



APPROVED MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

MANSFIELD TOWN HALL ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBERS

MONDAY, MAY 6, 2019 ■ REGULAR MEETING

MEMBERS PRESENT: S. Accorsi, P. Aho, B. Chandy, J. Goodwin, R. Hall, D. Plante, K. Rawn, B. Ryan, V. Ward

ALTERNATES PRESENT: L. Cooley, C. Cotton

ALTERNATES ABSENT: K. Fratoni

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

Chair J. Goodwin called the meeting to order at 6:52 p.m. No alternate members are seated as the full PZC membership is present.

APPROVAL OF MINUTES:

APRIL 15, 2019 REGULAR MEETING

S. Accorsi MOVED, K. Rawn seconded, to approve the April 15, 2019, minutes as presented. S. Accorsi, P. Aho and V. Ward indicated that they had listened to the recording. MOTION PASSED (8-0-1, R. Hall was disqualified).

OLD BUSINESS:

REFERRAL PURSUANT TO C.G.S. 8-24 FROM THE MANSFIELD BOARD OF EDUCATION REGARDING PROPOSED SITE OF ELEMENTARY SCHOOL

L. Painter noted that her memo dated 5/2/2019 outlines how the proposed school project is consistent with the goals and strategies outlined in the POCD.

K. Rawn RESOLVED, B. Chandy seconded, that the Planning and Zoning Commission of the Town of Mansfield approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Construction of a grades K through 4 consolidated elementary school of approximately 81,900 gross square feet and designed to accommodate approximately 566 students and related site improvements and work including but not limited to new play fields and playgrounds, an entry drive, parking lots, a new septic system and a well, to be located on Town-owned property at 134 Warrenville Road in Mansfield; and the demolition of the existing Southeast Elementary School and development of that portion of the property with improvements to support the new school facility; provided that this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetlands and other laws, regulations and permit

approvals, and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals. MOTION PASSED UNANIMOUSLY.

ON-CALL CONSULTANT SELECTION

Tabled.

NEW BUSINESS

REQUEST FOR TEMPORARY VENDING IN BETSY PATERSON SQUARE

L. Painter reported that this is an annual request to have the UConn Dairy Bar truck parked at Betsy Paterson Square on the dates of the outdoor movies.

P. Aho MOVED, B. Ryan seconded, that the PZC authorize the temporary parking and use of the UConn Dairy Bar truck at the Betsy Paterson Square in Storrs Center on the dates that correspond with the outdoor movie nights this season, which are July 12th, July 26th, August 2nd, August 9th and August 16th. The use is accessory to Downtown Storrs events and shall be subject to any conditions that may be placed upon the use by the Mansfield Traffic Authority or the Mansfield Downtown Partnership. MOTION PASSED UNANIMOUSLY.

P1351 COMMUNITY SCHOOL OF THE ARTS, LENARD HALL, 450 S. EAGLEVILLE RD. (FORMERLY 898 STAFFORD ROAD), APPROVAL OF SIGN DESIGN

L. Painter reviewed the proposed sign design.

B. Chandy MOVED, V. Ward seconded, to approve the design of the proposed identity sign for the Community School of the Arts at 450 South Eagleville Road. This approval authorizes the Chair to approve any changes to the sign face proposed to accommodate the Town's new logo and brand. MOTION PASSED UNANIMOUSLY.

PRE-APPLICATION REVIEW MEETINGS PURSUANT TO SECTION 7-159b. CONNECTICUT GENERAL STATUTES

A. PRE-APPLICATION REVIEW, LEE LAMBERT, 957 STORRS ROAD

Lee Lambert, owner of the Spring Hill Inn, located at 957 Storrs Road, is present to discuss his pre-application. Mr. Lambert reviewed the current use of the property as an inn with 6 guest rooms and a restaurant space which is currently for lease. Mr. Lambert showed a historic photograph depicting a barn which was once on the property, stating he would like to re-build and is considering potential uses which may include guest rooms, suites, an inn keeper apartment, utility space, an event center and white tent events in the yard. The PZC membership was generally supportive of the idea of reviewing zoning regulations related to the proposed expansion of the inn and new uses.

PRE-APPLICATION REVIEW, CLEAR MOUNTAIN CAPITAL, LLC, 497 MIDDLE TURNPIKE

Attorney Ben Wiles from Updike, Kelly and Spellacy, P.C. and Chuck Lee are present on behalf of the applicant, Clear Mountain Capital, LLC. Chuck Lee explained plans to develop the 60 acre parcel located at 497 Middle Tpke. He noted that the proposed project will be an approximate 290,000 gross square feet of upscale rental apartments, amenities and common facilities across a mid-rise complex and will include public open space. Both market rate and affordable units will be offered as studio, one-, two- and three-bedroom apartments, supported by public water and sewage. Members generally discussed the allowable roof height and the potential of increasing height to provide a better aesthetic but not for the purposes of increasing livable space, as well as architectural preferences, use of open space, egress and security features.

REPORTS:

L. Cooley reported that Regional Planning will meet on May 16, 2019. L. Painter reported on the status of staff time for zoning permitting and enforcement.

COMMUNICATIONS:

The referral from Coventry is noted and staff will notify PZC if any additional action is necessary.

ADJOURNMENT:

J. Goodwin declared the meeting adjourned at 7:59 p.m.

Respectfully submitted,



V. Ward, Secretary

Mansfield Planning and Zoning Commission