



# APPROVED MINUTES

## MANSFIELD PLANNING AND ZONING COMMISSION

MANSFIELD TOWN HALL ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBERS

### TUESDAY, FEBRUARY 19, 2019 ■ REGULAR MEETING

MEMBERS PRESENT: S. Accorsi, P. Aho, B. Chandy, R. Hall (in at 6:45), D. Plante, B. Ryan, V. Ward

MEMBERS ABSENT: J. Goodwin, K. Rawn

ALTERNATES PRESENT: C. Cotton

ALTERNATES ABSENT: L. Cooley, K. Fratoni

STAFF PRESENT: L. Painter, Director of Planning and Development  
J. Mullen, Assistant Planner/ZEO  
J. Woodmansee, Community Development Assistant

Acting Chair B. Ryan called the meeting to order at 6:30 p.m. C. Cotton was seated for absent members R. Hall, K. Rawn and J. Goodwin.

#### **APPROVAL OF MINUTES:**

##### FEBRUARY 4, 2019 REGULAR MEETING

P. Aho MOVED, D. Plante seconded, to approve the February 4, 2019, minutes as presented. B. Chandy indicated that she had listened to the recording. 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

B. Ryan re-opened the public hearing at 6:32 p.m. Members present are S. Accorsi, P. Aho, B. Chandy, D. Plante, B. Ryan and V. Ward. Alternate member C. Cotton was seated for absent members.

Attorney Tom Cody, Robinson and Cole, 280 Trumbull Street, Hartford, on behalf of the applicant, The J.E. Shepard Company, provided the Commission with a letter consenting to a third extension of time through March 5, 2019, for the Commission to complete the public hearing.

L. Painter noted that the applicant is now proposing two revisions to the regulations recently adopted by the Commission and, because these revisions are different from those proposed in the original application, a new legal notice will be published for a continued public hearing on March 4, 2019. In addition, L. Painter noted the following correspondence which had been received since the packet was published;

- 2/15/2019 Email from Joseph McLaughlin,
- 2/19/2019 Email from James Hanley,
- 2/19/2019 Email from Deb Hanna (being passed out this evening),

Attorney Cody reviewed the two proposed revisions. The first is to increase the allowable number of dwelling units in a multi-family development in the PB-3 Zone from 10 to 15, in order to allow for a development of a mix of 1, 2 and 3 bedroom units. This revision would allow developers flexibility to provide a range of unit sizes and types which can help to meet the varied housing needs of graduate students, elderly, young professional and singles. He noted that the Table provided in L. Painter's memo dated 2/14/2019 illustrates that, while the number of dwelling units is being increased, it will not affect the total number of bedrooms (including potential 5 unit per acre bonus for affordable housing) above 60.

Attorney Cody stated that the second proposed revision is to increase the maximum building height in the PB-3 zone to 4 stories for those buildings that are located at least 200 feet from all public streets.

Todd Friedland, 35 Beech Mountain Rd., spoke in favor of this application.

Joe McLaughlin, 141 Lorraine Drive, spoke in favor of this application.

Cynara Stites, Sycamore Drive, spoke in favor of this application and requested additional information regarding water allotment from CT Water as it relates to the proposed Masonicare development.

Jane Moskowitz, 117 Stonemill Road, spoke in favor of this application noting that in her experience as a landlord, students are not likely to share bedrooms.

There were no additional comments from the public.

At 7:11 p.m., V. Ward MOVED, P. Aho seconded, to continue the public hearing on the application of The J.E. Shepard Company to amend the Mansfield Zoning Regulations to March 4, 2019. MOTION PASSED UNANIMOUSLY.

**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

Public hearing will continue on Monday, March 4, 2019.

P907-46 (AGENDA STATED 904-46) – CLARIFICATION OF ADOPTED REVISIONS TO ZONING REGULATIONS

L. Painter stated that there was a paragraph in Article 10, Section A.6.k, left in the draft revisions to the regulations adopted by the PZC on 2/4/2019 which should have been removed.

P. Aho MOVED, R. Hall seconded, to clarify that the motion adopted by the Commission on February 4, 2019, with regard to Article 10, Section A.6.k, Affordable Housing in the DMR District, was intended to delete the section in its entirety. Accordingly, staff is directed to remove the remaining paragraph from the codified version of the Regulations. MOTION PASSED UNANIMOUSLY.

#### EASTERN GATEWAYS FINAL DRAFT

L. Painter stated that CRCOG is now requesting endorsement of the final Plan. The Plan includes the following relating to Mansfield:

- Eliminating the Discovery Drive Extension from the list of recommended improvements
- Making signal optimization and other signal improvements a high priority
- Evaluating the operations of the intersection of Routes 32 and 275 as part of future efforts to make Route 275 a designated bicycle route
- Adding left turn lanes/signals at the Route 44 and Route 32 intersection
- Removing the sidewalks proposed at the intersection of Routes 32 and 195
- Designating a sidewalk connection between Tower Loop Road and Route 44 as a high priority
- Improving traffic flow in the East Brook Mall area

The final plan did not include the installation of roundabouts at the intersections of Routes 44 and 32 and Routes 32 and 195 as it was found that they would not fit in those areas.

P. Aho MOVED, V. Ward seconded, to recommend that the Town Council adopt a resolution endorsing the Final Eastern Gateways Strategy and Implementation Report. This report is designed to address current and long-range intermodal travel and community quality of life issues along the sections of Route 195 and Route 44 corridors that lead to and from the UConn campus. This recommendation is based on the plan draft released on December 12, 2018, and the proposed changes to that Plan recommended in the response to public comments prepared by FHI. MOTION PASSED UNANIMOUSLY.

#### **REPORTS:**

The next meeting of the regulatory review committee will be on Friday, 3/1/2019.

#### **ADJOURNMENT:**

B. Ryan declared the meeting adjourned at 7:24 p.m.

Respectfully submitted,

Vera S. Ward

V. Ward, Secretary  
Mansfield Planning and Zoning Commission