

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, October 27, 2010
Conference Room C, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Rawn
Others present: G. Padick, Director of Planning

Call to Order:

Chairman Beal called the meeting to order at 1:20 p.m.

Minutes:

10-13-10- Rawn MOVED, Favretti seconded, that the 10-13-10 minutes be approved as distributed.
MOTION PASSED UNANIMOUSLY.

Consideration of potential revisions to the Subdivision/Zoning Regulations/Zoning Map:

Padick related that he had prepared an updated version of proposed revisions to the Zoning Regulations regarding agricultural uses and this evening would be discussing the revised draft with a subcommittee of the Agriculture Committee. He briefly outlined the main elements of the draft and it was agreed to await further review by the Agriculture Committee.

After briefly updating members on potential zoning revisions contained in a 9/29/10 draft, Padick presented 10/27/10 draft revisions to Article IV, Section B.25 (Definition of Family) and to Article X, Section A.6 (special provisions for DMR zone). These revisions are designed to allow up to four (4) unrelated individuals to reside in housing specifically designed and approved for student occupancy. It was noted that the 10/27 draft only addressed potential student housing developments in the DMR zone but student housing also may be appropriate in various mixed use zones proximate to the University of Connecticut. Padick agreed to redraft the proposal to address this locational consideration. It was agreed that the proposed revisions would be incorporated into the larger listing of potential zoning regulation revisions.

The balance of the meeting was spent discussing options for implementing Village District Zoning provisions. Favretti agreed to compile the characteristics of Mansfield's existing village areas for further evaluation by Committee members. It was noted that one set of village standards may be appropriate for areas without existing commercial uses and that one or more set of Village standards may be appropriate for mixed use areas such as Mansfield Center, Mansfield Depot and Eagleville.

Future Meetings:

It was confirmed that the next meeting would be Wednesday, November 10th at 1:15 pm in Conference Room C.

Adjournment:

The meeting was adjourned at 2:53 p.m.

Respectfully submitted,

Ken Rawn, Acting Secretary