



REGULAR MEETING MINUTES

MANSFIELD ECONOMIC DEVELOPMENT COMMISSION

MANSFIELD TOWN HALL, 4 S. EAGLEVILLE ROAD, CONFERENCE ROOM B

THURSDAY, JANUARY 24, 2019 ■ 6:30 PM

MEMBERS PRESENT: D. Fecho, S. Ferrigno, M. Hirschorn, J. McGuire, L. Watson
EX-OFFICIO MEMBERS PRESENT: B. Shaiken
MEMBERS ABSENT: R. Beebe, C. Chukwuogor, G. Thompson, B. Wiles
STAFF PRESENT: D. Kennedy, L. Painter, J. Woodmansee, C. van Zelm

CALL TO ORDER AND ROLL CALL

Chairman McGuire called the meeting to order at 6:33 p.m.

OPPORTUNITY FOR PUBLIC TO COMMENT

Jane Moskowitz, 117 Stonemill Rd, spoke in opposition to the PZC comments regarding a 30% reduction in density in the PB-3 Zone and how this reduction has effectively made property in the Four Corners area less attractive for development. She discussed the Town's investments in sewer and water in the Four Corners area, the potential effects of the Opportunity Zone designation, and students residing in residential neighborhoods. Mrs. Moskowitz expressed her desire that the EDC write a letter in support of the PZC reverting back to the higher density proposed in the original draft regulation amendments.

Dr. Robert Moskowitz, 117 Stonemill Rd., spoke regarding the effects of climate change on development, the ways in which higher density can combat climate change, and how the Opportunity Zone was designed to bring development to areas that need it. Dr. Moskowitz provided members with an article entitled "*The Missing Link of Climate Change: Single-Family Suburban Homes*" from www.citylab.com

S. Ferrigno MOVED, M. Hirschorn seconded to add an Agenda item under "Discussion Items at Meeting" regarding discussion PZC proposed amendments to the Zoning Regulations regarding density. MOTION PASSED UNANIMOUSLY.

MINUTES

S. Ferrigno MOVED, L. Watson seconded to approve the November 13, 2018 sub-committee meeting Minutes as presented. MOTION PASSED UNANIMOUSLY.

S. Ferrigno MOVED, D. Fecho seconded to approve the November 15, 2018 meeting Minutes as presented. MOTION PASSED UNANIMOUSLY.

L. Watson MOVED, S. Ferrigno seconded to approve the November 29, 2018 sub-committee meeting Minutes as presented. MOTION PASSED UNANIMOUSLY.

S. Ferrigno MOVED, J. McGuire seconded to approve the December 13, 2018 meeting Minutes as presented. MOTION PASSED UNANIMOUSLY.

DISCUSSION ITEMS

- Eastern Gateways Final Draft

C. van Zelm noted that the final draft of the Eastern Gateways Study has been released and final comments are due. The EDC provided original comments on June 6, 2018. L. Painter noted that the extension of Discovery Drive is no longer being proposed but that the dedicated left turn lane at the intersection of Routes 44 and 32 and the sidewalk from UConn Towers dorm to Four Corners along Route 195 are considered priorities. J. McGuire noted the costs outlined in the report and that the report did not address the two roundabouts. L. Painter noted that the roundabout recommendation at 195/44 was removed because of the high pedestrian traffic in that area.

S. Ferrigno MOVED, D. Fecho seconded, to authorize the Chair of the Economic Development Commission to draft a letter addressed to the Town Council recommending that the Eastern Gateways Study include recommendations for roundabouts at Routes 44/32, and Routes 195/32, and provide more details on the costs of its recommended projects. MOTION PASSED UNANIMOUSLY.

- **PZC proposed amendments to the Zoning Regulations**

L. Painter gave an overview of the pending text amendments from private developer, The J.E. Shepard Company, and those initiated by the PZC, noting that the drafts were consolidated on advice of Council. She noted that the public hearing relative to the J.E. Shepard application for text amendment remains open while that of the PZC initiated text amendments was closed on January 7, 2019. She added that members agreed during a discussion at the January 22, 2019, PZC meeting that the Four Corners was not the appropriate location for group dwellings and that they should only be allowed in the PB-4 and Institutional Zones and that one member proposed reducing density in the PB-3 and PB-1 Zone to 10 units per acre with possible bonus' up to 4 and to reduce the height restrictions in the PB-3 Zone to 3 maximum if visible from the road, four (4) if development is mixed use.

Members discussed testimony during the public hearing process from citizens and UConn. D. Kennedy outlined all of the options the PZC has with regard to their action regarding their proposed text amendment application. Members discussed the need to take advantage of the benefits of the Opportunity Zone, of which the full tax benefits need to be realized by December 31, 2019. Members also discussed the options regarding communicating to the PZC their opinion that this reduction in density will negatively affect economic development in the Four Corners Area and their support of the originally proposed density.

- **Review Work Plan Priorities (attachment)**

Tabled to February 28, 2019.

- **2019-2020 Budget Requests**

L. Painter and C. van Zelm will be meeting with D. Kennedy next week to discuss the EDC Budget.

- **Establishment of task forces (Bylaws, performance measures, etc)**

Tabled to February 28, 2019.

OTHER BUSINESS FOR MEETING

- **Reports**

Members noted that Hop Knot is open in Four Corners, Amazon has closed in Downtown Storrs, Daddy's Noodles is still planning to open in Downtown Storrs, and Francesca's Italian Bistro is moving to the Spring Hill Inn.

J. McGuire reported that the CT Water Company is now under new ownership.

FUTURE MEETINGS

The next regular meeting is scheduled for Thursday, February 28, 2019, in Conference Room B at 6:30pm.

ADJOURNMENT

S. Ferrigno MOVED, M. Hirschorn seconded, to adjourn at 8:06 p.m. MOTION PASSED UNANIMOUSLY.

Respectfully submitted:

Jillene B, Woodmansee
Planning and Development Assistant