

MINUTES

Members Present: P. Aho, V. Ward, L. Cooley (2:04 p.m.), K. Rawn,

Staff Present: L. Painter, J. Kaufman,

CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 2:03 p.m.

MINUTES

Ward MOVED, Rawn seconded approval of the June 2, 2020 Special Meeting minutes as presented. Motion PASSED unanimously.

Cooley arrived at 2:04 p.m., just after the vote on minutes was taken.

OPPORTUNITY FOR PUBLIC COMMENT

Robert Corbett, Executive Director for University Planning, Design and Construction at the University of Connecticut addressed the Committee with regard to proposed changes to multi-family housing regulations using a 5-slide powerpoint presentation that was uploaded to the packet prior to the meeting. Comments addressed provisions related to density, minimum unit size requirements, unit types and design, amenity space, bicycle parking, and storage requirements.

REVISIONS TO ZONING AND SUBDIVISION REGULATIONS

Proposed Multi-Family Residential Regulations

Painter walked members through the latest draft of the multi-family regulations. Members recommended the following changes based on their review and the comments received at the beginning of the meeting:

- Establish density requirements for the PB-2 district that are consistent with the density of the SC-SDD district.
- Diversify the types of units offered to increase attractiveness to families/households by adding requirements for inclusion of certain types of units (townhouse, cottage, etc.) for projects on sites of a certain size.
- Add the following to the “family-friendly” requirements provisions that 25% of units must meet: hierarchy of bedroom size with at least one bedroom larger than the others and an entrance that provides direct access to the exterior of the building (i.e. not off of an internal corridor).
- Referring the regulations to the Transportation Advisory Committee with regard to appropriateness of the bicycle parking requirements.

Proposed Changes to Other Zoning Districts

Painter also reviewed proposed changes to other zoning districts, most of which consolidated multi-family provisions in the new Article 10, Section B. Members concurred with the elimination of certain requirements, and discussed the need to repurpose/redesign the DMR District to accommodate other compact residential uses while limiting multi-family to specific areas.

FUTURE MEETINGS

A special meeting will be scheduled for the week of June 29th to review changes based on the Committee's discussion with the goal of having a draft ready for a Commission workshop on July 6, 2020.

ADJOURNMENT

The meeting adjourned at approximately 3:57 p.m.

Respectfully Submitted:



Linda M. Painter, AICP
Director of Planning and Development