



# Mansfield Tomorrow

OUR PLAN ► OUR FUTURE

## ZONING FOCUS GROUP MEETING

### Special Meeting

Monday, March 7, 2016 | 9:30 A.M.

Conference Room B  
Audrey P. Beck Municipal Building  
4 South Eagleville Road

#### DRAFT Minutes

- I. **Call to order-** The meeting was called to order at 9:30 a.m. The following were present: Booth, Pelletier (Zoning Focus Group members), Painter, Kaufman, Mullen, Dilaj (Staff), and Betty Wassmundt (member of the public).
- II. **Minutes of May 18, 2015 meeting-** Approval of the minutes was tabled until a quorum there was a quorum of the Zoning Focus Group was present.
- III. **Status of the Zoning Focus Group Rewrite.** Painter distributed the “Proposed Process for Rewrite of Mansfield’s Zoning and Subdivision Regulations,” which will be presented to the Planning and Zoning Commission for their approval tonight. Members agreed that this would be a suitable approach to tackle the rewrite. Painter stated that the Town was in the process of closing out the grant with HUD. As part of this process, HUD was given a draft rewrite of the zoning regulations, with an understanding that the Town will submit the final zoning regulations to HUD when complete. This will allow for thorough review by the PZC, advisory committees and the public.
- IV. **Review of Draft Modifications to Existing Regulations**  
Alison Hilding’s comments submitted on 3/7/2016 (attached) were handed out to the members and reviewed.

A. Stormwater Management-This section of the regulations was drafted by Milone and MacBroom and edited by Mansfield's Assistant Town Engineer, Derek Dilaj, who reviewed the regulations for the group. Painter pointed out that these regulations are based on NOAA Atlas 14 rainfall data, which is the most recent rainfall data available. In general, the group agreed that these regulations were thorough and well written. Pelletier was concerned that the regulations made the 2004 CT Stormwater Quality Manual a requirement when this manual is really just a guidance document. Kaufman and Dilaj suggested that the Stormwater Management Plan should be consistent with a generally accepted industry standard. The group reviewed Alison Hilding's comments. The terms Hilding pointed out can be defined in the regulations. The requirements outlined in section 5-small scale projects is meant to offer up a menu of suggestions. Staff will work to clarify this section.

B. Water Service Connections/Water Pipeline Overlay District-Painter described the overlay district as essentially a "belt and suspenders" to current regulations as the underlying zoning continues to control the use and density of development. The use of the overlay zone was identified as part of early discussions on the proposed CWC water main as a way to discourage induced growth along the pipeline. Locations for the initial application of the overlay district were identified based on potential for development/redevelopment. For example, areas where there are existing water mains with large undeveloped lots were seen as having a higher potential for development and therefore a higher need for protection than areas that have already been subdivided and developed with single-family homes on relatively small lots.

In addition to the overlay district, separate regulations have been drafted to address conditions applied as part of the DEEP Diversion Permit for the CWC project. These standards apply to properties that would be served by CWC.

The group was in general agreement with these draft regulations

C. Alcoholic Liquor and Live/Amplified Music Regulations-Painter distributed draft regulations that are based on direction received from the Commission. There will be a brief follow-up meeting on Wednesday, March 16<sup>th</sup> at 8:30 am to finalize comments from the group.

V. Public Comment-None

VI. Next Steps/Meeting Date-Next meeting is tentatively scheduled for March 16 at 8:30 am.

VII. **Adjourn**- Meeting adjourned at 11:00 am.

## Jennifer S. Kaufman

---

**From:** Alison Hilding <aahilding@gmail.com>  
**Sent:** Monday, March 07, 2016 7:33 AM  
**To:** Jennifer S. Kaufman  
**Subject:** Today's Zoning Focus Group Meeting

Dear Jennifer,

I regret that I will not be able to attend this morning's meeting. I fell and have a concussion. I am very limited in what I can do while I am recovering from this injury. .

Regarding the material that will be discussed today concerning storm water regulations I submit my initial comments below and I ask that you please share them with the group this morning:

The proposed regulations need a better set of definitions including defining the word 1) disturbance, 2) retention basins, 3) detention basins, 4) sheet flow, 5) etc. In addition, there are a number of sections that are too vague (e.g., "incorporate vegetative measures where appropriate - what does that mean and when would it apply?) or appear inconsistent (e.g., why is the 1 year storm mentioned under Section 4b but omitted under section 4c?). Section 4d is not clearly written and should be totally revised so that its purpose and intent is understood. What does that section attempt to do? Under Section 5 (small scale projects), the ideas are listed as a potpourri of approaches with no clear understanding of which will be accepted and under what conditions. If this section is a requirement as a matter of right under a zoning permit process, it will require much more clarity for businessmen interested in knowing what is expected of their projects.

In summary, while the regulations for projects that require a site plan or subdivision plan are relatively straight forward, those for the zoning permit process are not acceptable from a common sense perspective. There are too many choices for a developer of a small scale project who normally would only require a zoning permit. This process transforms the zoning permit into a complex process with a high degree of dependency on the town's professional staff to complete the process. This would be unacceptable to the business community. To pass the "straight face" test, this section needs to identify the expected approaches for every project and not overwhelm applicants with a grab bag of choices.

The proposed regulations must also address potential conflicts between the DEEP stormwater regulations and the DOT Drainage Manual and these proposed zoning regulations. It is inevitable that conflicts will emerge and the regulations need to indicate what where conflicts exist, these regulations supersede those of DEEP and DOT with respect to stormwater management plans. If that is not the approach the town wishes to take, then it needs to clarify what portions of the DEEP stormwater regulations and DOT Drainage manual are relevant.

It is my intention to review the proposed regulations further and submit additional comments. I would very much appreciate it if you would please make available to me the audio recording of today's meeting.

Thank you for this opportunity to comment.

Please confirm that you have received this communication.

With appreciation,

Alison Hilding