



NOT YET APPROVED MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

MANSFIELD TOWN HALL ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBERS

MONDAY, AUGUST 5, 2019 ■ REGULAR MEETING

MEMBERS PRESENT: S. Accorsi, B. Chandy, J. Goodwin, K. Rawn, D. Plante, B. Ryan, V. Ward
MEMBERS ABSENT: P. Aho, R. Hall
ALTERNATES PRESENT: C. Cotton (in at 6:45 p.m.), K. Fratoni
ALTERNATES ABSENT: L. Cooley
STAFF PRESENT: L. Painter, Director of Planning and Development
J. Woodmansee, Community Development Assistant

Chair Goodwin called the meeting to order at 6:38 p.m. Alternate members K. Fratoni and C. Cotton (upon arrival) were seated for absent members.

APPROVAL OF MINUTES:

JULY 15, 2019 REGULAR MEETING

B. Ryan MOVED, D. Plante seconded, to approve the July 15, 2019, minutes as presented. B. Chandy and S. Accorsi indicated that they listened to the recording. MOTION PASSED UNANIMOUSLY.

ZONING AGENT REPORT:

Noted.

PUBLIC HEARINGS

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)

J. Goodwin opened the public hearing at 6:42 p.m. Members present are S. Accorsi, B. Chandy, J. Goodwin, K. Rawn, D. Plante, B. Ryan, V. Ward. Alternates K. Fratoni and C. Cotton were appointed to act for absent members. L. Painter noted that no additional information was received on this application since publication of the Agenda.

Chok Lei of CMC Storrs SPV, LLC, presented on behalf of the applicant. The applicant has requested a regulation revision to increase the maximum building height for multi-family developments in the RAR-90 zone from 35 ft. to 45 ft. to accommodate flexibility in design. The number of allowable stories of living space will remain at three. L. Painter added that the proposed revision will only apply to properties located within the Four Corners sewer service area with at least 20 acres of open space.

K. Fratoni questioned if the additional 10-12 feet could be used as living space and C. Lei responded that this is not their intention.

B. Chandy noted that if the applicant were to apply for a Special Permit this Commission would have additional review criteria, but L. Painter advised that additional height cannot be granted as part of the Special Permit process.

Robert Sitkowski, Associate Director of Real Estate for UConn, referred the Commission to UCONN's letter dated July 15, 2019, and stated that UConn opposes any application which leads to competitive, dense, undergraduate student housing. He also noted that the proposed increase from 35 ft. to 45 ft. does potentially allow for living space and, alternatively, that providing for storage space in the increased height area allows for less storage space in the living unit and, as a consequence, more living space, which may add to additional residents per unit.

Members discussed potential revisions to the proposed amendment, including design discretion to limit height and to provide that, if additional height is allowed, that the space may not be used as living space. C. Lei agreed to an extension of the Public Hearing to allow time to submit amended language.

C. Lei stated his agreement to grant an extension for the record.

V. Ward MOVED, K, Rawn seconded, to adjourn the public hearing and continue it to September 3, 2019. MOTION PASSED UNANIMOUSLY.

J. Goodwin closed the public hearing at 7:12 p.m.

OLD BUSINESS:

SPECIAL PERMIT APPLICATION OF ADVANCED IMPROVEMENTS, LLC (APPLICANT MELANIA STEPANENKO/OWNER) TO AUTHORIZE EXPANSION OF A NONCONFIRMING OFFICE USE AT 981 STORRS ROAD (PZC FILE 1361)

Tabled pending September 3, 2019, Public Hearing.

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 continued public hearing on September 3, 2019.

NEW BUSINESS

HISTORIC VILLAGE REVIEW PURSUANT TO ARTICLE 10, SECTION J: SITE IMPROVEMENTS AT 483 STORRS ROAD (PARCEL ID 29.96.16, BEN LACY OWNER/APPLICANT)

L. Painter reported that the owner of 483 Storrs Road is currently in the process of improving the site. Improvements include an extension of the paved driveway, installation of a gravel surface for the parking area, a trash recycling dumpster located on the paved portion of the driveway and replacement

of an exterior staircase with a ramp. As this property is located within the Mansfield Center Historic Village, PZC approval is required.

B. Chandy MOVED, B. Ryan seconded, to find that the proposed site improvements at 483 Storrs Road comply with the Special Historic Village Area Review Criteria established in Article 10, Section J.2, based on the information provided by the applicant, provided the dumpster area is relocated to comply with setback requirements as identified in the memo from Linda Painter dated 8/5/2019 and is fully screened from view by a solid wooden fence and gate. MOTION PASSED UNANIMOUSLY.

HISTORIC VILLAGE REVIEW: HOME OCCUPATION SIGN, 8 MANSFIELD HOLLOW ROAD EXT. (PARCEL ID 29.112.25) GERARD FERRARI OWNER/APPLICANT

L. Painter reported that the owner of 8 Mansfield Hollow Road Extension has obtained a zoning permit to operate an art studio as a home occupation and is now requesting approval to install a 5-foot square sign to advertise his studio, along with a 6" x 2' "Open" sign for use when the studio is open. As this property is located within the Mansfield Hollow Historic Village, PZC approval is required.

V. Ward MOVED, B. Ryan seconded, to find that the proposed sign at 8 Mansfield Hollow Road Extension complies with the Special Historic Village Area Review Criteria established in Article 10, Section J.2, based on the information provided by the applicant provided the sign is installed a minimum of four feet from the edge of roadway pavement and 10 feet from the side property line. MOTION PASSED UNANIMOUSLY.

8-24 REFERRAL: SALE OF AN 0.18 ACRE PARCEL OF LAND (PARCEL ID 8.15.9-1) LOCATED BETWEEN 1717 AND 1733 STORRS ROAD

L. Painter reported that pursuant to Section 8-24 of the General Statutes, the Town Council has requested a recommendation to sell a 0.18 acre parcel of land owned by the Town between 1717 and 1733 Storrs Road.

K. Rawn MOVED, B. Ryan seconded, to notify the Town Council that the Planning and Zoning Commission has no objections to the sale of a 0.18 acre parcel (Parcel ID 8.15.9-1) located between 1717 and 1733 Storrs Road provided an easement is retained for the sanitary sewer line currently under construction. This recommendation is based on the fact that the parcel was not acquired for open space purposes and has no open space value pursuant to the Open Space Evaluation Criteria incorporated as Appendix C to the Mansfield Tomorrow Plan of Conservation and Development. MOTION PASSED UNANIMOUSLY.

REPORTS:

K. Fratoni reported that the Sustainability Committee will not meet in August and that 250 people responded to the survey.

ADJOURNMENT:

J. Goodwin declared the meeting adjourned at 7:23 p.m.

Respectfully submitted,

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

V. Ward, Secretary
Mansfield Planning and Zoning Commission