



# MINUTES

## MANSFIELD PLANNING AND ZONING COMMISSION

MANSFIELD TOWN HALL ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBERS

**MONDAY, MARCH 4, 2019 ■ REGULAR MEETING**

MEMBERS PRESENT: S. Accorsi, P. Aho (in at 6:41 p.m.), B. Chandy, J. Goodwin, R. Hall (in at 6:37 p.m.), D. Plante, K. Rawn, V. Ward

MEMBERS ABSENT: B. Ryan

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

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

### **APPROVAL OF MINUTES:**

#### FEBRUARY 19, 2019 REGULAR MEETING

B. Chandy MOVED, D. Plante seconded, to approve the February 19, 2019, minutes as presented. J. Goodwin and K. Rawn indicated that they had listened to the recording. MOTION PASSED UNANIMOUSLY.

### **ZONING REPORT:**

Noted.

### **NEW BUSINESS:**

#### CAPTIVOL REGION METROPLITAN TRANSPORTATION PLAN

L. Painter explained that CRCOG had released a long-range transportation plan for the Metro-Hartford Capitol Region and that public comment is open through 3/22/2019. She noted that this is a policy to guide future transportation investments and that none of the projects are located in Mansfield. Staff had prepared comments relating to exploring the restoration of passenger rail service on the New England Central Line and the recommended improvements identified in the Eastern Gateways study for Routes 44 and 195 in Tolland, Bolton, Coventry and Mansfield.

V. Ward MOVED, K. Rawn seconded, to authorize the PZC Chair to submit recommended comments on the draft Metropolitan Transportation Plan to the Town Council based on the recommendations contained in the memo from Linda Painter dated February 27, 2019. If the Town Council agrees with the recommendations, the Chair is authorized to co-sign a letter to CRCOG submitting the formal comments, including any additional comments identified by the Town Council provided such comments are not contradictory to the Commission's recommendations. MOTION PASSED UNANIMOUSLY.

**PUBLIC HEARING:**

P1358 – SPECIAL PERMIT APPLICATION OF TAMMY LUCIER FOR AN EFFICIENCY UNIT AT 424 GURLEYVILLE ROAD

J. Goodwin opened the public hearing at 6:35 p.m. Members present are S. Accorsi, B. Chandy, J. Goodwin, D. Plante, K. Rawn and V. Ward. Alternate C. Cotton is seated for absent members.

L. Painter read the Legal Notice which was published in *The Chronicle* on Tuesday, February 19, 2019, and Wednesday, February 27, 2019, and noted the memo from J. Mullen dated February 26, 2019.

Applicant, Tammy Lucier, 424 Gurleyville Road, was present and requested that this Commission approve her request for an efficiency unit.

J. Mullen noted that there were no additions to the exterior of the home so she prepared a Motion for consideration waiving the site plan and survey requirements.

There were no additional speakers in the audience.

R. Hall arrived at 6:37 p.m. C. Cotton remains seated for absent member B. Ryan.

K. Rawn MOVED, V. Ward seconded, to close the public hearing at 6:39 p.m. MOTION PASSED UNANIMOUSLY.

P1357 PETITION OF THE J.E. SHEPARD COMPANY TO AMEND ARTICLE 7, SECTION N.3.n RELATED TO ALLOWABLE RESIDENTIAL DENSITY IN THE PB-3 ZONE AND ARTICLE 8, SCHEDULE OF DIMENSIONAL REQUIREMENTS AND ASSOCIATED NOTES RELATED TO MAXIMUM BUILDING HEIGHT IN THE PB-3 ZONE.

J. Goodwin re-opened the public hearing at 6:39 p.m. Members present are S. Accorsi, B. Chandy, J. Goodwin, R. Hall, D. Plante, K. Rawn and V. Ward. Alternate member C. Cotton was seated for absent members. L. Painter read the Legal Notice which was published in *The Chronicle* on Tuesday, February 19, 2019, and Wednesday, February 27, 2019, and noted the following communications which have been received;

- 3/1/2019 letter from Attorney Kevin Deneen,
- 3/1/2019 letter from Scott Jordan, UConn,
- 3/4/2019 email from B. Shaiken,
- 3/4/2019 email from Don Fontaine,
- 3/4/2019 email from Jo-Ann Wunschel;
- Email exchange with K. Delaney,
- 3/1/2019 letter from Damon Reynolds.

P. Aho arrived at 6:41 p.m.

David Fresk, on behalf of the applicant, The J.E. Shepard Company, noted in response to the 3/1/2019 letter from Scott Jordan, the amended application will not affect the sewer allocation, nor change the contract with CT Water or density or number of bedrooms. D. Fresk reported that focus groups confirmed there is a market demand for this type of housing. He also stated that building more units increases developer's costs and that the building heights proposed in the application are consistent with the PZC recent revisions.

John McGuire, Gurleyville Road, noted that he serves as the Chair of the Economic Development Commission and is a member of the Mansfield Downtown Partnership and that he is speaking as the chair of the Economic Development Commission. J. McGuire read a letter dated March 1, 2019, from the EDC, in support of the amended application of The J.E. Shepard Company.

Rebecca Shafter, Mansfield Center, member of the Town University Relations Committee, spoke as an individual citizen in favor of the application. She also presented the Commission with data prepared by the Neighborhood Preservation Group regarding student housing on the UConn campus.

Steven Ferrigno, Greenfield Lane, member of many town committees and the Economic Development Commission spoke as an individual citizen. Mr. Ferrigno spoke in favor of the application.

Leslie Turner, Timber Drive, questioned the amount of parking required. L. Painter explained the text amendment application process and that parking will be addressed by the Commission if a specific project application is filed.

Robert Sitkowski, Associate Director of Real Estate for UConn, spoke against this application.

Jane Moskowitz, Stonemill Road, an owner of property in the Four Corners, spoke in favor of this application.

There were no additional comments from the public.

K. Rawn MOVED, R. Hall seconded, to close the public hearing at 7:11 p.m. MOTION PASSED UNANIMOUSLY.

### **OLD BUSINESS:**

#### P1358 – SPECIAL PERMIT APPLICATION OF TAMMY LUCIER FOR AN EFFICIENCY UNIT AT 424 GURLEYVILLE ROAD

K. Rawn MOVED, V. Ward seconded, to waive the site plan requirements of Article 5, Section B.3.d for the special permit application of Tammy Lucier to establish an efficiency unit at 424 Gurleyville Road (PZC 1358). This waiver is granted pursuant to Article 5, Section B.4 and is based on the fact that no exterior improvements are proposed as part of the application and the information is not needed to determine compliance with the Zoning Regulations. MOTION PASSED UNANIMOUSLY.

V. Ward MOVED, D. Plante seconded, to approve the February 8, 2019 application of Tammy Lucier to allow an efficiency dwelling unit at 424 Gurleyville Road (PZC 1358), as shown on submitted plans and described in other application submissions and as presented at Public Hearing on March 4, 2019. This approval is granted because the application is not expected to result in any detrimental neighborhood impacts and is considered to be in compliance with Article 10, Section L; Article 5, Section B; and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval has been granted for a two-bedroom efficiency in association with a single-family home. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from the Eastern Highlands Health District and the Planning and Zoning Commission.
2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article 10, Section L.2, the applicant shall submit a notarized affidavit certifying owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2020.
3. This special permit shall not become valid until filed upon the Land Records by the applicant. MOTION PASSED UNANIMOUSLY.

P1357 PETITION OF THE J.E. SHEPARD COMPANY TO AMEND ARTICLE 7, SECTION N.3.n RELATED TO ALLOWABLE RESIDENTIAL DENSITY IN THE PB-3 ZONE AND ARTICLE 8, SCHEDULE OF DIMENSIONAL REQUIREMENTS AND ASSOCIATED NOTES RELATED TO MAXIMUM BUILDING HEIGHT IN THE PB-3 ZONE.

P. Aho, K. Rawn and V. Ward expressed support of the amended text amendment application. L. Painter will prepare a Motion to present at the March 18, 2019, regular meeting.

**REPORTS:**

The next meeting of the regulatory review committee will be on Friday, 3/15/2019 and the next meeting of the Regional Planning Commission is 3/21/2019. L. Painter noted that a revised fee schedule will be on the Agenda for the PZC to consider at their next meeting.

**ADJOURNMENT:**

J. Goodwin declared the meeting adjourned at 7:19 p.m.

Respectfully submitted,



V. Ward, Secretary  
Mansfield Planning and Zoning Commission