



# DRAFT MINUTES

## MANSFIELD PLANNING AND ZONING COMMISSION

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

### MONDAY, OCTOBER 17, 2016 ■ REGULAR MEETING

**MEMBERS PRESENT:** J. Goodwin, C. Ausburger, B. Chandy, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa  
**MEMBERS ABSENT:** R. Hall  
**ALTERNATES PRESENT:** P. Aho, T. Berthelot, K. Fratoni  
**STAFF PRESENT:** Janell Mullen, Assistant Planner/Zoning Enforcement Officer  
Jennifer Kaufman, Environmental Planner

Chairman Goodwin called the meeting to order at 6:30 p.m. and appointed Berthelot to act.

#### APPROVAL OF MINUTES:

- A. September 6, 2016 – Regular Minutes  
Chandy MOVED, Ryan seconded, to approve the 09-06-2016 minutes. MOTION PASSED UNANIMOUSLY.
- B. September 14, 2016- Field Trip Notes  
Noted.

#### ZONING AGENT'S REPORT:

Noted.

#### PUBLIC HEARING:

None.

#### OLD BUSINESS:

- A. WILLARD J. STEARNS & SONS, INC., STEARNS & COVENTRY ROAD, 9 LOT SUBDIVISION, FILE #1343  
Item tabled pending 11/2/16 Public Hearing.

#### NEW BUSINESS:

- A. SPECIAL PERMIT APPLICATION, RESTAURANT, E. RANDAZZO/APPLICANT, M. MCDONALD/OWNER, 1029 STORRS ROAD, FILE #1344  
Ryan MOVED, Ward seconded, to receive the Special Permit Application (File #1344) submitted by Maryellen Randazzo for a restaurant on property located at 1029 Storrs Road as shown on plans dated 9/29/2016 and as shown and described in application submissions, and to refer said application to staff and committees for review and comments and to set a Public Hearing for November 16, 2016. MOTION PASSED UNANIMOUSLY. Goodwin noted for the record that she will recuse herself for this application.

**MANSFIELD TOMORROW:**

Janell Mullen, Assistant Planner distributed a Mixed Use Centers Virtual Tour Powerpoint that the Director of Planning created to specifically illustrate the parcels and characteristics of the Four Corners and King Hill areas of Town. Regulatory Review Members Rawn and Aho discussed their committee work and the field trip the committee took to view these areas. Members agreed it would be beneficial for the entire Commission to view these areas. A field trip for this purpose is scheduled for 8 a.m., Saturday, October 22<sup>nd</sup> for a group tour of the mixed use areas.

**REPORTS FROM OFFICERS AND COMMITTEES:**

None.

**COMMUNICATIONS AND BILLS:**

Noted.

**ADJOURNMENT:**

The Chair declared the meeting adjourned at 7:12 p.m.

Respectfully submitted,

Vera S. Ward, Secretary