

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, December 15, 2010
Conference Room C, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Rawn
Others present: G. Padick, Director of Planning

Call to Order:

Chairman Beal called the meeting to order at 1:30 p.m.

Minutes:

12-1-10- Favretti MOVED, Rawn seconded, that the 12-1-10 minutes be approved as distributed.
MOTION PASSED UNANIMOUSLY.

Consideration of Potential Revisions to the Zoning and Subdivision Regulations and Zoning Map:

Padick related that additional draft revisions to address issues previously discussed had not yet been drafted.

The balance of the meeting was spent discussing potential village area zone changes and associated Zoning Regulation revisions. Favretti distributed and explained a four (4) page report he prepared to initiate discussion. The report includes information and potential options for incorporating village area zoning pursuant to statutory authorization. Favretti suggested that Plan of Development identified village areas can be grouped into villages and hamlets. Potential village areas include Eagleville, Gurleyville, Mansfield Center, Mansfield Depot and Spring Hill. Hamlet classifications can be considered for Hanks Hill, Mansfield Four Corners, Mansfield Hollow, Mount Hope and Wormwood Hill.

Favretti indicated that seven (7) other plan identified village areas do not appear to be candidates for village area zoning. These hamlets are Atwoodville, Chaffeville, Chestnut Hill, Conantville, Mansfield City, Merrow and Perkins Corners.

Favretti's report suggested that areas with similar characters could be grouped to reduce the number of distinct village area zones. Factors that could be included as criteria for reviewing new development in village or hamlet areas include: architectural style, the scale and proportion of structures, the rhythm or spacing of structures and associated site improvements and accessory features such as fences, walls, distinct landscaping, etc.

Members agreed to review Favretti's report for future discussion at the next meeting.

Future Meetings:

It was agreed to tentatively schedule the next meeting for Wednesday, January 12th at 1:15 pm in Conference Room C.

Adjournment:

The meeting was adjourned at 2:25 p.m.

Respectfully submitted,
Ken Rawn, Acting Secretary