

## **SPECIAL MEETING MINUTES**

**Members Present:** J. Brown; R. Favretti, J. Lenard (4:02 p.m.), T. Wrubel

**Members Absent:** P. Miniutti

**Staff Present:** L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; D. Dilaj, Acting Director of Public Works/Town Engineer

### **CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 4:00 p.m. Members present were Brown, Favretti, Lenard and Wrubel.

### **APPROVAL OF MINUTES**

Wrubel MOVED, Brown seconded approval of the October 2, 2018 meeting minutes as presented. Motion PASSED unanimously (4-0-0).

### **NEW BUSINESS**

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

J. Lenard arrived at 4:02 p.m.

Painter provided an introduction to the project, noting that as an applicant filed under Sec. 8-30g, C.G.S., different legal standards apply to the review. Accordingly, staff has been distinguishing between recommendations that are needed to address a public health/safety issue versus those that the applicant is encouraged to consider.

Kathy Dorgan presented an overview of the proposed development on behalf of the applicant and responded to questions from committee members. While the committee expressed overall support for the proposed development, they provided the following suggestions to the applicant.

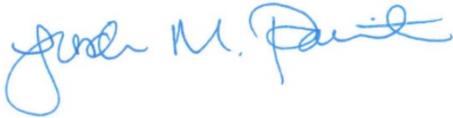
- Members liked the diversity of architectural design and suggested the applicant consider:
  - Use of wider trim boards, particularly on elevations visible from road, to reduce the scale of the buildings
  - Use of standing seam roofs
- Members generally supported the site layout from a landscape architecture standpoint, and suggested the applicant consider the following with regard to plant choices. R. Favretti noted that he would provide more detailed suggestions in a written memo.

- Use of more native plants as opposed to “natively adapted”
- Use of plantings of varying heights adjacent to buildings to reduce scale of buildings
- Use of more evergreen/conifer plantings as opposed to deciduous
- Members had several questions related to the proposed stormwater design, particularly with regard to the depth and functionality of the proposed detention pond/rain garden. Different options were suggested, including exploring the potential to relocate the stormwater pond closer to the wetland and the use of permeable pavement to reduce the need for a detention pond.

## **ADJOURNMENT**

The meeting adjourned at 5:11 p.m.

Respectfully Submitted:



Linda M. Painter, AICP  
Director of Planning and Development