



APPROVED MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

MANSFIELD TOWN HALL ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBERS

TUESDAY, JANUARY 22, 2019 ■ REGULAR MEETING

MEMBERS PRESENT: K. Rawn, S. Accorsi, J. Goodwin, B. Ryan, V. Ward, P. Aho, B. Chandy
MEMBERS ABSENT: R. Hall, D. Plante
ALTERNATES PRESENT: C. Cotton, L. Cooley
ALTERNATES ABSENT: K. Fratoni
STAFF PRESENT: L. Painter, Director of Planning and Development
J. Woodmansee, Community Development Assistant

Chairman Goodwin called the meeting to order at 6:30 p.m. C. Cotton and L. Cooley are seated for absent members R. Hall and D. Plante.

APPROVAL OF MINUTES:

JANUARY 7, 2019 REGULAR MEETING

P. Aho MOVED, B. Ryan seconded, to approve the January 7, 2019, minutes as presented. MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING:

P1357 – PETITION OF THE J.E. SHEPARD COMPANY TO AMEND ARTICLES 4, 7, 8, AND 10 OF THE MANSFIELD ZONING REGULATIONS TO ESTABLISH A NEW GROUP DWELLING USE, AUTHORIZE SAID USE BY SPECIAL PERMIT IN THE PB-3 ZONE AND ESTABLISH SPECIFIC PROVISIONS FOR GROUP DWELLINGS IN THE PB-3 ZONE, INCLUDING ALTERNATIVE DIMENSIONAL STANDARDS

Tabled to February 4, 2019

OLD BUSINESS:

P1357 – PETITION OF THE J.E. SHEPARD COMPANY TO AMEND ARTICLES 4, 7, 8, AND 10 OF THE MANSFIELD ZONING REGULATIONS TO ESTABLISH A NEW GROUP DWELLING USE, AUTHORIZE SAID USE BY SPECIAL PERMIT IN THE PB-3 ZONE AND ESTABLISH SPECIFIC PROVISIONS FOR GROUP DWELLINGS IN THE PB-3 ZONE, INCLUDING ALTERNATIVE DIMENSIONAL STANDARDS

Tabled to February 4, 2019.

P907-46 –PZC-INITIATED AMENDMENTS TO ARTICLES 2, 3 4, 7, 8, AND 10 OF THE MANSFIELD ZONING REGULATIONS RELATED TO:

- ELIMINATION OF THE PLANNED RESIDENCE DISTRICT;
- DELETION OF LANGUAGE RELATED TO AN EXPIRED MORATORIUM;
- REPLACEMENT OF BOARDING HOUSE, ROOMING HOUSE, FRATERNAL ORGANIZATION AND FRATERNAL ORGANIZATION HOUSE USES WITH NEW GROUP DWELLING USE;
- CHANGES TO LIST OF USES PERMITTED WITH SPECIAL PERMIT APPROVAL IN THE PLANNED BUSINESS 1, 3, AND 4 ZONES;
- CHANGES TO PERMITTED USES IN THE INSTITUTIONAL ZONE;
- CHANGES TO PERMITTED USES IN THE BUSINESS ZONE;
- ADDITION OF REQUIREMENTS RELATED TO MULTI-FAMILY RESIDENTIAL USES IN THE RURAL AGRICULTURAL RESIDENCE-90 (RAR-90), AGE RESTRICTED HOUSING (ARH), DESIGN MULTIPLE RESIDENCE (DMR), PLEASANT VALLEY RESIDENCE AGRICULTURE (PVRA) AND STORRS CENTER SPECIAL DESIGN DISTRICT (SC-SDD) ZONES;
- CHANGES TO DIMENSIONAL REQUIREMENTS FOR THE PLANNED BUSINESS AND INSTITUTIONAL ZONES;
- CHANGES TO EXISTING AFFORDABLE HOUSING REQUIREMENTS FOR THE DESIGN MULTIPLE RESIDENCE AND PLEASANT VALLEY RESIDENCE AGRICULTURE ZONES;
- CHANGES TO SPECIAL PROVISIONS FOR THE PLANNED BUSINESS 3 ZONE;
- CHANGES TO PARKING REQUIREMENTS FOR MULTI-FAMILY AND GROUP DWELLINGS; AND
- ESTABLISHMENT OF AFFORDABLE HOUSING REQUIREMENTS FOR ALL RESIDENTIAL DEVELOPMENT.

P. Aho recommended a lower density for the Four Corners area and suggested changing the proposed amendments in the PB-3 and PB-1 Zones to 10 units per acre with a possible bonus of up to 4 for a total of 14. Densities in the PB-4 Zone will remain as proposed at 100 units per acre (up to 400 bedrooms) and the I Zone at 110 units per acre (up to 420 bedrooms). P. Aho also proposed a change to the building height in the PB-3 Zone to 3 maximum if visible from the road, 4 if development is mixed use. Building height maximums will stay at 8 stories in PB-4 Zone and 5 stories in the I-Zone. Members discussed the current densities per acre for developments currently located in Town which vary from 3.1 at Freedom Green to as much as 37 in Downtown Storrs. K. Rawn noted that the affordability bonuses should remain in the PB-1, PB-3, PB-4 and I Zones. Commission members did not oppose the changes suggested by P. Aho. L. Painter will draft an updated Motion based on the discussion.

EASTERN GATEWAYS FINAL DRAFT

Tabled to February 4, 2019.

UConn NORTHWEST SCIENCE QUAD ENVIRONMENTAL IMPACT EVALUATION

L. Painter stated that in December, 2017, the PZC and Town Council provided comments to UConn as part of the scoping process for The Northwest Science Quadrangle. This project involves redevelopment of the property located on the south side of King Hill Road (aka Farmer Browns/Z-Lot). L. Painter discussed the staff-identified key areas of potential concern to include traffic, pedestrian connectivity and safety, sanitary sewer, stormwater, wetlands and visual impacts.

K. Rawn MOVED, V. Ward seconded, to authorize the PZC Chair to submit recommended comments on the proposed Northwest Science Quadrangle to the Town Council based on the recommendations contained in the memo from Linda Painter dated January 17, 2019. If the Town Council agrees with the recommendations, the Chair is authorized to co-sign a letter to the University of Connecticut submitting the formal comments, including any additional comments identified by the Traffic Authority and Town Council provided such comments are not contradictory to the Commission's recommendations. MOTION PASSED UNANIMOUSLY.

REPORTS:

REGIONAL PLANNING COMMISSION

V. Ward MOVED, R. Ryan seconded, to appoint Roswell Hall as the Commission's representative and Louanne Cooley as the alternate representative to the CRCOG Regional Planning Commission. MOTION PASSED UNANIMOUSLY.

PLANNING AND DEVELOPMENT DIRECTOR'S REPORT

L. Painter reminded members to take the website survey which had been sent to them via email.

ADJOURNMENT:

J. Goodwin declared the meeting adjourned at 7:11 p.m.

Respectfully submitted,

V. Ward, Secretary
Mansfield Planning and Zoning Commission