

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday April 20, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan,
Members absent: K. Holt, P. Plante, B. Pociask,
Alternates present: P. Aho, V. Ward,
Alternates absent: S. Westa
Staff present: Linda Painter, Director of Planning and Development
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed alternates Aho and Ward to act and Ryan as Acting Secretary.

Minutes:

04-06-2015 Meeting Minutes –Chandy MOVED and Ryan seconded, to approve the 04-06-2015 meeting minutes. Ward noted that she listened to the audio of the meeting. MOTION PASSED with all in favor except Hall who disqualified himself.

The report of the April 15, 2015 field trip was noted.

Zoning Agents Report:

There were no questions or comments for the Zoning Agent. No monthly report.

Old Business:

- a. **Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)**
Tabled pending a 5/18/15 Public Hearing.
- b. **Special Permit Application, Commercial Recreation Use with Restaurant, 95 Storrs Road; East Brook F LLC, East Brook T LLC, and East Brook W LLC; PZC File #432-6**
Tabled pending a 5/4/15 Public Hearing.
- c. **Special Permit Application, Efficiency Unit, 43 Storrs Heights Road; Ray DiCapua, PZC File #1331**
Tabled pending a 5/4/15 Public Hearing.

New Business:

- a. **Subdivision Pre-Application, 522 Browns Road, Willard J. Stearns and Sons**
Alternate Ward disqualified herself. Painter reviewed her 4/16/15 memo containing her preliminary comments on this subdivision proposal; a 4/6/15 letter from Scott Lehman, 532 Browns Road; a 4/14/15 letter from the Open Space Preservation Committee; and the 4/15/15 draft minutes of the Conservation Commission. Painter will provide these communications to the applicant. A field trip to the site will be scheduled once the applicant submits the required yield plan.

Mansfield Tomorrow:

Painter reported on the work of the Zoning Focus Group and reviewed the draft zoning regulations prepared to date. PZC members commented as follows:

- Definitions- Legal definitions will be used in the regulations. Each definition should be followed by an indication of the date of the state statute from which the definition comes, and regulations should be updated as legal definitions change.
- When preparing the chart of permitted uses, combine residential and non-residential zones on one page so that all permitted zones for any particular use can be easily illustrated.
- Add Wind Power under Educational, Faith-based, Governmental and Infrastructure
- Keep flexibility for non-conforming uses. An increase in the intensity of a nonconforming use should trigger the need for a permit.

- Update Agricultural Uses. Agriculture should be permitted in all zones.
- Remove Boarding House/Fraternities/Sororities/Dormitories. The existing definition of “family” is sufficient to enforce residency rules for non families residing in single family homes.
- For Adaptive Reuse of Historic Buildings define what uses would be acceptable in various residential zones and change “buildings” to “houses”.
- Provide the Commission with as many relevant sections at one time as possible, including definitional sections, so proposed regulations can be reviewed in context.

Anyone with editorial revisions should send their revisions directly to Linda for consideration.

The next Zoning Focus Group meeting will be held on April 30, 2015 meeting at 1p.m.

Reports from Officers and Committees:

No report offered.

Communications and Bills:

None.

Adjournment:

The Chair declared the meeting was adjourned at 9:02 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary