



APPROVED MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

MANSFIELD TOWN HALL ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBERS

MONDAY, JUNE 17, 2019 ■ REGULAR MEETING

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

Acting Chair V. Ward called the meeting to order at 6:30 p.m. Alternate members L. Cooley, C. Cotton and K. Fratoni were seated for absent members. L. Cooley agreed to act as Secretary.

APPROVAL OF MINUTES:

June 3, 2019 REGULAR MEETING

S. Accorsi MOVED, D. Plante seconded, to approve the June 3, 2019, minutes as presented. P. Aho and S. Accorsi indicated that they listened to the recording. MOTION PASSED (7-0-1, L. Cooley was disqualified).

OLD BUSINESS:

R. Hall arrived at 6:32 p.m.

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 (PZC file #1359)

Tabled pending July 15, 2019 Public Hearing.

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 (PZC file #1360)

Tabled pending July 15, 2019 public hearing.

CEPA SCOPING NOTICE: NEW UCONN HOCKEY ARENA

L. Painter reported that UConn is proposing to develop a new hockey arena on-campus and that this new arena will have seating for at least 2,500 with the potential to be expanded to 3,500 seats. The proposed location is next to the existing ice arena on Jim Calhoun Way and includes expansion of the existing I-Lot for up to 700 vehicles.

Staff has identified the following issues that should be addressed in comments submitted by the PZC and the Town Council.

1. Concerns regarding potential impacts to the existing wetland systems, desire to see direct impacts minimized and the need for mitigation for any direct impact.
2. Support for use of Low-Impact Development and Green Infrastructure practices to improve stormwater quality and reduce impacts to the Eagleville Brook Watershed.
3. Need for the off-campus traffic and parking impacts to be fully evaluated and mitigated, including preparation of traffic and parking plans in coordination with the Town of Mansfield for game days to reduce dispersion of traffic onto Separatist Road.
4. Request that the intersection of Stafford Road and South Eagleville Road be added to the list of primary intersections for traffic impact analysis.

K. Rawn questioned if the parking lot plans associated with this project result in a net gain or loss in total parking and if 700 spaces are sufficient for the increased demand for soccer and hockey game attendance. V. Ward questioned if police would be required at major intersections as is now required for basketball games. L. Painter noted that the Eastern Gateway Study did outline a plan for traffic management for special events.

P. Aho MOVED, R. Hall seconded, to authorize the Secretary to co-endorse a joint PZC/Town Council letter to the University of Connecticut regarding the Hockey Arena scoping process. The draft letter provided to the Commission at the June 17, 2019, meeting shall serve as the basis for this letter and may be amended to reflect additional comments provided by the Conservation Commission and Town Council. MOTION PASSED UNANIMOUSLY.

UPDATE ON REVISIONS TO PERMIT FEES

Tabled.

NEW BUSINESS:

SPECIAL PERMIT APPLICATION OF THE TOWN OF MANSFIELD DEPARTMENT OF PUBLIC WORKS TO AUTHORIZE INSTALLATION OF STRINGS OF LIGHTS IN THE COURTYARD BETWEEN 1 AND 9 DOG LANE

L. Cooley MOVED, K. Rawn seconded, to receive the special permit application submitted by the Mansfield Department of Public Works for installation of strings of lights between 1 and 9 Dog Lane (Parcel ID 16.40.10-B) as described in application submissions, to refer said application to staff and **to set a public hearing for July 15, 2019.** MOTION PASSED UNANIMOUSLY.

UPDATES TO SITE PLAN AND SPECIAL PERMIT APPLICATION FORMS AND MATERIALS

L. Painter presented revised Site Plan and Special Permit application materials for consideration and reviewed the changes proposed. She noted that the hope is that these updated forms will help to improve the quality of site plans submitted for review and that the use of the full checklist is intended for large development projects. She noted that revisions were made per the Town Attorney

recommendations relating to thresholds. K. Rawn suggested that the proposed shorter checklist for simple projects that will be developed and send to the Regulatory Review Committee for review.

K. Rawn MOVED, D. Plante seconded, to approve revisions to application forms and materials for Special Permit and Site Plan applications as proposed in materials provided to the Commission as part of the June 17, 2019, meeting packet as revised. The Commission further authorizes the Director of Planning and Development to authorize minor revisions to the forms. Such minor revisions include, but are not limited to, changes to the format and design; clarification of text including changes to specific requirements identified on the Site Plan Checklist; addition of references to other requirements, including but not limited to, requirement of DPH and public water company notifications. MOTION PASSED UNANIMOUSLY.

REPORTS:

L. Painter noted that RRC is now meeting bi-weekly on Thursday evenings at 5:30 p.m. and all are welcome to attend. K. Fratoni reported on the recent work of the Sustainability Committee.

ADJOURNMENT:

V. Ward declared the meeting adjourned at 7:10 p.m.

Respectfully submitted,

L. Cooley, Acting Secretary
Mansfield Planning and Zoning Commission