

DRAFT MINUTES

Members Present: S. Ferrigno, L. Watson

Staff Present: L. Painter, C. van Zelm, J. Stern

1. CALL TO ORDER AND ROLL CALL

Ferrigno called the meeting to order at 5:02 p.m.

2. OPPORTUNITY FOR PUBLIC COMMENT

No comments received.

3. APPROVAL OF MINUTES

Watson MOVED, Ferrigno SECONDED approval of the February 17, 2022 meeting minutes (under previous name of the Subcommittee, which was Development Project Support). PASSED unanimously.

4. DISCUSSION ITEMS AT MEETING

A. Application to Amend the Zoning Regulations to establish a new Mixed-Use Center-Transition Zoning District, BPOZ 1750 Storrs, LLC, Applicant (PZC File #P1377)

Painter said the proposed new zoning category of Mixed-Use Center-Transition Zoning is being proposed for properties abutting single-family neighborhoods, as an intermediate step between a residential zone and a planned business zone. The applicant is interested in developing a property owned by Mike Taylor at Four Corners, near Timber Drive and the former location of the medical marijuana dispensary. After the Planning and Zoning Commission expressed concerns about the scale of the initial application, the applicant worked with a consultant from Texas to draft a new code based on physical context. The proposed code contains separate regulations for two types of buildings, mixed-use and middle residential.

Painter displayed photos and diagrams provided by the applicant to show what mixed-use and middle residential buildings could look like. She said the goal is to focus on restricting the mass and scale of middle residential buildings rather than their apartment density. Ferrigno asked if there are provisions for different massing close to the property line versus deeper into the parcel. Painter said the intent is for mixed-use buildings, which would have a maximum height of three stories, to be closest to Route 195. In addition, a site with more than 300 feet of frontage would require a spine street. Painter said the PZC Regulatory Review Committee seemed comfortable allowing the applicant rather than the PZC to draft the regulations.

Painter said the development would likely not expand farther up Route 195, with the Cedar Swamp wetlands area providing a natural barrier. She identified some other parcels along Route 44 as possible areas for development as mixed-use center-transition districts.

In response to a question from Watson, Painter said the development would be connected to the sewer system.

B. Project Updates

Painter said The Standard at Four Corners was approved by the Planning and Zoning Commission, and a modification is currently being made regarding sidewalk extensions. She also mentioned some recent applications that have been withdrawn due to time constraints, including a special permit application for the redevelopment of Champagne Motor Car Company and an application at Villa Hills. She expects both of these applicants to return at a later time.

Painter also mentioned a recent modification request to add a wine-tasting room to Kirby Mill. A public hearing was held Monday, May 16 and was well attended. One speaker and many emails were in support of the change, while several people who live or own property in the neighborhood were opposed, expressing concerns about traffic, nuisance behavior, and the hours of operation.

Painter also gave an update on the Eagleville Green mixed-income housing project on South Eagleville Road. The Town applied for and received a \$4.85 million grant, which will go toward financing the Eagleville Green project as well as pedestrian safety and traffic circulation improvements. Sewer improvements have been designed to eliminate the need for Eagleville Green to have its own pump station, and one plan being discussed for pedestrian safety is to add a median to South Eagleville Road between Separatist Road and Route 195.

Ferrigno and Painter said the proposed Mixed-Use Center-Transition zoning regulations will most likely go to public hearing in July. The Subcommittee will review the regulations and submit a letter, if applicable, while public comment is open. The letter would be shared with the full EDC.

The Subcommittee recognized Painter as this was her last meeting as Mansfield's Director of Planning and Development. Jennifer Kaufman will take over as Acting Director until the position is filled.

5. COMMUNICATIONS

There were no communications.

6. FUTURE MEETINGS

The next regular meeting of the subcommittee is scheduled for August 18, 2022. Ferrigno and Watson will discuss holding a special meeting before then to review the regulations and draft a response.

7. ADJOURNMENT

The meeting adjourned at 5:42 p.m.

Respectfully Submitted:

Joshua Stern
Mansfield Downtown Partnership Administrative Assistant