

DRAFT MINUTES

Members Present:	S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, D. Plante, K. Rawn, V. Ward
Members Absent:	R. Hall
Alternates Present:	J. DeVivo, K. Fratoni
Staff Present:	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 regular Planning and Zoning Commission meeting to order at 6:46 pm. Members present are Chandy, Rawn, Accorsi, Plante, Aho, Ward, Cotton, Cooley, Fratoni and DeVivo. Alternate DeVivo is seated for absent member Hall.

Ward MOVED, Cooley seconded, to move items 6A and 6B ahead of the approval of Minutes on the agenda.

Motion PASSED unanimously.

DESEGREGATE CONNECTICUT INITIATIVE

The PZC welcomed guest speaker Sarah Bronin to the meeting. Bronin is a lawyer, professor, and architect based in Hartford, Connecticut. She gave a presentation on the Desegregate Connecticut initiative to address the impacts of zoning on segregation and systemic racism. Bronin explained that early zoning, which was first developed about a century ago, was intended to segregate people and was explicit in that way. And although we don't purposefully use zoning to segregate any longer, some of those effects still linger.

Bronin directed commission members to the website (<https://www.desegregatect.org/>) for more information on the group's efforts, as well as a schedule of upcoming virtual meetings open to the public. The base line of the group affirms that land use laws contribute to segregation, and that change is needed.

Some of the problems Desegregate CT has identified are based on income levels, opportunity and fragmentation. Bronin displayed a map showing where people of color live in Connecticut, pointing out that people of color are concentrated in low opportunity areas in terms of education, workforce development and opportunity and transportation opportunity. Fragmentation of land use varies from one jurisdiction to the next regarding lot size, minimum parking requirements and maximum lot coverage. The many variations in land use regulation contribute to segregation in the state by serving as barriers to diversity and affordability of housing in wealthier communities that offer more opportunities to their residents.

Complaints heard by Desegregate CT are that there is bias built into the process of decision-making regarding land use applications, for example public hearings and expensive fees. There is also a plea for Commissioners to be trained in fair housing and other areas, and for commissions to more accurately reflect the demographics of the state.

As a result of these flaws, development currently perpetuates segregation by making it too hard and expensive for affordable housing to be built, too difficult to get new services in the suburbs and by concentrating poverty. Strategies to achieve the overarching goal of desegregation in Connecticut have been broken down into sub-goals: housing supply (enable more housing construction), housing diversity (enable more types of housing), process (make decisions fairer and better) and quality of place (produce more equitable communities). Specific recommendations related to statutory zoning reform in the upcoming session will be discussed at a virtual meeting on July 7, 2020 at noon.

At this point, Bronin took questions from Commission members which included inquiries regarding the obstacle of fragmented city water and sewer services and specifics about what makes public hearings problematic. Bronin concluded her time with the commission by asking the group to formally support the movement if they feel so inclined.

The PZC agreed unanimously by consensus to authorize Chair Aho to draft a letter to Mansfield's State Senator and Representatives in support of adding zoning reform to the upcoming special session on police accountability.

APPROVAL OF MINUTES

Chandy MOVED, Ward seconded, to approve the June 15, 2020 regular meeting Minutes as presented.

Motion PASSED unanimously.

ZONING AGENT REPORT

Noted.

OLD BUSINESS

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

None.

REPORTS FROM OFFICERS AND COMMITTEES

Regulatory Review Committee

June 23, 2020 draft meeting Minutes noted.

Planning and Development Director's Report

Painter reported that the Planning department has been fielding inquiries regarding unrelated occupancy in response to UConn's reduction of on-campus housing for the fall semester in light of COVID-19.

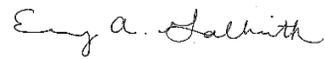
COMMUNICATIONS AND BILLS

None.

ADJOURNMENT

The meeting was adjourned at 7:43 pm.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant