

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, December 7, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa

Members absent:

Alternates present: P. Aho, K. Holt

Staff present: Linda Painter, Director of Planning and Development; Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:14 p.m. A Proclamation in Honor of Curt B. Hirsch was read and approved by consensus of the Commission.

Approval of Minutes:

A. November 16, 2015

Hall MOVED and Chandy seconded to accept the minutes as written. MOTION PASSED UNANIMOUSLY.

B. December 2, 2015 Field Trip

Ward MOVED and Chandy seconded to accept. Goodwin, Ryan, Ward, Ausburger, Lewis, Chandy, and Aho voted in favor. All others disqualified themselves.

Zoning Agent's Report:

Hirsch informed the Commission that there have been reported issues regarding theft of tree signs in Town.

New Business:

A. **8-24 referral, acquisition of Puddin Lane (Parcel ID 33.97.3-39)**

Rawn MOVED and Ward seconded to have the PZC notify the Town Council that the proposed acquisition of the Meadowbrook Lane, LLC Property would promote Mansfield's Plan of Conservation and Development by expanding an existing reserved open space area, protecting the Nipmuck Trail, which is an existing state designated greenway, protecting 61 acres located within a large contiguous interior forest area, protecting significant conservation and wildlife resource in the form of the Kidder-Sawmill Brook streambelt, and protecting a portion of Sawmill Brook, a significant water resource. MOTION PASSED UNANIMOUSLY.

B. **Modification Request, Amphitheater and Exhibit Project, 28 Dog Lane; Paideia, PZC file #1337**

Ilias Tomazos and Stephan Nousiopoulos made a presentation on the Modification Request for the Commission. Westa MOVED, Chandy seconded to approve the modifications to the Greek Amphitheater/Exhibit area project at 28 Dog Lane as described in the 12/7/2015 communication from I. Tomazos and as depicted on revised plans dated 12/5/2015. The Commission also hereby approves the architectural elevations of the Paideia Greek Theater Exhibit Hall in accordance with the requirements of the March 3, 2008 approval as depicted on the revised plans dated 12/5/2015. This approval is subject to the following conditions:

1. The applicant shall obtain all necessary permits for the revised plans prior to starting construction on the Exhibit Hall building.
2. Except for the modification revisions and the specific work requested and authorized by this approval, the plans and conditions of approval cited in the PZC's 9/3/02 Special Permit Approval and subsequent 7/21/03 action shall remain in effect.
3. All applicable Building and Fire Code requirements shall be met.
4. This approval extends the completion date for the project to September 30, 2017.
5. The following changes to the plans shall be made prior to issuance of zoning approval for the Exhibit Hall building:
 - a. Handicap Parking in the northern and southern lot shall be revised to comply with both the Mansfield Zoning Regulations by locating the hatched areas to the right side of the space; per CT Building Code requirements, hatched areas cannot be shared between spaces.
 - b. The fieldstone wall along Dog Lane to the western edge of the Exhibit Building, consistent with the original approval.
 - c. The design of the cedar gate along Dog Lane shall be revised to be consistent with the original approval.
 - d. The landscape plan shall be updated to include additional street tree plantings consistent with prior approvals.
 - e. A note requiring approval from the University of Connecticut and/or Connecticut Water Company for the proposed sewer and water service connections for the Exhibit Building prior to issuance of a permit for the Exhibit Building shall be added to the plans.
 - f. The construction schedule shall be amended to include the revised completion date of September 30, 2017.
 - g. A note shall be added requiring light fixtures to have full cut-off shields and use white lamps (metal halide, fluorescent, incandescent or LED).
6. The applicant shall work with the Director of Planning and Development to prioritize cosmetic improvements that are not impacted by construction.

Hall opposed the motion. All others voted in favor. MOTION PASSED.

C. Cumberland Farms, 1660 Storrs Road, PZC file #1303-2

Carol Parker representing Cumberland Farms made a brief presentation regarding the use of LED pump toppers with a functioning display alternating prices at 8 second intervals. Hirsch noted that the Commission needed to determine whether such a display is a sign as defined under the Zoning Regulations; if it is a sign, it would be prohibited. Lewis MOVED and Rawn seconded that the proposed LED pump toppers, as described in a 11/9/15 letter from Carolyn Parker, are not 'signs' per the zoning regulations, and may be used as described in the submittals. MOTION PASSED UNANIMOUSLY.

D. Appointment of Zoning Enforcement Officer

Ward MOVED, and Ryan seconded to appoint Janell Mullen as Zoning Agent for the purpose of enforcing the Mansfield Zoning and Subdivision Regulations. MOTION PASSED UNANIMOUSLY.

E. Draft Zoning Regulations

Painter distributed draft regulations related to Amplified and Live Music; Domestic Animal Uses; Stormwater Management and Water Service Connections. The Commission discussed the draft regulations for Amplified and Live Music in detail. Some members believed that the proposed draft represented over-regulation and penalized businesses seeking to have music events. The item was referred back to the Regulatory Review Committee for rewrite. Similar discussion was had regarding the domestic animal use regulations; these regulations were also referred back to the Committee with a suggestion that the focus be on commercial kennels not private uses. Painter briefly reviewed the stormwater management and water service connection regulations and asked for feedback at a future meeting.

F. The Villages at Freedom Green – Phase IVC, Beaudoin Brothers, LLC. PZC file #636

Hirsch noted that a request for release of the remaining bond had been received from the builder and is being reviewed by staff. No action was taken.

Reports from Officers and Committees:

Chairman's Report. Ward MOVED and Westa seconded to add cancellation of 12-21-15 meeting to the agenda. MOTION PASSED UNANIMOUSLY. Westa MOVED and Chandy seconded to cancel the 12-21-15 meeting. MOTION PASSED UNANIMOUSLY. The next PZC meeting will take place 1-4-16 at 6:30 p.m.

Regional Planning Commission. Westa noted that the RPC had received a presentation at the last meeting on housing trends; housing profile reports are available for each town.

Director's Report. In addition to her written report, Painter noted that two of the deputy zoning agents had started inspections related to occupancy issues on November 30th. The joint Town Council/PZC Ad Hoc Committee on Rental Housing Regulations and Enforcement is expected to start meeting in January.

Communications and Bills:

Noted

Adjournment:

Chairman Goodwin adjourned the meeting at 9:19 p.m.