



# APPROVED MINUTES

## MANSFIELD PLANNING AND ZONING COMMISSION

MANSFIELD TOWN HALL ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBERS

**MONDAY, MAY 20, 2019 ■ REGULAR MEETING**

MEMBERS PRESENT: S. Accorsi, P. Aho, B. Chandy, J. Goodwin, R. Hall, K. Rawn (in at 6:55),  
B. Ryan, V. Ward

MEMBERS ABSENT: D. Plante

ALTERNATES PRESENT: C. Cotton, K. Fratoni

ALTERNATES ABSENT: L. Cooley

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

Chair J. Goodwin called the meeting to order at 6:38 p.m. Alternate members C. Cotton and K. Fratoni are seated for absent members D. Plante and K. Rawn.

P. Aho MOVED, V. Ward seconded, to add the following items to the agenda under New Business:

Item D. P1359 Application of CMC Storrs SPV, LLC to amend Article 7, Section G.16 and Article 8, Schedule of Dimensional Requirements, related to maximum building height for multi-family dwellings in the RAR-90 zone and Item E. P1360 Application of CMC Storrs SPV, LLC to amend Article 7, Section G.16 and Article 10, Section W, related to affordable housing requirements for multi-family dwellings in the RAR-90 zone. MOTION PASSED UNANIMOUSLY.

### **APPROVAL OF MINUTES:**

#### MAY 6, 2019 REGULAR MEETING

B. Chandy MOVED, B. Ryan seconded, to approve the May 6, 2019, minutes as presented. K. Fratoni indicated that she listened to the recording. MOTION PASSED UNANIMOUSLY.

#### MAY 9, 2019 ON-CALL CONSULTANT SELECTION SUBCOMMITTEE MINUTES

K. Fratoni MOVED, J. Goodwin seconded, to approve the May 9, 2019, minutes as presented. MOTION PASSED UNANIMOUSLY (only members of the Subcommittee voted).

### **OLD BUSINESS:**

#### ON-CALL CONSULTANT SELECTION

L. Painter reviewed the steps taken by the Sub-Committee during the selection process to include interviews, review of sample reports and references checks.

V. Ward MOVED, R. Hall seconded, to establish an On-Call list consisting of the following firms to provide professional and technical assistance to the Planning and Zoning Commission (PZC) in its review of applications:

- Anchor Engineering Services, Inc.
- BETA Group, Inc.
- CME Associates, Inc.
- Trinkaus Engineering, LLC (limited to projects requiring Low Impact Development expertise unless otherwise authorized by the PZC)
- Weston and Sampson Engineers, Inc.
- Wright-Pierce

The selection of these firms is made pursuant to the authority granted to the PZC by Section 122-12 of the Mansfield Code of Ordinances. These firms shall remain on the On-Call list for three years, until May 20, 2022. Nothing in this action shall prohibit the PZC from issuing additional RFQs/RFPs for professional and technical assistance in reviewing applications when the PZC determines that such an RFQ/RFP would be advantageous to the Town.

Furthermore, the Director of Planning and Development is authorized to seek proposals from firms on the On-Call list when an application is submitted for which the Director finds additional technical assistance would be beneficial. Final authorization to retain professional and technical assistance with regard to a specific application must be granted by the PZC prior to execution of a contract for a specific project. MOTION PASSED UNANIMOUSLY.

### **NEW BUSINESS**

#### **P-700-1 APPLICATION OF EN POINTE DANCE & DRAMA, LLC, FOR A SPECIAL PERMIT FOR A DANCE STUDIO LOCATED AT 605 MIDDLE TPKE**

L. Painter reviewed a Special Permit application received for a dance studio to occupy vacant space located at 605 Middle Tpke.

B. Chandy MOVED, B. Ryan seconded, to receive the special permit application submitted by Cara Williams on May 13, 2019, for a dance studio (commercial recreation use) in an existing building located at 605 Middle Turnpike (Parcel ID 38.101.22-1) as described in application submissions, to refer said application to staff and the Economic Development Commission and to set a public hearing for June 3, 2019. MOTION PASSED UNANIMOUSLY.

#### **Z-19-0277 ZONING PERMIT APPLICATION FOR A ROOFED PATIO WITH FIREPLACE AT PROPERTY OWNED BY S. HOCHGRAF AND LOCATED AT 721 MIDDLE TPKE., IN THE MANSFIELD FOUR CORNERS HISTORIC VILLAGE**

L. Painter noted that the applicant is looking to obtain a zoning permit for a roofed patio/bbq area in the northern portion of the site located at 721 Middle Turnpike. Article 11, Section C.4 of the Regulations

requires PZC review of proposed site improvements and construction activity for compliance with the Historic Village District Review Criteria of Article 10, Section J prior to issuance of a Zoning Permit.

V. Ward MOVED, P. Aho seconded, to find that the roofed bbq/patio accessory structure proposed for property at 721 Middle Turnpike complies with the Special Historic Village Area Review Criteria established in Article 10, Section J.2 based on the information provided by the applicant. MOTION PASSED UNANIMOUSLY.

8-24 REFERRAL FROM TOWN COUNCIL REGARDING REQUEST OF WILLINGTON PROPERTY GROUP, LLC, TO PURCHASE A WATER MAIN EASEMENT ON TOWN OWNED LAND LOCATED ON BAXTER ROAD

L. Painter stated that pursuant to the provisions of Section 8-24 of the State Statutes, the Town Council has referred a request from the owners of the Cedar Ridge apartment complex in Willington to acquire an easement through the former right-of-way of Baxter Road for the purposes of installing a water main extension to serve the existing apartment complex. As further described in the attached Town Council Agenda Item summary, Cedar Ridge is currently under a Consent Order from the Department of Public Health (CTDPH) to address problems associated with water quality and aging infrastructure. In working with CTDPH, they have identified a connection to the Connecticut Water Company's public water main as the preferred solution to these issues.

K. Rawn arrived at 6:55 p.m. and K. Fratoni is no longer seated.

Members discussed the obligation of the Town to provide this easement for water should Cedar Ridge decide to expand.

P. Aho MOVED, R. Hall seconded, that the PZC notify the Town Council that provision of the requested easement along the western portion of the former Baxter Road right-of-way (Parcel ID 1.2.7-1) is consistent with Mansfield's Plan of Conservation and Development, particularly Goal 9.2, Strategy A, Action 1, given the need for a safe water supply for the existing Cedar Ridge apartments. MOTION PASSED UNANIMOUSLY.

APPLICATION OF CMC STORRS, SPV, LLC, TO AMEND ARTICLE 7, SECTION G.16 AND ARTICLE 8, SCHEDULE OF DIMENSIONAL REQUIREMENTS, RELATED TO MAXIMUM BUILDING HEIGHT FOR MULTIFAMILY DWELLINGS IN THE RAR-90 ZONE

B. Chandy MOVED, B. Ryan seconded, to receive the May 20, 2019 petition of CMC Storrs SPV, LLC (PZC File 1359) to amend Article 7, Section G.16 and Article 8, Schedule of Dimensional Requirements, of the Zoning Regulations related to maximum building height for multi-family dwellings in the RAR-90 zone, to set a Public Hearing for Monday, July 15, 2019 and to refer the application to the Town Attorney, Town Council, CRCOG, NECOG, SECOG and adjoining communities for review and comment. MOTION PASSED UNANIMOUSLY.

APPLICATION OF CMC STORRS, SPV, LLC TO AMEND ARTICLE 7, SECTION G. 16 AND ARTICLE 10, SECTION W, RELATED TO AFFORDABLE HOUSING REQUIREMENT FOR MULTI-FAMILY DWELLINGS IN THE RAR-90 ZONE

B. Chandy MOVED, B. Ryan seconded, to receive the May 20, 2019, petition of CMC Storrs SPV, LLC (PZC File 1360) to amend Article 7, Section G.16 and Article 10, Section W of the Zoning Regulations related to affordable housing requirements for multi-family dwellings in the RAR-90 zone, to set a Public Hearing for Monday, July 15, 2019 and to refer the application to the Town Attorney, Town Council, CRCOG, NECOG, SECOG and adjoining communities for review and comment. MOTION PASSED UNANIMOUSLY.

**REPORTS:**

It was determined that no Field Trips are necessary. L. Painter updated the Commission on the Town's recent purchase of paperless meeting software. K. Fratoni reminded members of the joint meeting for Commissions on May 29, 2019, regarding the Sustainable CT initiative.

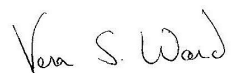
**COMMUNICATIONS:**

Noted.

**ADJOURNMENT:**

J. Goodwin declared the meeting adjourned at 7:22 p.m.

Respectfully submitted,



V. Ward, Secretary

Mansfield Planning and Zoning Commission