

Minutes
Mansfield Planning and Zoning Commission
Regular Meeting
Monday, November 2, 2015
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:16 p.m. and appointed Aho and Holt to act in place of absent members.

Approval of Minutes:

10-14-15 - Field Trip Minutes : Tabled until next agenda.

10-19-15 – Regular Meeting Minutes: Hall MOVED and Holt seconded to approve minutes as written. Motion was unanimously approved with the exception of Pociask who disqualified himself.

Zoning Agent’s Report:

The Zoning Agent’s report was noted.

Old Business:

Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336: Chandy MOVED and Holt seconded to approve with conditions the application of A. Gioscia (File #1336), applicant and owner, to allow an office use at 1708 Stafford Road. This approval is based on the project as described in the application dated July 27, 2015, and as shown on plans dated July 24, 2015 as revised through October 6, 2015 and as presented at Public Hearing on October 19, 2015.

Through this approval, the Commission accepts the submission of the supplemental information provided by the applicant including building elevations, revised site plan and lighting details. The Commission further determines that no new hearing was warranted as the supplemental information did not significantly alter the original proposal. Furthermore, the Commission determines that due to the limited area of work associated with the proposed change in use, the site plan information identified as “not included” or “waiver requested” in the map checklist submitted as part of the application is not needed to determine consistency with the Zoning Regulations and the submission of that information is therefore waived in accordance with Article V, Section B.4.

This approval is granted because the application is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. **Extent of Approval.** This approval is specifically limited to the above application and the applicant’s submissions and the conditions cited in this motion. Unless modifications are specifically

authorized, the proposed uses and site improvements shall be limited to those authorized by this approval.

2. **Revised Site Plan.** No Zoning Permits shall be issued and no construction shall commence until the site plan is revised as follows:
 - The handicap accessible space shall be dimensioned and striped to meet the requirements for a van accessible space pursuant to CT building Code requirements.
 - The swale from the parking lot runoff is armored to prevent erosion.
 - The handicap ramp shall be revised to comply with Building Code requirements.
 - A note shall be added indicating that all signage shall be in accordance with the Federal Highway Administration Manual of Uniform Traffic Control Devices.
 - Wheel stops shall be added to prevent advancement of vehicles into the walkway for ADA access.
 - Details shall be provided indicating the materials and cross section of the gravel parking area to minimize erosion and sedimentation.

3. **Signs.** Signs shall not be internally illuminated and shall be designed to be compatible with the residential character of the building. Signs must be approved by the Director of Planning and Development prior to issuance of a Zoning Permit.

4. **Future Water Connection.** Any proposed future connection to the public water system shall require approval from the Commission as a modification to this Special Permit. Such request shall be reviewed based on the criteria identified in the CTDEEP Diversion Permit approval and zoning regulations in effect at the time of the request. Depending on the nature of the request, a full special permit application may be required by the Commission.

5. **CTDOT Approval.** No Zoning Permit shall be issued until the applicant has obtained an encroachment permit from the Connecticut Department of Transportation (CTDOT). Any modifications to the site plan required by CTDOT shall be reviewed by the Zoning Agent and PZC Chair. If the changes are considered significant, PZC approval of the modifications may be required.

6. **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.”

MOTION PASSED. Pociask disqualified himself.

New Business:

- A. Special Permit Application, Efficiency unit, 650 Mansfield City Road; Lance Klase, PZC File #1337: Holt MOVED and Hall seconded to receive the special permit application (File#1337) submitted by Lance Klase for an efficiency unit on property located at 650 Mansfield City Road owned by the applicant as shown on plans dated 10/28/15 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 November 16, 2015.

MOTION PASSED UNANIMOUSLY.

- B. Live Music Permit Renewals (PZC #895); Huskies Restaurant, 28 King Hill Road (PZC File #780-2); Pub 32, 847 Stafford Road (PZC #595); Teds Restaurant, 16 King Hill Road (File #1107): Holt MOVED and Ward seconded to 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 November 16, 2015. Current approvals and conditions shall be extended until action on the request for renewal.

MOTION PASSED UNANIMOUSLY.

- C. Pre-Application Review, Meadowbrook Gardens, 91-93 Meadowbrook Lane, Artisan Development, LLC: Chairman Goodwin introduced the item and noted for the record, "Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes by any person or entity, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project."

Scott Garrett and Jack Yang of Artisan Development made a brief presentation on a proposed concept plan for the development of 38 multi-family units as a second phase to the 50-unit project currently under construction that was previously known as Whispering Glen. Members asked questions and identified potential issues to be addressed including, but not limited to, traffic impacts; sufficiency of proposed parking; potential for bus service to the property; property management; affordability provisions; and building scale, design and access.

- D. Request for Bond Release, Woods Subdivision, PZC File #1210: Goodwin and Holt recused themselves and Ward took over as chair. Westa was seated. Hall MOVED and Chandy seconded to authorize the staff to notify the Finance Director, that pursuant to the 2/25/04 Bonding Agreement, all work required to be completed under the terms of said Agreement have been satisfactorily completed and in accordance with paragraph 6 of said Agreement, all funds shall be returned to the developer.

MOTION PASSED UNANIMOUSLY.

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Zoning Focus Group Update: Painter noted that she would cover updates to the regulations under her Director's report.

Reports from Officers and Committees:

Goodwin questioned whether a field trip was needed for the efficiency unit. As the proposal currently does not involve any exterior changes, no field trip was set. If the plan changes to include exterior changes, a field trip will be scheduled for Thursday, November 12th.

Painter noted that the Regulatory Review Committee met the previous week and discussed changes to the regulations regarding water service connections, stormwater management and impervious surfaces. She also reviewed her Director's report with the Commission and noted that an additional handout was

distributed regarding rental housing regulations in other communities. This handout was submitted to the Town Council by residents concerned with the conversion of single family homes to rental units. After discussion, the Commission identified several other potential regulation changes for the Regulatory Review Committee to discuss in advance of the overall zoning/subdivision regulation rewrite including: amplified/live music; kennels; brew pubs; vineyards; affordable housing and definition of family. Painter also noted that a meeting of the Subcommittee on Infrastructure Needs will be scheduled in the near future.

Communications and Bills:

Noted.

Adjournment:

Chairman Goodwin noted that it was Pociask's last meeting and thanked him for his service to the community.

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

Respectfully submitted,

Vera S. Ward, Secretary