

DRAFT MINUTES

Members Present:	S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, D. Plante, K. Rawn (6:48 p.m.), V. Ward
Members Absent:	R. Hall
Alternates Present:	J. DeVivo (6:42 p.m.), K. Fratoni
Staff Present:	L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planning Specialist

CALL TO ORDER AND ROLL CALL

Chair Aho called the meeting to order at 6:30 p.m. Members present are Aho, Cotton, Accorsi, Ward, Plante, Chandy, and Cooley. Alternate Fratoni is seated for absent members Rawn and Hall.

APPROVAL OF MINUTES

Ward MOVED, Plante seconded, to approve the June 3, 2020 special meeting Minutes as presented.

Motion PASSED unanimously.

PUBLIC HEARINGS

6:30 P.M. 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)

Aho opened the public hearing at 6:34 p.m. Members present are Aho, Cotton, Accorsi, Ward, Plante, Chandy, and Cooley. Alternate Fratoni is seated for absent members Rawn and Hall.

Chandy MOVED, Ward seconded, to adjourn the public hearing on the Zoning Map Amendment application of the Taylor Family Trust, owner/applicant, for property located between 9 Timber Drive and 1768 Storrs Road (PZC File 1365) to Monday, July 20, 2020 at 6:30 p.m. in the Town Council Chamber or, if COVID-19 social distance restrictions remain in place, a virtual meeting room. If a virtual meeting room is used, instructions on how to access the meeting room will be posted on the meeting agenda.

Motion PASSED unanimously.

The Public Hearing was closed at 6:36 p.m.

OLD BUSINESS

- A. Modification to Special Permit for 134 North Eagleville Road, Huskies Tavern, K.H.R., Inc./Huskies Tavern (applicant); Freda Sanderson (owner), to add a deck with seating for 29 people. Per staff analysis, retroactive modifications are also needed for parking and occupancy associated with Huskies Restaurant and Bar as well as the 2017 conversion of a former yoga studio and hookah lounge to Huskies Tavern. (P930-2, 930-7)**

In 1988, the PZC approved a special permit for the development of College Square (P930-2) subject to several conditions, including the following: “No restaurant or food service uses are approved for this site without further approvals by the PZC, since adequate parking for such uses has not been provided. The PZC may also need to review potential traffic impacts of any potential restaurant or food service use.”

In 2007, the PZC approved a modification to the special permit to authorize an increase in customer occupancy of the Thirsty Dog Pub and Grill to 151 persons. This approval was based on the written consent of the property owner to allocate the entire 20% reduction in parking authorized in the PB-4 zone to the Thirsty Dog Pub and Grill. In approving that modification, the PZC stipulated that “other existing and future tenants cannot take advantage of the parking exception provisions of Article X, Section D.6.a, without specific authorization from the Town.”

In 2008, the PZC approved a special permit for off-site parking at UConn’s F-Lot and increased occupancy of the Thirsty Dog Pub and Grill (P930-7) subject to several conditions, including the following: limiting the increase in occupancy from 151 to 248 to such times when public parking is available at F-Lot and requiring approval of the PZC Chair and Zoning Agent, and as necessary, the PZC for changes to floor plans and building characteristics.

In 2016, Huskies Restaurant and Bar took over the space previously occupied by the Thirsty Dog Pub and Grill. Also in 2016, the owner of Huskies submitted a request to the Zoning Agent to convert the tenant spaces previously occupied by a yoga studio and hookah lounge for Huskies Tavern, a new restaurant space and catering kitchen. The Zoning Agent (who had been with the Town for less than a year at that time) apparently approved both the change to from Thirsty Dog to Huskies Restaurant and Bar as well as the new Huskies Tavern. Neither request appears to have been brought to the PZC for approval, which was required based on the approval conditions cited earlier in this memo.

Given the history of restaurant uses on the property, it appears that the failure to bring the applications forward to the PZC was an inadvertent oversight based on the Zoning Agent’s lack of familiarity with the history of approvals and associated conditions. This oversight was discovered during review of the current modification request and should be addressed retroactively as part of any PZC action.

Ward MOVED, Plante seconded, to approve the following modifications to Special Permits previously approved by the PZC (PZC Files 930-2 and 930-7) subject to the following conditions:

1. This approval retroactively authorizes the conversion of the former yoga and hookah lounge to Huskies Tavern and catering kitchen with a maximum interior occupancy of 49 people.
2. This approval modifies previous actions associated with PZC File 930-7 to authorize a maximum occupancy of 249 people for Huskies Restaurant and Bar and to authorize all required parking for this establishment to be located at F-Lot based on the current hours of operation. Any change to the hours of operation of this establishment or any future tenant of the space must be approved by the PZC prior to implementation to ensure adequacy of available parking.
3. This approval authorizes the addition of a deck for Huskies Tavern with a maximum capacity of 120 persons. Capacity of the deck is subject to the condition that should vacant tenant spaces be occupied, maximum capacity of the deck shall be limited prior to 5 p.m. daily to ensure adequate parking is available for the other tenant spaces based on previously approved occupancies, or the proposed occupancy if less than prior approvals.
4. The applicant shall submit information as part of the Zoning Permit that addresses impact of the proposed deck on the stormwater management system and any improvements needed based on the additional impervious cover created by the deck.

Motion PASSED unanimously.

B. 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 July 20, 2020 Public Hearing.

NEW BUSINESS

A. Pre-Application Review Pursuant to Sec. 7-159b, C.G.S.: New Mansfield Elementary School, 134 Warrentonville Road.

Pursuant to the policies adopted by the PZC on May 19, 2014, the pre-application review shall be limited to a total of 30 minutes including applicant presentation and Commission questions. The pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes by any person or entity, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

Pre-application presenters were landscape architect Ryszard Szczypek and engineer Jeff Brown. Members spoke in favor of the design presented thus far.

B. Desegregate CT Land Use Equity Initiative

Cooley presented information on the Initiative.

REPORTS FROM OFFICERS AND COMMITTEES

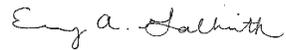
Regulatory Review Committee

Painter reviewed the committee's on-going work on the zoning regulations.

ADJOURNMENT

The meeting was adjourned at 7:44 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant