

## MINUTES

**Members Present:** Chair S. Ferrigno, D. Fecho, L. Watson

**Members Absent:** A. McPherson, C. Chukwuogor, D. Dorfer, M. Hirschom, W. Okeson

**Staff Present:** C. van Zelm, Executive Director Mansfield Downtown Partnership, L. Painter, Director of Planning and Development, E. Galbraith, M. Ollennu

### 1. CALL TO ORDER AND ROLL CALL

Chair Ferrigno called the meeting to order at 6:04 p.m. EDC members and staff introduced themselves.

### 2. OPPORTUNITY FOR PUBLIC COMMENT

None.

### 3. APPROVAL OF MINUTES

There was no quorum to approve minutes.

### 4. DISCUSSION ITEMS AT MEETING

**A. PZC- Initiated Amendments to Articles 4, 7, 8 and 10 of the Mansfield Zoning Regulations related to Multi-family residential uses, group dwelling uses, density bonuses for affordable housing and changes to the ARH, DMR, PVRA and SER-HO districts. The proposed amendments would also change the way in which articles are referenced throughout the entirety of the Zoning Regulations. (P907-49).**

L. Painter reported on the Planning and Zoning Commission's proposed amendments to the zoning regulations related to articles 4,7,8 and 10 of the Mansfield Zoning regulations related to multi-family residential uses, group dwelling uses, density bonuses for affordable housing and changes to the AHR,DMR,PVRA AND SER- HO district. Painter informed members that the proposed changes would be considered at a public hearing on Tuesday, September 8, 2020. Painter entreated members to review the proposed amendments and reply with any comments to [planzoned@mansfieldct.org](mailto:planzoned@mansfieldct.org). Comments that are received by 12:00 noon on Thursday September 3, 2020 will be included in the agenda packet. Comments received after this date and time will be provided to the Planning and Zoning commission upon receipt prior to the close of the public hearing. Ferrigno reiterated that without a quorum there would be no official comment from the EDC. Painter will submit minutes as part of the public record.

### B. Regional Economic Development Plan

Van Zelm reported on the key areas of the regional economic development plan (“Economic Vitality Action Plan”), which covers Bolton, Coventry, Mansfield and Tolland. Watson questioned how the pandemic going forward may impact the Plan. Van Zelm referred to page 10 of the Executive Summary on how to manage this new reality. Fecho asked whether all of Connecticut would be factored into the project or just directed at Mansfield and its four environs. Van Zelm said there will be crossover with other surrounding communities as appropriate. The recommendations that follow reflect the vision of those residents and businesses located in the region that were engaged as part of the process, and which hopefully will represent a broader set of ideas in the region as a whole. A public forum to review the plan is scheduled for September 16, 2020 at 7:00 pm.

## **5. OTHER BUSINESS**

### **A. Member Updates**

Staff said there is a vacancy for John McGuire’s position on the EDC.

### **B. Staff Updates**

Staff updated the EDC on promotion of the Opportunity Zone and referenced the attached Business Facilities publication. Van Zelm will be working with Advance CT on a list of developable properties.

### **C. Business Updates (Openings/Closings)**

Staff updated the EDC on the closing of The Flower Pot, Tokyo Ramen, Geno’s, Hair Cuttery, Farmhouse Crepes and Mathnasium. Also discussed was the approval and expansion of Huskies for outdoor dining and discussion to have Dog Lane closed for more room for outdoor dining. Painter suggested a lot more focus on takeout as the colder months approach and informed the members on the work done to help businesses navigate issues related to the pandemic. Painter also acknowledged the Partnership’s “Mask up Mansfield” campaign.

### **D. Housing updates**

Painter updated members on the EDC’s two pending wetlands applications:

- I. Delineation and mapping and of the wetlands at the golf course property owned by Clean Mountain Capital.
- II. Delineation and wetlands license for development on the Moskowitz property with both hearings scheduled for September and October respectively.

## **6. COMMUNICATIONS**

### **A. Old Navy update- Article July 10, 2020**

Noted

### **B. Multi-family Housing – Hartford Courant Article, July 12, 2020**

Noted

### **C. Multi- family Housing Editorial – Chronicle Letter, July 16, 2020**

Noted

## **7. FUTURE MEETINGS**

**A. Upcoming Meeting Schedule**

Next regular meeting is scheduled for September 17, 2020.

**B. Future Meeting Topics**

Ferrigno and staff will review future meeting topics before the September meeting.

**8. ADJOURNMENT**

Ferrigno adjourned the meeting at 6:55pm.

Respectfully submitted by:

Mary Ahima Ollennu  
Administrative Assistant