



NOT YET APPROVED MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

MANSFIELD TOWN HALL ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBERS

TUESDAY, SEPTEMBER 3, 2019 ■ REGULAR MEETING

MEMBERS PRESENT: S. Accorsi, P. Aho, B. Chandy, J. Goodwin, R. Hall, D. Plante, K. Rawn, B. Ryan, V. Ward

ALTERNATES PRESENT: L. Cooley, C. Cotton, K. Fratoni

STAFF PRESENT: L. Painter, Director of Planning and Development
J. Woodmansee, Planning Specialist

Chair Goodwin called the meeting to order at 7:26 p.m. No alternate members were seated as all regular members were present.

APPROVAL OF MINUTES :

AUGUST 5, 2019 REGULAR MEETING

B. Ryan MOVED, B. Chandy seconded, to approve the August 5, 2019, minutes as presented. P. Aho indicated that he listened to the recording. MOTION PASSED (8-0-1, R. Hall was disqualified).

PUBLIC HEARINGS

APPLICATION OF CMC STORRS, SPV, LLC, TO AMEND ARTICLE 7, SECTION G. 16 AND ARTICLE 8, SCHEDULE OF DIMENSIONAL REQUIREMENTS, RELATED TO MAXIMUM BUILDING HEIGHT FOR MULTI-FAMILY DWELLINGS IN THE RAR-90 ZONE (PZC file #1359)

L. Painter reported that the applicant has requested a continuance until the next regular meeting on September 16, 2019.

B. Ryan MOVED, R. Hall seconded, to grant an extension to CMC Storrs SPV, LLC (PZC 1359) regarding the petition to amend Article 7, Section G. 16 and Article 8 of the Town of Mansfield's Zoning Regulations and to continue the Public Hearing to September 16, 2019. MOTION PASSED UNANIMOUSLY.

SPECIAL PERMIT APPLICATION OF ADVANCED IMPROVEMENTS, LLC (APPLICANT MELANIA STEPANENKO/OWNER) TO AUTHORIZE EXPANSION OF A NONCONFORMING OFFICE USE AT 981 STORRS ROAD (PZC FILE 1361)

J. Goodwin opened the public hearing at 7:29 p.m. Members present are S. Accorsi, P. Aho, B. Chandy, J. Goodwin, R. Hall, D. Plante, K. Rawn, B. Ryan, V. Ward. Alternate members L. Cooley, C. Cotton and K. Fratoni were present but not seated.

L. Painter read the legal notice which was published in *The Chronicle* on August 20, 2019 and August 28, 2019. L. Painter also noted that the applicant has requested the hearing be continued to the next regular meeting on September 16, 2019.

B. Ryan MOVED. V. Ward seconded, to continue the public hearing of Advanced Improvements, LLC (PZC 299-1) to September 16, 2019. MOTION PASSED UNANIMOUSLY.

J. Goodwin noted that she will be disqualifying herself from this application.

OLD BUSINESS

APPLICATION OF CMC STORRS, SPV, LLC TO AMEND ARTICLE 7, SECTION G. 16 AND ARTICLE 8, SCHEDULE OF DIMENSIONAL REQUIREMENTS, RELATED TO MAXIMUM BUILDING HEIGHT FOR MULTI-FAMILY DWELLINGS IN THE RAR-90 ZONE (PZC file #1359)

Tabled pending continued public hearing on September 16, 2019.

SPECIAL PERMIT APPLICATION OF ADVANCED IMPROVEMENTS, LLC (APPLICANT MELANIA STEPANENKO/OWNER) TO AUTHORIZE EXPANSION OF A NONCONFORMING OFFICE USE AT 981 STORRS ROAD (PZC FILE 1361)

Tabled pending continued public hearing on September 16, 2019.

NEW BUSINESS

RELEASE OF COMMON DRIVEWAY PERFORMANCE BOND FOR LOTS 2 AND 3; MOUNTAINVIEW ACRES (P1343-2)

L. Painter reported that in March, 2017, the PZC approved the 8-lot Mountain View Acres subdivision at 522 Browns Road. Condition 2 of the Approval required that the common driveway for Lots 2 and 3 be completed prior to the transfer of those lots. Construction was secured by a performance bond in an amount equivalent to the construction cost plus a 15% contingency. Construction is now largely completed and the applicant is requesting that the performance bond be released in part. Conduits are still needed for the utility work, which work has been valued by the applicant's engineers, Gardner and Peterson, at \$13,000. With a 15% contingency, \$14,950 should be retained from the original \$50,427.50 bond amount.

P. Aho MOVED, B. Ryan seconded, to authorize the release of the \$35,477.50 of the performance bond for Lots 2 and 3 of Mountain View Acres based on a finding that the required common driveway improvements have been completed to the satisfaction of the Assistant Town Engineer with the exception of the underground utility work. Upon confirmation from the Assistant Town Engineer that the underground utility work has been completed, the Director of Planning and Development is authorized to release the remaining \$14,950.00 of the performance bond. MOTION PASSED UNANIMOUSLY.

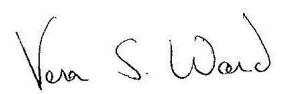
REPORTS:

L. Painter reported that Emmy Galbraith will be starting as the new administrative assistant for the Planning Department on September 16, 2019. She also noted that members should have received an email from C. van Zelm regarding participation in a focus group consisting of stakeholders from the towns of Bolton, Coventry, Tolland and Mansfield to discuss regional economic development. B. Chandy questioned why Windham is not included. L. Painter will follow up.

ADJOURNMENT:

J. Goodwin declared the meeting adjourned at 7:40 p.m.

Respectfully submitted,



V. Ward, Secretary
Mansfield Planning and Zoning Commission