMOUSLY.

d. Request for Special Permit Extension, Whispering Glen, File #1284-2

Rawn MOVED, Holt seconded, the PZC approve a second one-year extension, until February 19, 2016, of the Special Permit granted to Lakeway Farms L.P. (Whispering Glen File #1284-2), for the construction of a 50-unit apartment complex on Meadowbrook Lane. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow | Our Plan ▶ Our Future:

Painter updated the Commission that staff and the consultant are currently working on incorporating the discussed changes into the draft.

Reports from Officers and Committees:

Vera Ward informed the Commission that the Regulatory Review Committee will be meeting on the following dates: 11/19/14 at 1pm; 12/1/14 at 2pm; 12/8/14 at 2pm and encouraged all members to participate.

Linda Painter updated the Commission about the progress made on the Route 195/44 Corridor Study and about an informational meeting on the Windham Airport Master Plan.

Communications and Bills:

Noted.

Adjournment:

The Vice Chairman adjourned the meeting at 7:48 p.m.

Respectfully submitted,

Kay Holt, Secretary



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: November 26, 2014

MONTHLY PERMIT ACTIVITY for November 2014

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Haggan Town of Mansfield	64 Separatists Rd. 10 S. Eagleville Rd.	18' x 21' carport 16 x 20 storage shed
Ranjeet Dressbarn	49 White Oak Rd. East Brook Mall	shed & garage building identity sign
Menard/Lane Winakor	131 Brookside La. Lot 30 Sheffield Dr.	lot merger 1 fm dw
Schaeffer Lewis	30 Old Wood Rd. 768 Storrs Rd.	8' x 12' shed 10' x 12' shed

CERTIFICATES OF COMPLIANCE

Ranjeet	49 White Oak Rd.	shed & garage
Stearns	2 Stearns Rd.	inground pool
Morrissey	147 Coventry Rd.	above pool & deck
Barns	52 Browns Rd.	enlarge deck
Buckley/Gajewski	228 Baxter Rd.	2-car garage
Mathews	409 S. Eagleville Rd.	sunroom
Ranjeet	49 White Oak Rd.	house addition
Bogdanovich	239 Mt. Hope Rd.	addition/eff. Unit
Bogdanovich	239 Mt. Hope Rd.	horse barn

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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: November 24, 2014 *SWP*
Subject: 153 Moulton Road – Mason Brook Heights
Subdivision Application (File 1329)

Project Overview

Applicant: Mason Brook LLC
Property Location: 153 Moulton Road
Zoning RAR-90
Property Size: ±25 acres

Project Description: The applicant is requesting approval of a 1-lot subdivision to divide the existing house from the remainder of the parcel; no development is proposed on the remainder of the property at this time. Any future development of that portion of the property will require approval from the PZC.

Analysis

The applicant is proposing to create a 91,094 square foot lot for the existing single-family home located at 153 Moulton Road; no physical changes to the property are proposed. The house is located on a larger parcel consisting of approximately 25 acres; a note has been added to the subdivision plans noting that the remaining land is not approved for development without a separate subdivision approval. As such, the plans submitted focus on the proposed lot and do not include detailed information on the remainder of the property. The applicant has submitted for a concurrent review from the Inland Wetlands Agency as Mason Brook is located on the north edge of the property and there is a pond located in the western portion of the proposed lot; as such, most, if not all, of the property falls within the 150-foot regulated area.

The applicant has identified a Building Area Envelope that encompasses approximately 23,900 square feet and a Development Area Envelope that encompasses approximately 42,100 square feet. Due to the location of the existing development, including the house, barn/garage, and septic fields, the applicants are proposing that the BAE be located approximately 8 feet from the front property line along Moulton Road. It should be noted that the actual setback of the house is approximately 30 feet from the edge of pavement. The proposed front (eastern) BAE boundary would potentially allow for the expansion of the existing buildings within that area or construction of other accessory structures. The applicant is also proposing to locate the southern boundary of the BAE approximately 16 feet from the common property line with the remainder of the property.

Section 7.6 of the Mansfield Subdivision Regulations authorizes the Commission to reduce or waive building setback requirements if the reductions meet certain criteria. Reductions to side and rear yard setbacks are limited to situations where the applicant owns the abutting property as is the case with the proposed subdivision.

While no physical changes are proposed, confirmation from Eastern Highlands Health District is needed that the proposed subdivision is acceptable with regard to requirements for the existing septic system. No action should be taken by the Commission on the subdivision until EHHD has submitted comments and the Inland Wetlands Agency has completed its review to allow for inclusion of any comments from those agencies in any conditions of approval.



4 South Eagleville Road • Mansfield CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3321 • www.ehhd.org

MEMO

To: Linda Painter, Director of Planning and Development, Mansfield
Cc: Mason Brook, LLC
From: Jeff Polhemus, Chief Sanitarian 
Date: November 25, 2014

Re: **PZC File# 1328: Mason Brook Heights – 1 Lot Subdivision**
Property Location: 153 Moulton Road, Storrs
Applicant: Mason Brook, LLC

We have reviewed plans of the above referenced subdivision prepared by Messier & Associates, Inc., dated 08/14, for compliance with the requirements of the Connecticut Public Health Code. Based on our review, we have the following comments:

1. Lot 1, with the existing house served by an on-site private well and subsurface sewage disposal system, complies with all requirements of Connecticut Public Health Code Section 19-13-B100a for this proposed lot size reduction by subdivision.
2. No other development is proposed on the remaining land of this subdivision.

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Town of Mansfield
Mansfield Fire Department



To: Planning and Zoning Commission

From: Fran Raiola, Deputy Chief/Fire Marshal *FR*

CC: Linda Painter, Director of Planning

Date: November 19, 2014

Re: 153 Moulton Rd. - 1 Lot Subdivision

PZC #1328

After reviewing the plans dated August 2014 for the above referenced project for compliance with the Town of Mansfield Regulations for Fire Lanes and Emergency Vehicle Access, I have the following comments.

1. The submitted plans appear to substantially meet the requirements for Fire Lane and Emergency Vehicle Access.
2. Any future building on the remaining land will require a separate review.

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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 *LMP*
Date: November 24, 2014
Subject: 140 Codfish Falls Road
Subdivision Application (File 1329)

Project Overview

Applicant: Steven Guyette
Property Location: 140 Codfish Falls Road
Zoning: RAR-90
Property Size: ±55.22

Project Description: The applicant is requesting approval of a 3-lot subdivision. There is an existing single-family house on the property; two houses would be added if the subdivision is approved. The existing driveway, which currently serves the existing house and another lot that was created several years ago using a free cut, is proposed to serve all four houses. The property is located on Codfish Falls Road, which is a scenic road.

Recommendation

After a brief review of the proposed subdivision, staff noted that changes to the driveway entrance require the removal of mature trees and relocation of the stone wall and fence along Codfish Falls Road. As such, the PZC is required to hold a public hearing on the proposed alterations. Additionally, the applicant is in the process of making revisions to the plans based on comments received from other departments. An extension of time will be required; we expect to receive authorization for the extension from the applicant prior to Monday's meeting.

The following motion has been prepared for the Commission's consideration:

_____ MOVES, _____ seconds to postpone consideration of the proposed 3-lot subdivision located at 140 Codfish Falls Road to the January 20th PZC meeting and to schedule a public hearing on the proposed alterations to Codfish Falls Road for the same evening.

Jessie Shea

From: steven.guyette@ubs.com
Sent: Tuesday, November 25, 2014 10:54 AM
To: Jessie Shea
Cc: alaina0929@hotmail.com; r.bellerose@datumengr.com; e.pelletier@datumengr.com
Subject: Guyette Subdivision Application Extension
Attachments: Legal Disclaimer.txt

PZC Members,

Please use this email as authorization to extend the review of the Guyette Subdivision application by one month.

Regards,

Steven Guyette

RECEIPT OF APPLICATION FOR A SPECIAL PERMIT:

_____, move and _____ seconds to receive the

Special Permit Application (File #1330)

submitted by Melissa Bedore.

for an efficiency unit

on property located at 51 Candide Lane

as shown on plans dated 11/20/14

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 12/15/14.

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SPECIAL PERMIT APPLICATION
(see Article V, Section B of the Zoning Regulations)

Mansfield Planning and Zoning Commission

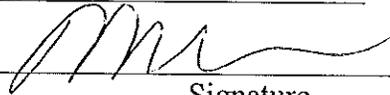
File # 1330
Date 11-20-14

1. Name of development (where applicable) _____
2. Proposed use of the property is efficiency unit
in accordance with Sec.(s) L of Article VII (Permitted Use provisions) of the Zoning Regulations

3. Address/location of subject property 51 Candide lane
Assessor's Map 31 Block 81 Lot(s) 18 Vol. _____ Page _____

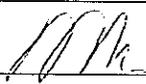
4. Zone of subject property RAR-90 Acreage of subject property 1.26

5. Acreage of adjacent land in same ownership (if any) none

6. APPLICANT Melissa Bedore 
(please PRINT) Signature
Street Address 51 Candide Telephone 860-234-3011
Town Mansfield Zip Code 06268

Interest in property: Owner Optionee _____ Lessee _____ Other _____

(If "Other", please explain) _____

7. OWNER OF RECORD: Melissa and William Bedore 
(please PRINT) Signature

(OR attached Purchase Contract _____ OR attached letter consenting to application _____)

Street Address _____ Telephone _____
Town _____ Zip Code _____

8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:

Name _____ Telephone _____

Address _____ Zip Code _____

Involvement (legal, engineering, surveying, etc.) _____

Name _____ Telephone _____

Address _____ Zip Code _____

Involvement (legal, engineering, surveying, etc.) _____

9. The following items have been submitted as part of this application:

- Application fee in the amount of \$ 360.00 CK # 658
- Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.
- Site plan (6 copies) as per Article V, Section B.3.d
- Site plan checklist including any waiver requests
- Sanitation report as per Article V, Section B.3.e
- Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).
- N/A As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section 1.
- N/A As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section 1. The State Department of Public Health's on line form (www.dph.state.ct.us/BRS/Water/Source_Protection/PA0653.htm) shall be used with a copy of the submittal delivered to the Planning Office.
- Other information (see Article V, Section B.3.g). Please list items submitted (if any):
Floor Plans

10. **ALL APPLICATIONS, INCLUDING MAPS AND OTHER SUBMISSIONS, MUST COMPLY WITH ALL APPLICABLE SECTIONS OF THE ZONING REGULATIONS, INCLUDING, BUT NOT LIMITED TO:**

- Art. X, Sec. E, Flood Hazard Areas, Areas Subject to Flooding
- Art. V, Sec. B, Special Permit Requirements (includes procedure, application requirements, approval criteria, additional conditions and safeguards, conditions of approval, violations of approval, and revisions)
- Art. VI, Sec. A, Prohibited Uses
- Art. VI, Sec. B, Performance Standards
- Art. VI, Sec. C, Bonding
- Art. VII, Permitted Uses
- Art. VIII, Dimensional Requirements/Floor Area Requirements
- Art. X, Sec. A, Special Regulations for Designed Development Districts
- Art. X, Sec. C, Signs
- Art. X, Sec. D, Parking and Loading
- Art. X, Sec. H, Regulations regarding filling and removal of materials
- Art. X, Sec. S, Architectural and Design Standards

MAP CHECKLIST

FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File # 1330
Date 11-20-14

Name of Development _____

Applicant Melissa Bedore, William Bedore

This checklist is designed to assist applicants as well as the PZC and staff. It is not intended as a substitute for, nor does it contain all of, the information and requirements in the Zoning Regulations and other applicable Town Ordinances and requirements. It is important to note that the Zoning Regulations allow the PZC to waive certain site plan requirements for minor applications where the information is not needed to determine compliance with the Regulations. It is recommended that the Mansfield Director of Planning be contacted if an applicant intends to seek a waiver of certain site plan requirements or if any questions arise. Any requested waivers must be identified on this checklist.

Unless waived by the Planning & Zoning Commission, submitted site plans shall include the following information (for more complete and specific descriptions of site plan requirements, see Article V, Section A.3.d of the Zoning Regulations):

	Included	Not Included	Waiver Requested* (see p. 3)
1. Title block: Applicant and owner's name, scale, date & all revision dates	<u>✓</u>	_____	_____
2. Original signature/seal of surveyor, landscape architect and/or engineer responsible. Unless waived, survey to be to A-2 standards	_____	_____	<u>✓</u>
3. Location map at 1"=1,000' scale (see Art. V. Sec. A.3.d.4 for more details)	<u>✓</u>	_____	_____
4. Property lines, sq. footage, setback lines, N. arrow, zone(s)	<u>✓</u>	_____	_____
5. Edges of adjacent street, utility poles & underground lines, stone walls, fences, roadside features	<u>✓</u>	_____	_____
6. Names/addresses of abutting property owners, including those across street (for Special Permit property owners, within 500 ft. of site)	<u>✓</u>	_____	_____
7. Existing & proposed buildings, structures, signs, floor plans, buildings on adjacent land that may be affected	<u>✓</u>	_____	_____
8. Existing & proposed contours, quantity of material to be added or removed	_____	<u>✓</u>	_____

(con't.)

Explanation of Waiver Requests

Please identify by number the information item(s) for which a waiver has been requested and explain why the information is not necessary to review the proposed development with respect to applicable approval criteria. (If questions arise regarding waiver requests, please consult with the Director of Planning at 429-3330 or the Zoning Agent at 429-3341.)

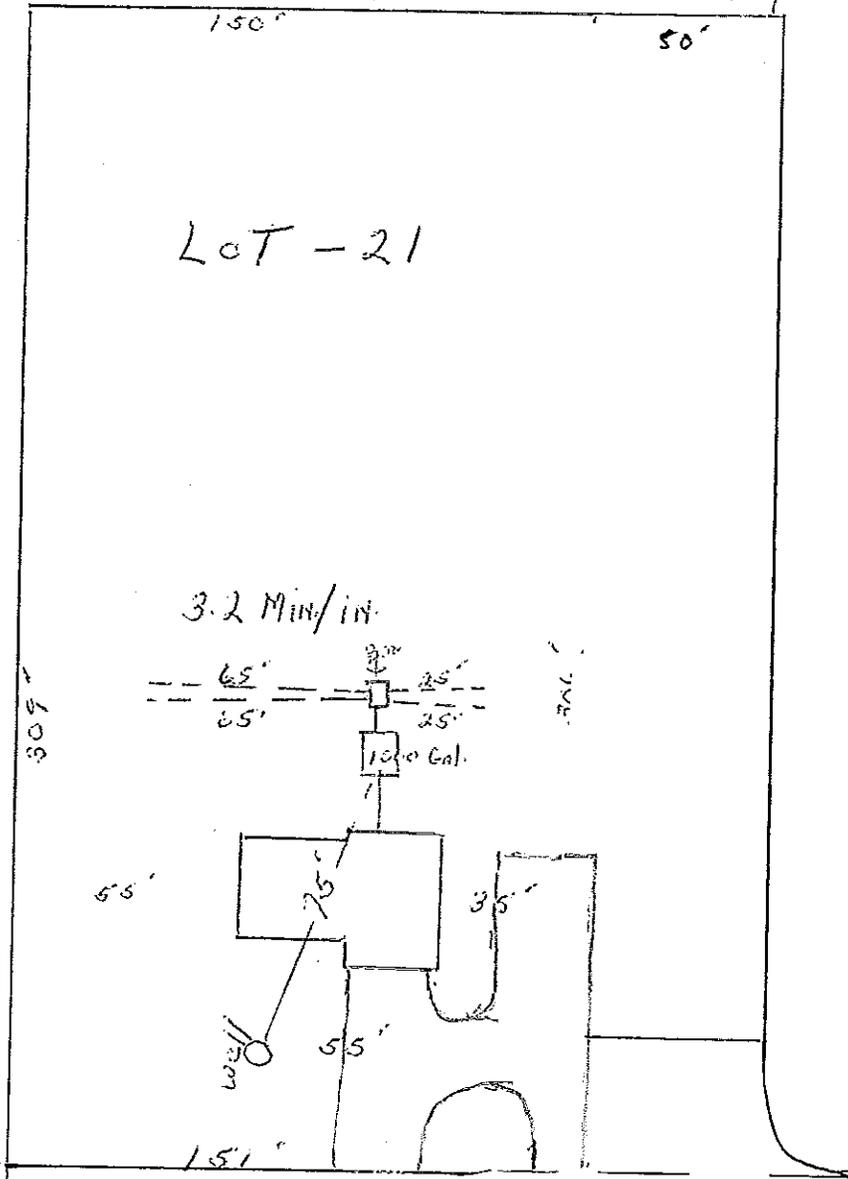
#2 - Site plan based on subdivision survey plan
No new development proposed.

Plot Plan For

Melissa and William Bedore

51 Candide Lane,

11/20/14



TEAVNS Rd. ←

CANDIDE LANE

→ BROWN'S Rd.

1" = 50'



Town of Mansfield, CT

- Zoning
- Conservation Easement
- Railroad
- Trails
- Parcels
- Streams
- water
- wetlands



1 in = 629.34 ft

Printed:
11/20/2014



Location: 51 CANDIDE LA ID: 31.81.18

MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

Statement of Purpose

2. a. The efficiency unit consists of a living/bedroom with an open area kitchen, full bath and storage. The area of the efficiency is about 720 square feet. This increases the total liveable floor area for the single family from approximately 2100 square feet to 2820 square feet. This area previously had a full bedroom and bath that was not included in the square footage of the house.

(1) My husband and I are the owners of 51 Candide Lane, Storrs, CT and we will be occupying the main portion of the house. This addition is for the use of my parents.

(2) Interior access is provided between the single family residence and the basement; a door leading to the basement stairway.

(3) The main house has a 2 car garage and the driveway can park three other cars.

(4) The efficiency will be occupied by two persons.

(5) The residence complies with the requirements of the use district of the Town of Mansfield.

(6) There are no external additions; therefore, the single family residence still retains its original character.

(7) Enquiries were made at the Town of Mansfield ^{Health}~~Building~~ Office and it was confirmed that the existing septic system is adequately sized for the addition of the efficiency unit.

31.81.25-8
Li Yi and
WANG XIAOHUI
42 QUAIL RUN
STORRS CT 06268

31.81.15
WANG BING and WEI WEI
11 CANDIDE LA
STORRS CT 06268

31.81.25-7
WANG XIAOHUI and
LI YI
42 QUAIL RUN
STORRS CT 06268

31.81.16
HENDRICK GEORGINA M
39 CANDIDE LA
STORRS CT 06268

31.81.22
MCDONALD MARK A and HEATHER K
93 CANDIDE LA
STORRS CT 06268

31.81.25-9
TAINTOR MELISSA A and BARRY R
27 QUAIL RUN RD
STORRS CT 06268

31.89.7
SENE EME
32 CANDIDE LA
STORRS CT 06268

31.81.17
SMITH JEFFREY S and TRESKA MARR
45 CANDIDE LA
STORRS CT 06268

31.89.6
TREHY JOSEPH M and TERESSA
56 CANDIDE LA
STORRS CT 06268

31.89.9
MAJOR JOSEPH and MARCIA
42 CANDIDE LA
STORRS CT 06268

31.81.19
JAHANDARIE PARI and KHOSROW
57 CANDIDE LA
STORRS CT 06268

31.89.8
CANEIRA JENNIFER L and
CANEIRA WILLIAM J
38 CANDIDE LA
STORRS CT 06268

31.89.11
KIM JAY C and
KIM LESLIE H
58 CANDIDE LA
STORRS CT 06268

31.81.21
DONLON THOMAS J and SUZANNE
75 CANDIDE LANE
STORRS CT 06268

31.89.10
BARTKOWSKI RICHARD J and
BARTKOWSKI ROSINE B
52 CANDIDE LANE
STORRS CT 06268

31.89.13
DRZEWIECKI PETER A and LISA S
74 CANDIDE LA
STORRS CT 06268

31.81.23
LAPSIS CHRISTOPHER J and AMY G
107 CANDIDE LA
STORRS CT 06268

31.89.12
KAZEROUNIAN KAZEM and
KAZEROUNIAN JILA
68 CANDIDE LANE
STORRS CT 06268

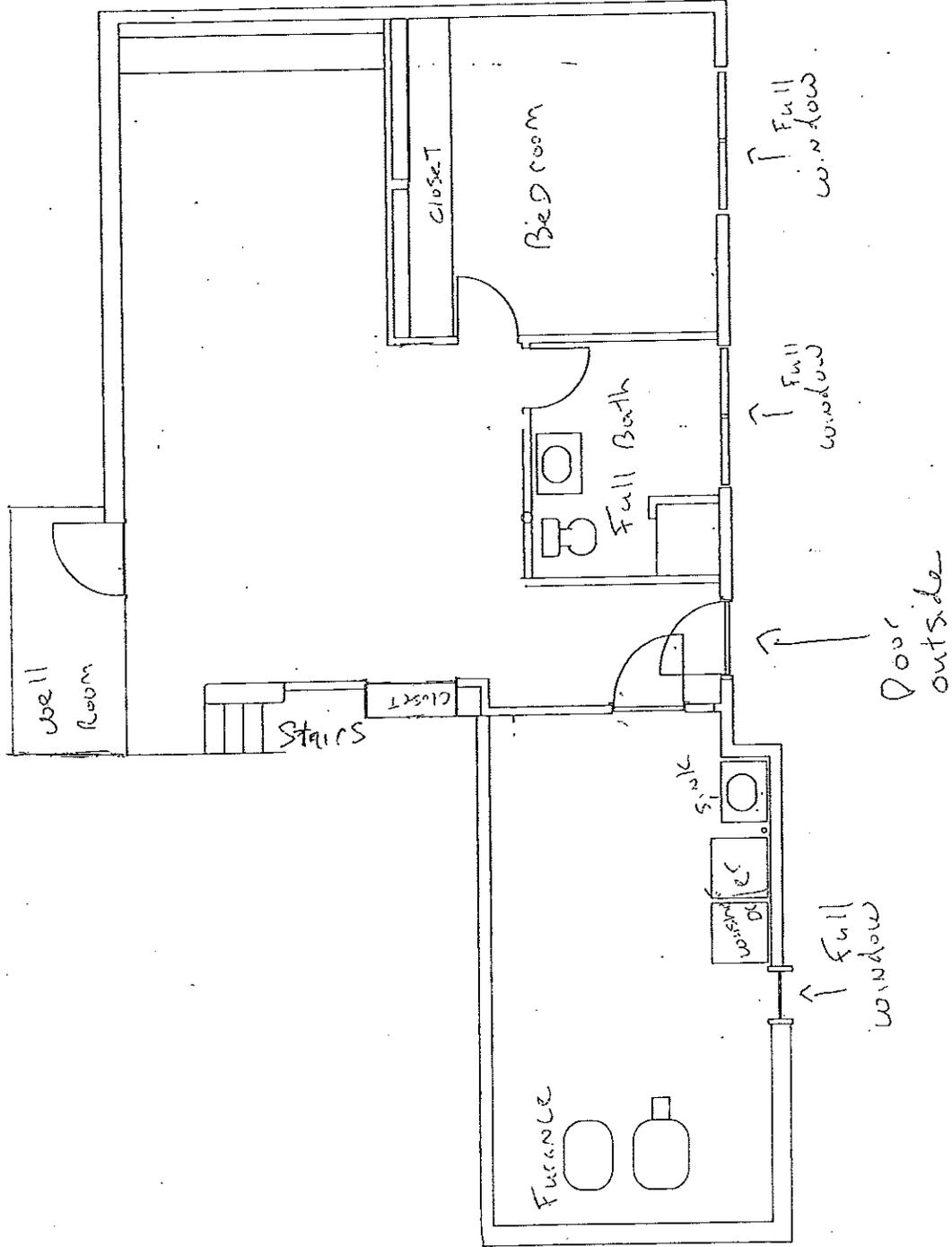
31.81.20
CONRAD CHRISTOPHER J and SONYA C
61 CANDIDE LANE
STORRS CT 06268

31.81.25-6
SONPAL TEJAS R and DARSHANA T
38 QUAIL RUN RD
STORRS CT 06268

Description of project
51 Candide Lane, Storrs-Manfield

We are renovating our existing finished basement. The Basement is a walkout with one complete side at grade. It presently contains a full bath and bedroom. We are moving the bathroom, and then inserting a kitchen in its place. The bedroom is being left alone, other than moving the entry door into the bedroom. Please see attached drawings.

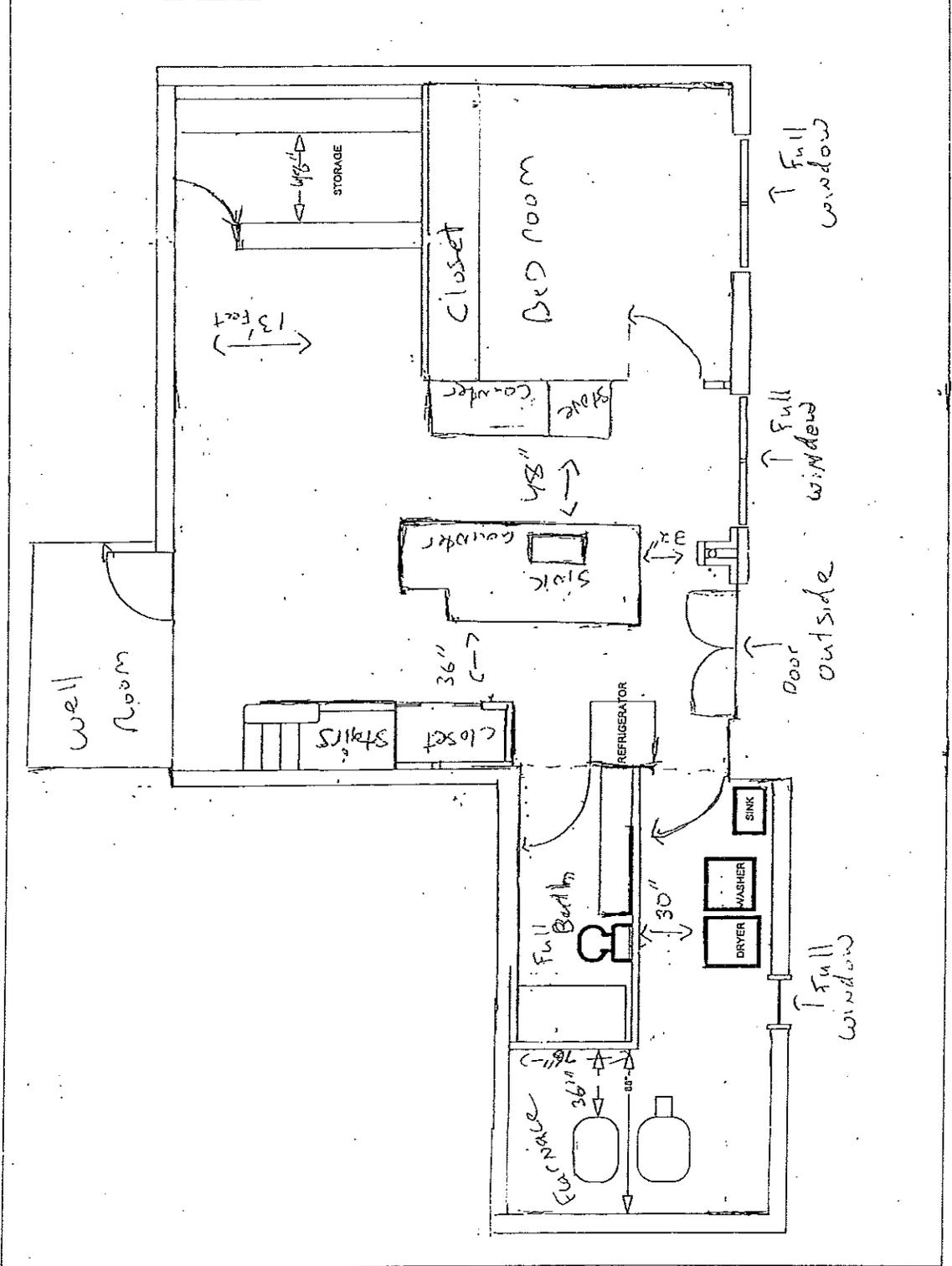
Existing layout



Bed room
13' x 13'

New layout

Bed room
13' x 13'



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RECEIPT OF APPLICATION FOR A RESUBDIVISION:

_____, move and _____ seconds to receive the

RESUBDIVISION application (file # 293-2)

submitted by Christopher and Lindsey Niarhakos

for a 3-lot re-subdivision

on property located at 101 East Road

owned by the Applicant

as shown on plans dated 9/25/14,

and as described in other application submissions, and to refer said application to the staff for review and comments and to set a Public Hearing for 1/20/15.

file # 293-2
filing date 11-20-14

**MANSFIELD PLANNING & ZONING COMMISSION
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL**

Name of subdivision Williams Heights Parcel "A" Resubdivision

Name of subdivider (applicant) Christopher & Lindsey Niarhakos Phone # 860-617-5396
(please PRINT)

Address 68 Brookside Lane, Mansfield Center, CT 06250
(street) (town) (state) (zip)

Signature  (owner)
(optionee) Date 11/20/14

OWNER (IF OTHER THAN SUBDIVIDER)

Name same as subdivider & applicant Phone # _____
(please PRINT)

Address _____
(street) (town) (state) (zip)

Signature _____ Date _____

FEES

See Town Council-approved Fee Schedule & Eastern Highlands Health District Review Fee Schedule
(Subdivisions will not be reviewed by Eastern Highlands Health District unless an Application for Plan
Review has been submitted)

SUBDIVISION DATA

Location: 101 East Road
Storrs, CT 06268

Zoning district RAR-90 Total # of acres 14.56
Total # of lots 3

EXTENSION OF TIME

Pursuant to Section 8-26d, subsection (b) of the Connecticut General Statutes, the undersigned applicant hereby
consents to an extension of time within which the Planning and Zoning Commission is required by law to approve,
modify and approve or disapprove a subdivision plan known as

_____ and located at/on _____

It is agreed that such extension of time shall not exceed 65 days and it is understood that this extension of time is in
addition to the first 65-day period after the receipt of the application by the Planning & Zoning Commission.

Signature _____ Date _____

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MINUTES

PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE

Wednesday, November 19, 2014 • Special Meeting
Conference Room C, Audrey P. Beck Municipal Building

Members present: V. Ward, K. Rawn, P. Aho, K. Holt, P. Plante (1:15 p.m. – 3:22 p.m.)
Staff: L. Painter, Director of Planning and Development

Call to Order

Ward called the meeting to order at 1:12 p.m.

Election of Chair

Holt MOVED to nominate Ward as Chair; Ward declined and the motion was withdrawn. Ward MOVED, Rawn seconded to nominate Aho as Chair; the motion was approved unanimously.

Approval of Minutes

2-20-14: Aho MOVED, Rawn seconded approval of the minutes as written; the motion was approved unanimously.

Proposed Regulation Revisions: Discussion and preparation of draft regulations regarding kennels and other uses related to domestic animals such as veterinary hospitals, animal day care, etc.

Painter reviewed the summary of proposed regulations (distributed with the packet) based on the February 2014 discussion. Members suggested using the Killingly standard for noise attenuation which includes specific construction techniques and requiring annual renewal. Renewals would be automatic unless complaints have been received or violations issued. It was suggested that language be added that would give the Commission authority to review special permits outside of the annual renewal cycle if issues develop.

Other Draft Zoning and Subdivision Regulation Changes

Painter reviewed other changes that the committee had been working on, including: playground equipment setbacks; fences/walls on corner lots; portable storage containers; donation drop-off boxes; amplified music; bonding/financial guarantees; Low Impact Development Standards and changes to the design review process for subdivisions.

Mansfield Tomorrow

Painter asked members to think about goals for the regulation rewrite and identify items they would like to see addressed for discussion at the next meeting. Painter also noted that on December 8th, the committee would start meeting with members of the Zoning Working Group that the Commission appointed in 2013.

Next Meeting/Future Agenda Items

The next meeting will be on December 1st at 2:00 p.m.; a second meeting will be held on December 8th at 2:00 p.m. with the Mansfield Tomorrow Zoning Working Group and project consultant.

Adjournment

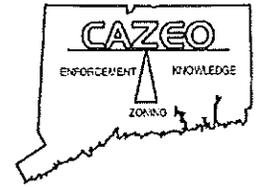
The meeting was adjourned at approximately 3:22 p.m.

Respectfully submitted,
Linda M. Painter, AICP

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Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

To: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: November 26, 2014

Re: OMS Development –Request to bond for improvements- PZC #1319

The Commission has received an 11/24/14 request from Attorney Samuel Schragar, representing OMS Development, to provide a bond for site improvements that will not be completed prior to its request for a Certificate of Zoning Compliance (CofC), expected next month. As Attorney Schragar's letter states, this request is due to constraints placed on construction due to winter weather. Article V, Section B.7.c, permits the Commission to authorize the issuance of a CofC for special permit projects where public health and safety components are completed, provided a suitable bond for the remaining work is approved.

Attorney Schragar has submitted a list of four items that are subject of the proposed bond request:

- Finish course of paving and reconstruction of the Storrs Road entry radius
- Pavement line striping
- Stamped concrete sidewalks connecting the adjoining streets to the building
- Landscaping

The Assistant town Engineer has reviewed the submitted cost estimate of \$59,020 and found it to be reasonable. We would usually attach a 10% contingency to this estimate.

In general, I find this to be a reasonable request. I would however require that the pavement markings be in place prior to the issuance of a CofC. This is a new traffic and parking pattern on the site and customers will need direction on where to go/park. I will also verify that there is a safe accessible route between the handicapped parking space and the customer entrance to the building. If only the binder course of pavement is installed, there will be a slight difference in grade between the asphalt and the sidewalk ramp. The required handicapped parking markings and above-grade signs shall be required. The Building Department also verifies the public health and safety condition of the site. The CT-DOT must verify that the intersection improvements are in compliance with their own, separate permit requirements.

I recommend that the PZC approve the 11/24/14 request of OMS Development, to authorize the Zoning Agent to issue a Certificate of Compliance and to accept a cash bond in the amount of \$62,370 with appropriate bond agreement, for the incomplete site work identified in said request. This action is taken because the public health and safety components of the project will be completed prior to the issuance of the Certificate.

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Samuel L. Schrager
(t) 860.548.2656
(f) 860.487.0030
sschrager@uks.com

November 24, 2014

Mansfield Planning and Zoning Commission
Town of Mansfield
4 South Eagleville Road
Storrs, Connecticut 06268

Re: **1659 Storrs Road, Mansfield**

Dear Commissioners:

This office represents OMS Development, LLC, the owner of the above referenced premises. The improvements to the property is moving along very quickly at this point, despite a number of issues which have surfaced and been addressed. My client's goal is to have the gasoline station; convenience store and Dunkin Donuts operation open as of the end of December. It is clear that all of the site improvements will not be completed by the end of the year, although the building and related facilities will be finished.

In order to obtain a Certificate of Zoning Compliance the following work will need to be completed:

- Paving of finish course (binder course will be paved during the first week of December)
- Reconstruction of driveway turning radius on the northerly side of the driveway at the traffic light on Storrs Road
- Concrete walks from Storrs Road and Middle Turnpike to the building
- Landscaping

My client would prefer to defer these improvements until the Spring. As you are aware the driveway radius replacement requires work by AT&T/Frontier Communications which is beyond my client's control. Landscaping improvements are

Updike, Kelly & Spellacy, P.C.

862864 1733 Storrs Road * Storrs, CT 06268 (t) 860.548.2600 (f) 860.487.0030 www.uks.com

best made in warmer months. The finish paving will have a better quality if completed after all other work on the site and buildings are finalized. The interior concrete walks need the finish course of pavement in order to avoid damage by snowplowing.

I respectfully request that you approve the issuance of a Certificate of Zoning Compliance, provided all other work is completed in accordance with the site plan, with the posting of a cash bond for the above listed work which will not be completed by December 31, 2014. The outstanding work will be finalized by June 1, 2014.

The estimated costs for these items are as follows:

- 1. Finish course paving and driveway radius reconstruction (1.5" thick) 2140 sq. yds @ \$10/sy\$21,400
- 2. Line striping..... 2,500
- 3. Stamped concrete sidewalks – 740 sq feet @ \$20/sq ft.14,720
- 4. Landscape plantings.....20,400
- TOTAL.....\$59,020

Very truly yours,



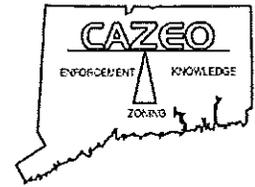
Samuel L. Schrager

cc: OMS Development, LLC





Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

To: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: November 25, 2014

Re: OMS Development – proposed signage, PZC #1319

I have received a signage request from Bill Gavigan, Jr., representing Dunkin Donuts, a tenant at 1659 Storrs Road. The request includes a 14-page packet of proposed signage for the site, including free-standing signs, building identity signage, traffic control signage and other signage and structural elements related to the drive-thru operation. As you are aware, this site is currently undergoing significant site and building renovations. Some of the requested identity signage requires PZC approval per the provisions of Article X.C.6 of the zoning regulations. The traffic control signage does not require “permit” approval, but staff is authorized to determine whether the number and/or placement of these signs is appropriately serving a ‘traffic control’ purpose. The locations of several of the requested signs are shown on the PZC-approved site plans, but the design of the signs was not known at the time of PZC review.

The Director of Planning & Development has not had the opportunity to review the proposed signage. The Four Corners area is subject to specific design guidelines that the Director will need to review the package to determine if the proposed signage is compliant. Due to the sites location at the intersection of two roads, the applicant can request that a second free-standing sign and a second building sign be permitted. In 2002, the PZC authorized a Dunkin Donuts identity sign on each end of the building because there was no suitable wall space on the ‘front’ façade of the building. PZC has also authorized second building signs at the CVS site at this same intersection and at the Xtra-Mart at Storrs/Stafford Roads. As with this site, those buildings were oriented toward the intersection so that each side wall presented a façade to each of the fronting streets.

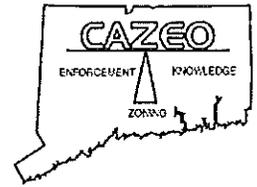
In addition to the presence of Dunkin Donuts on the site, there are up to three other tenants that have regulatory access to their own signage: a gasoline retailer, a convenience store and a possible pizza take-out, though the use of this space has not formally been identified. It will be up to the landlord to determine how the allowed signage is distributed among tenants. Due to this unknown, it may not be possible to return an approval to the applicant without that information. I have asked for written confirmation of approval from the owner.

Please give the proposed sign packet a look and provide staff with some thoughts on the submitted package.

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Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

To: Planning & Zoning Commission
From: Curt B. Hirsch, Zoning Agent
Date: November 26, 2014

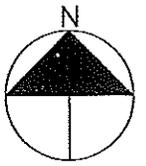
Re: **Proposed Convenience Store**
7 Storrs Road, PZC file #916

I have received a request from Ajmal Khan concerning his consideration in acquiring the property at 7 Storrs Road. This site is on the south side of Route 6 and has been abandoned for quite a number of years. It was operated as a retail gasoline sales and motor vehicle service station, also containing an estimated 300 square foot 'snack food' area. The last significant PZC review of the site was in 1987, for improvements to the gasoline pump islands and the installation of a canopy over the pump islands. Mr. Khan would like some direction from the Commission as to the process required to fulfill his proposed use for the site. The Director of Planning & Development has not reviewed this request.

Mr. Khan is proposing to use the full 1972 square foot building as a convenience store. He would restore the site to comply with the approved 1987 plan with respect. The only change to the site would be relocating the free-standing sign now existing on the north end of the site, to the south side of the property. The existing garage service doors would be removed and the building façade would be upgraded. New pumps would be installed on the existing islands and the existing canopy would be rebanded. New landscaping would also be installed to replace the scrub that has taken over during the sites period of abandonment. The site plan submitted by Mr. Khan shows the existing site condition with respect to parking and driveway access to Storrs Road. A 1972 sq. ft. retail store would require 14 parking spaces by the zoning regulations. The existing site layout has 19 spaces, including the eight at the gasoline pumps.

The August 1987 PZC approval stated in Condition #4: "Any other changes in site improvements or site uses, such as the initiation of a convenience store, shall be subject to further PZC review." The zoning regulations also would require PZC approval for any changes in the nature of a site use. The question is whether the proposed convenience store can be approved as a modification or whether it requires a whole new special permit. This determination is important to Mr. Khan because his contract to purchase the property needs to include an appropriate length of time to complete the required process.

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PART & PARCEL OF PROPERTY

Storrs Rd Route 195

Garbage Dumpster 10'w X 8' deep (2' away from existg bldg) on conc pad & fenced with gate.

Existg Sign to be removed

Existg Pole Lights

Property Line
Lease Line

Trees Shrubs & Grass Area

5 Existing Parking
Existg Air Pump Valve Machine to remain

Existg Bldg

Existg Entry & Exit

No parking Zone
Existing Conc Pad & Islands with 4 Pumps (total of 8 filling stations back to back) at existg locations below existg metal Canopy

1 Handicap Parking

Existg Pole Lights

Conantville Rd

Trees Shrubs & Grass Area

Existing Ramps & Conc Side Walks

Existg Entry & Exit

Underground Gas Tanks 1 - 15,000 gal & 1 - 12,000 gal on existg location & conc pad 39' x 27' w approx.

Existg Entry & Exit

3 existing Parking at existg location
New 20' high x 6'w dble pole Price Sign w/logo

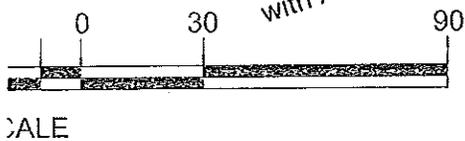
Existg Pole Lights

Existg Utility Pole with Anchor

Foster Dr

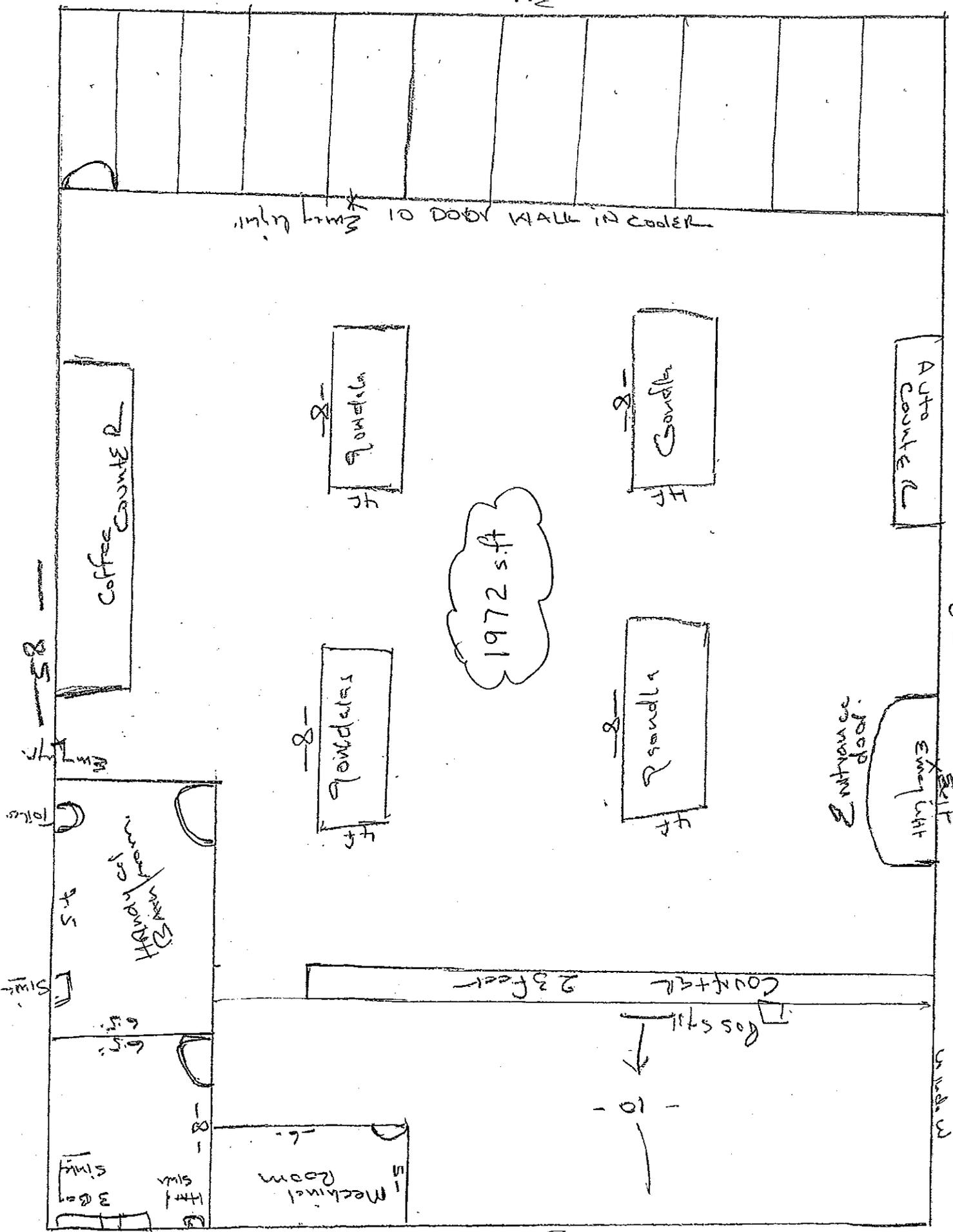
GAS STATION
7, STORRS RD CT USA
DTD 22, Nov 2014

MAGIC HOLDING, LLC



SCALE

P2C # 916



TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Inland Wetlands Agency
Planning and Zoning Commission

From: Linda M. Painter, AICP, Director of Planning and Development

Date: Tuesday, November 25, 2014

Subject: January 5, 2015 Meeting

Due to the indication that several members and staff will be absent at the January 5, 2015 meeting of the Inland Wetlands Agency and Planning and Zoning Commission, the following motion has been prepared if members deem it appropriate.

That the Inland Wetlands Agency and Planning & Zoning Commission cancel the January 5, 2015 meeting(s).

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Jessie Shea

Subject: Windham Airport Master Plan Second Public Meeting
Location: Windham Town Hall Auditorium (979 Main Street, Willimantic, CT 06226)

Start: Tue 12/9/2014 5:00 PM
End: Tue 12/9/2014 7:00 PM
Show Time As: Tentative

Recurrence: (none)

Organizer: French, Adam

Greetings and Happy Thanksgiving,

The Connecticut Airport Authority (CAA) and the Connecticut Department of Transportation (CTDOT) will be holding a second public information meeting for the Windham Airport Master Plan on **Tuesday, December 9th** at the Windham Town Hall auditorium (979 Main Street, Willimantic, CT 06226). Doors will open at **5:00 PM** with a presentation at **5:30 PM**. This public meeting will provide citizens and airport users an additional opportunity to examine the 20-year Airport Master Plan and provide comment. Notices of this meeting will be advertised in the *Norwich Bulletin* and *The Chronical* newspapers along with postings on the Windham Chamber of Commerce's and Willimantic Downtown's websites. Please feel free to forward this notice to anybody that may be interested in learning more about the Windham Airport and this important project. An alternate snow date is planned for Wednesday, December 17th.

As always, you can review the previously completed Master Plan documents at: www.windhamairportplan.org. We ask that all public comments are received by January 19, 2015 via the website, email, or comment cards to be provided during the meeting.

If you have any questions, please do not hesitate to contact either me or Molly Parsons with the CTDOT (860-594-2152 or Molly.Parsons@ct.gov).

Regards,

Adam French
Aviation Planner
CHA ~ *design/construction solutions*
Phone: 317.786.0461
Direct: 317.780.7242
afrench@chacompanies.com
www.chacompanies.com



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