

MINUTES

Members Present: P. Aho, V. Ward, L. Cooley, K. Rawn, R. Hall

Staff Present: L. Painter, J. Kaufman, J. Woodmansee

CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 3:00 p.m.

MINUTES

Ward MOVED, Rawn seconded approval of the June 23, 2020 minutes as presented. Motion PASSED unanimously.

OPPORTUNITY FOR PUBLIC COMMENT

- Jane Moskowitz expressed concern that while previous discussions had indicated the provisions related to kitchen design would be guidelines, they appeared to be requirements in the latest draft.
- David Fresk concurred with Mrs. Moskowitz's comments, suggesting that the provisions be relocated from section on standards to the section on guidelines.
- Chase Powell expressed concern with the new open space provisions contained in Section 6d, indicating that the provisions will force the use of building types such as townhomes that would result in lower density, eliminate usefulness of density bonuses, and increase cost, all of which is contrary to the discussions the committee has been having with regard to equity.
- Stephen Moriak, Dwell Design Studio, noted that the proposed open space provisions are contrary to good urban form and will result in multiple fenced areas between the unit entry and the street; furthermore, a 100 square foot balcony would result in reduction of daylight into the unit assuming a 10 by 10 dimension.
- Mrs. Moskowitz also expressed concern with the impact of the proposed unit open space provisions on the ability for a developer to do a mixed-use project, which was a desire of the Commission and the safety of features such as balconies and patios in a college setting.

REVISIONS TO ZONING AND SUBDIVISION REGULATIONS

Proposed Multi-Family Residential Regulations

Painter reviewed the changes made to the draft based on comments received at the last meeting. Members discussed:

- Need to ensure that regulations are not too restrictive, particularly with regard to the new open space provisions. Suggestions included reducing the amount of open space from

100 to 50 square feet and modifying the associated language to reduce the potential for multiple private fenced areas.

- Painter noted that with the changes to the language on the kitchen provisions, those provisions should be moved to the guidelines section. Rawn expressed concern with regard to the ability to enforce guidelines.
- Eliminating the design guidelines and focusing on objective design standards. This change in approach would also provide the ability to eliminate the special permit in the Planned Business and Institutional Districts and shift to a site plan approval based on compliance with the regulations. Given the significant change this approach would represent, the Chair opened the meeting to accept additional comments from the public. The following comments were received:
 - Chase Powell expressed significant concern with the delays associated with a change in approach and starting from scratch after months of working through the current draft. They cannot begin to design until they understand the regulations.
 - Stephen Moriak noted that the proposed regulations are acceptable with the exception of the open space provisions discussed earlier in the meeting and expressed a preference that the Committee focus on revising that section rather than starting over.
 - Jane Moskowitz expressed concern that developers would drop projects and leave Mansfield if these regulations are not resolved and indicated that she had spoken with other Town officials who shared her concerns.
 - David Fresk also noted that they were on-hold with design until the regulations are completed. He expressed an interest in seeing the process accelerated.
- Members questioned how quickly revised standards could be drafted and the need to not let the perfect become the enemy of the good. Rawn also expressed concern that if the Commission did not pursue a change to site plan approval at this time, it might never happen. Painter noted that she would consult with the Town's consultant for the zoning rewrite to determine estimated timing for revisions to the draft regulations for the Committee/Commission's consideration.
- Members concurred that they were ready to discuss the draft regulations, including a possible change in approach, with the Commission. Staff will place on the July 20, 2020 PZC agenda for discussion.

Compact Residential Districts

Painter provided an overview of the draft concept for changes to the DMR district and establishment of a Housing Opportunity District and Compact Residential District. Members generally concurred with the approach; however, Aho noted that the potential application of the district should be expanded to a larger distance from the UConn campus. Discussion of the concepts/approach will be placed on the agenda at the PZC's August meeting.

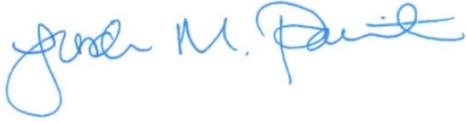
FUTURE MEETINGS

The next meeting of the Regulatory Review Committee is scheduled for July 28, 2020.

ADJOURNMENT

The meeting adjourned at 4:23 p.m.

Respectfully Submitted:

A handwritten signature in blue ink that reads "Linda M. Painter". The signature is written in a cursive style with a large initial "L" and a long, sweeping underline.

Linda M. Painter, AICP
Director of Planning and Development