

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday October 19, 2015  
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed Aho, Holt and Westa to act in the absence of members.

**Approval of Minutes:**

a. October 5, 2015 Regular Meeting

Holt MOVED, Chandy seconded, to approve the 10-05-15 minutes as presented. MOTION PASSED with all in favor except Hall and Ward who disqualified themselves. Rawn noted that he listened to the recording.

b. October 14, 2015 Field Trip

Item was tabled.

**Zoning Agent's Report:**

Hirsch called attention to the Notice of Action taken by the Zoning Board of Appeals regarding the Rogers property on Turnpike Road and noted that he expects a subdivision application will be submitted soon.

**Continued Public Hearing:**

**Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336**

Chairman Goodwin opened the continued Public Hearing for the Special Permit Application for 1708 Stafford Road at 7:06 p.m. Members present were Goodwin, Chandy, Hall, Lewis, Rawn and Ward, and Alternates Aho, Holt and Westa who were all appointed to act. Linda Painter noted the following communications received and distributed to members: a 10/15/15 memo from herself; a 10/15/15 memo from D. Dilaj, Assistant Town Engineer; a 10/6/15 set of revised plans addressing comments from CT D.O.T.; and lighting plans.

Anthony Gioscia, property owner and applicant, reviewed the key components of his proposal to renovate and utilize the property to operate an optometry office.

Members suggested that Gioscia clearly mark which driveway is for employees and which is for customers.

The Chair noted no public comment or further questions from the Commission. At 7:15 p.m. Holt MOVED, Chandy seconded, to close the Public Hearing. MOTION PASSED UNANIMOUSLY.

**Old Business:**

a. **Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336**

Westa volunteered to work with staff on a motion for the next meeting.

**New Business:**

**a. Request for Transient Vendor on Town Square**

Aho MOVED, Hall seconded, that the PZC authorize the temporary parking and use of the UConn ice cream truck at the Town Square in Storrs Center, on 10/24/15, as described in a 10/14/15 letter from Ethan Haggerty. The use is accessory to the Trick or Treat in Downtown Storrs event and shall be subject to any conditions that may be placed upon the use by the Mansfield Traffic Authority. MOTION PASSED UNANIMOUSLY.

**Mansfield Tomorrow:**

Painter noted that the final version of the approved Plan is available online and hard copies for members will be forthcoming.

**Reports from Officers and Committees:**

Painter noted that staff will be working to set up a Regulatory Review Committee Meeting to discuss potential revisions to the Zoning Regulations pertaining to issues raised as a result of the new the water line.

**Communications and Bills:**

Noted.

**Adjournment:**

The Chairman declared the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Vera S. Ward, Secretary