

## MINUTES

<b>Members Present:</b>	S. Accorsi, P. Aho, B. Chandy, C. Cotton, D. Plante, K. Rawn (arrived 6:41 pm), V. Ward
<b>Members Absent:</b>	L. Cooley, R. Hall
<b>Alternates Present:</b>	K. Fratoni, J. DeVivo
<b>Staff Present:</b>	L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planning Specialist; E. Galbraith, Administrative Assistant

### CALL TO ORDER AND ROLL CALL

Chair Aho called the meeting to order at 6:40 PM. Alternates Fratoni and DeVivo were seated for absent members.

### APPROVAL OF MINUTES

Ward noted two corrections to the December 16, 2019 Minutes: 1) Members present need to be stated in the Public Hearing portion and 2) the adjournment time should be listed as 7:01 PM. Chandy and Accorsi stated that they viewed the recording of the December 16, 2019 meeting. Ward MOVED, Chandy seconded, to approve the December 16, 2019 Minutes with corrections. Motion PASSED unanimously.

Aho noted the December 12, 2019 Field Trip Notes.

### ZONING AGENT REPORT

Woodmansee presented new format for the monthly zoning report showing permits and active citations issued from the zoning department.

### PUBLIC HEARINGS

**PZC-Initiated Amendments to Articles 7, 8 and 10 of the Mansfield Zoning Regulations related to owner-occupancy requirements for two-family and efficiency dwelling units and setback requirements for parking associated with parks, preserves and playgrounds. (P907-47)**

Aho opened the public hearing at 6:47 PM. Members present were Cotton, Rawn, Accorsi, Aho, Ward, Plante, and Chandy. Alternates Fratoni and DeVivo were seated.

Painter read the legal notice which was published in *The Chronicle* on December 24, 2019, and December 31, 2019. Painter read the SECOG referral response, CRCOG referral response and the Town Attorney's legal opinion into the record.

Kaufman commented that although proposed amendments to the zoning regulations are not commonly referred to the Parks and Natural Resources Committee (PNRC), she felt it appropriate to take an informal poll of the PNRC due to the potential impact of the proposed amendments. Kaufman reported that all members of the PNRC were in favor of the proposed amendments.

Aho invited members of the public to comment and there was none.

Rawn MOVED, Plante seconded, to close the public hearing at 7 PM.

## **OLD BUSINESS**

### **A. PZC-Initiated Amendments to Articles 7, 8 and 10 of the Mansfield Zoning Regulations related to owner-occupancy requirements for two-family and efficiency dwelling units and setback requirements for parking associated with parks, preserves and playgrounds. (P907-47)**

Chandy MOVED, Ward seconded, to approve amendments to Articles Seven, Eight and Ten of the Mansfield Zoning Regulations dated October 17, 2019 (File #907-47) related to owner occupancy requirements for two-family dwellings and efficiency units and setback requirements for parking associated with parks, playgrounds and preserves. The subject Zoning Regulation amendments were presented at Public Hearing on January 6, 2020 and filed prior to the hearing with the Mansfield Town Clerk. These amendments shall become effective on January 15, 2020.

In approving the amendments to the Zoning Regulations, the Planning and Zoning Commission has reviewed and considered all public hearing testimony and communications, including reports from the SECCOG and CRCOG Regional Planning Commissions, Mansfield's Director of Planning and Development and the Mansfield Town Attorney. The Commission makes the following findings in approval of these amendments:

- The amendments help to implement Goals 7.3 and 3.3 of the Mansfield Tomorrow Plan of Conservation and Development related to maintaining high-quality living conditions throughout the Town and providing access to the Town's system of parks and preserves, respectively.
- The amendments are consistent with the statutory goals identified in Section 8-2 of the Connecticut General Statutes and other zoning purposes cited in Article One of Mansfield's Zoning Regulations.
- The amendments are appropriately worded, legally sound and suitably coordinated with other provisions in the Mansfield Zoning Regulations.
- The amendments will promote the public's health, safety, property values and general welfare.

Furthermore, the amendments are adopted for the following reasons:

- The amendments related to owner-occupancy requirements will improve consistency between the Zoning Regulations and the Town's Code of Ordinances with regard to what constitutes an owner-occupant.

- The amendments related to parking area setbacks will enable the Town and other organizations to improve access to parks, playgrounds and preserves while reducing the disturbance to natural areas and maintaining an adequate buffer between parking areas and adjacent uses.

Motion PASSED unanimously.

- B. Application of the Mansfield Non-Profit Housing Development Corporation (owner/applicant) to amend the Zoning Map to change the zoning of property located at 113-121 South Eagleville Road (Parcel ID 16.57.5) from Rural Agriculture Residence 90 (RAR-90) to South Eagleville Road Housing Opportunity Zone (SER-HO) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-1)**

*Tabled to January 21, 2020 Public Hearing.*

- C. Site plan application of the Mansfield Nonprofit Housing Development Corporation (owner/applicant) for a 42 unit multifamily residential development at 113-121 So. Eagleville Road (Parcel ID 16.57.5) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-2)**

*Tabled to January 21, 2020 Public Hearing.*

- D. Application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3). (PZC File 1365)**

*Tabled to February 18, 2020 Public Hearing.*

- E. Application for Site and Building Modifications to the Spring Hill Inn on property located at 957 Storrs Road (Parcel ID 23.59.12), Lee Lambert, owner/applicant.**

*Tabled at the request of the applicant.*

- F. Interpretation of Zoning Regulations: Article 10, Section T, Agricultural Uses**

*Tabled pending receipt of comments from Agriculture Committee.*

## **NEW BUSINESS**

**Application of Wendy and Dudley Hamlin (owner/applicant) of Holiday Hill Day Camp and Recreation Center, 41 Chaffeeville Road, Mansfield Center to convert existing vacant home on property to Airbnb lodging for wedding and party venue customers. (PZC File 0056)**

Ward MOVED, Plante seconded, to receive the application of Wendy and Dudley Hamlin to modify the Special Permit for Holiday Hill Day Camp and Recreation Center at 41 Chaffeeville Road and to refer said application to staff for review and comment.

## **REPORTS FROM OFFICERS AND COMMITTEES**

### **Chairman's Report**

None.

### **Regional Planning Commission**

None.

### **Regulatory Review Committee**

None.

### **Planning and Development Director's Report**

The previously appointed selection committee interviewed five candidates for the position of consultant for a zoning and sub-division re-write. CME was selected and the scope of work is currently being negotiated.

### **Other Committees**

None.

### **Other**

None.

## **COMMUNICATIONS AND BILLS**

None.

## **ADJOURNMENT**

Aho adjourned the meeting at 7:07 PM.

Respectfully Submitted:



Vera S. Ward  
Secretary