



APPROVED MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

MANSFIELD TOWN HALL ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBERS

MONDAY, MARCH 18, 2019 ■ REGULAR MEETING

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

Acting Chair B. Ryan called the meeting to order at 6:30 p.m. K. Fratoni was seated for absent member J. Goodwin and she indicated for the records that she had reviewed the recordings of all of the public hearings with regard to P1357, Application of The J.E. Shepard Company.

APPROVAL OF MINUTES:

MARCH 4, 2019 REGULAR MEETING

P. Aho MOVED, R. Hall seconded, to approve the March 4, 2019, minutes as presented. B. Ryan indicated that she reviewed the recording from the 03-04-2019 meeting. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

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 MOVED, K. Rawn seconded, to approve the October 24, 2018 application of The J.E. Shepard Company (File #1357) as revised to February 14, 2019, to amend Article 7, Section N.3.n of the Mansfield Zoning Regulations related to allowable residential density and density bonus provisions associated with multi-family dwellings in the PB-3 district and to amend Article 8, Section A, Schedule of Dimensional Requirements, to add a new Footnote 25 related to maximum building height in the PB-3 district. The subject revisions were heard at public hearings on December 3, 2018, December 17, 2018, January 7, 2019, February 4, 2019, February 19, 2019, and March 4, 2019. The subject regulation amendments shall become effective as of April 1, 2019.

In approving this application, the Planning and Zoning Commission considered all Public Hearing Testimony and communications. In accordance with the approval criteria identified in Article 13, Section D of the Zoning Regulations, the Commission makes the following findings in approval of these amendments:

- The application is complete and contains all required information.
- The amendments implement goals and strategies contained in the Mansfield Tomorrow Plan of Conservation & Development that encourage directing medium to high density residential development to Mixed Use Centers and supporting development of a wide range of housing options to meet the needs of residents at all ages of the life cycle.
- The amendments promote the statutory goals identified in Section 8-2 of the Connecticut General Statutes and other zoning purposes cited in Article One of Mansfield's Zoning Regulations.

- The amendments are appropriately worded, legally sound and suitably coordinated with other provisions in the Mansfield Zoning Regulations.
- The amendments will promote the public’s health, safety, property values and general welfare.

Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

- The revisions provide flexibility for developers to offer a wider range of unit sizes while maintaining the maximum density of bedrooms that could have been authorized under the existing regulations.
- The revisions promote design that is comfortable for pedestrians while allowing for increased height on larger properties where the additional height is set back by 200 feet from the street. MOTON PASSED UNANIMOUSLY.

NEW BUSINESS:

PERMIT FEE STRUCTURE

L. Painter discussed the revisions to the permitting fees and that ultimately it is the Town Council which must consider and adopt the ordinance containing the fees. Significant changes to the fees include: establishing separate fees associated with advertising costs, establishing fees for multiple revisions associated with certain applications, changing certain fee structures, establishing fee reductions as an incentive for specific activities and adding the Historic District Commission to the list of boards/commissions that may retain professional assistance at the cost of the applicant. L. Painter requested members review the draft revisions and this item will be on the April 1, 2019, Agenda for further discussion.

HOUSING DATA PROFILE

L. Painter discussed that as a part of the Sustainable CT certification process which the Town is currently undergoing, communities are asked to review existing population and housing trends and identify ways in which opportunities for housing choice can be expanded. Members discussed the data contained in the 2018 Housing Data Profile prepared by the partnership for Strong Communities and the draft responses to questions posed by Sustainable CT regarding evaluating the data contained in the report.

ON-CALL CONSULTING SERVICE

L. Painter noted that an RFQ for an On-Call Professional and Technical Services has been developed for this Commission to retain professional and technical services to assist in the review of applications at the cost of the applicant.

B. Chandy MOVED, D. Plante seconded, to appoint a Consultant Selection Committee for the purpose of reviewing responses to Requests for Qualifications and/or Requests for Proposals related to provision of professional and technical services to the Planning and Zoning Commission. This committee has the authority to shortlist firms and conduct interviews in order to make recommendations to the full Commission regarding selection of firms. The Committee shall be comprised of the following members:

1. JoAnn Goodwin
2. Katie Fratoni
3. Ken Rawn
4. Linda Painter, Director of Planning (or designee)
5. Derek Dilaj, Assistant Town Engineer (or designee)

The Committee may also receive input from other staff members, including but not limited to Janell Mullen, Assistant Planner/Zoning Enforcement Officer and Jennifer Kaufman, Environmental Planner/Inland Wetlands Agent. MOTION PASSED UNANIMOUSLY.

REPORTS:

L. Painter reported that J. Mullen has accepted a position in another Town and will be leaving at the end of March.

ADJOURNMENT:

B. Ryan declared the meeting adjourned at 7:12 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Vera S. Ward".

V. Ward, Secretary
Mansfield Planning and Zoning Commission