

REVISED AGENDA

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

A. February 3, 2020

3 - 4

[02-03-2020 PZC Minutes - draft](#)

3. ZONING AGENT REPORT

4. PUBLIC HEARINGS

A. 6:30 P.M.

5 - 21

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)

[1365 Agenda Item Report 02 18 2020](#)

[P1365 02 05 2020 Email from Brian Nilson-15 Timber Drive](#)

[P1365 Application for Zoning Map Amendment](#)

[P1365 Zoning Map Sheets](#)

5. OLD BUSINESS

A. 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)

6. NEW BUSINESS

A. Pre-Application Review Pursuant to Sec. 7-159b, C.G.S.: Proposed 381-unit mixed use development at 1717-1753 Storrs Road, Haven Campus Communities LLC.

22 - 31

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: 1717-1753 Storrs Road](#)

[Pre-Application Review Procedure-Adopted May 2014](#)

B. Design Review Panel Appointments

Four of the five Design Review Panel members have asked to be reappointed. Staff will start the process to recruit candidates for the fifth position.

MOVE to reappoint Jeff Brown, John Lenard, Peter Miniutti and Ted Wrubel to the Design Review Panel for terms ending November 15, 2021.

7. REPORTS FROM OFFICERS AND COMMITTEES

A. Chairman's Report

B. Regional Planning Commission

C. Regulatory Review Committee

D. Planning and Development Director's Report

E. Other Committees

F. Other

8. COMMUNICATIONS AND BILLS

A. December 10, 2020 Letter to UConn President Katsouleas

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[Response to correspondence from S. Jordan, UConn CFO](#)

9. ADJOURNMENT

MINUTES (NOT YET APPROVED)

Members Present:	P. Aho, B. Chandy, L. Cooley, C. Cotton, D. Plante, K. Rawn, V. Ward
Members Absent:	S. Accorsi, R. Hall
Alternates Present:	J. DeVivo, K. Fratoni
Staff Present:	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 meeting to order at 6:41 p.m. Members present are Aho, Chandy, Cooley, Cotton, Plante, Rawn and Ward. Alternates DeVivo and Fratoni are seated for absent members.

APPROVAL OF MINUTES

Ward noted two corrections to the January 21, 2020 meeting Minutes. The first correction is to include the dates that legal notices for the public hearings were published in *The Chronicle*. And the second correction is to adjust the verb tense within the public hearing portion for consistency.

Fratoni MOVED, Cooley seconded, to approve the January 21, 2020 meeting Minutes with the proposed changes. Motion PASSED unanimously.

ZONING AGENT REPORT

Noted.

OLD BUSINESS

A. 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 February 18, 2020 Public Hearing.

B. Application of the Mansfield Non-Profit Housing Development Corporation (owner/applicant) to amend the Zoning Map to change the zoning of property located at 113-121 South Eagleville Road (Parcel ID 16.57.5) from Rural Agriculture Residence 90 (RAR-90) to South Eagleville Road Housing Opportunity Zone (SER-HO) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-1)

Tabled to March 2, 2020 Public Hearing.

C. Site plan application of the Mansfield Nonprofit Housing Development Corporation (owner/applicant) for a 42 unit multifamily residential development at 113-121 So. Eagleville Road (Parcel ID 16.57.5) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-2)

Tabled to March 2, 2020 Public Hearing.

NEW BUSINESS

A. Historic Village Review: Proposed Drainage Improvements at the Mansfield Historical Society building, 954 Storrs Road (Spring Hill Historic Village)

Chandy MOVED, Plante seconded, to authorize drainage improvements to the Mansfield Historical Society building as described in the materials provided to the Commission at the February 3, 2020 meeting based on a finding that the improvements meet the Historic Village review criteria established in Article 10, Section J. Motion PASSED unanimously.

REPORTS FROM OFFICERS AND COMMITTEES

Regulatory Review Committee

Staff confirmed the Regulatory Review Committee will meet Friday, February 7, 2020 at 9:00 a.m. in the Mansfield Town Hall.

Other Committees

Ward asked about the status of the Design Review Panel members continuing their current terms. Galbraith confirmed that all current members have requested to continue serving on the Design Review Panel, with the exception of one member yet to reply.

COMMUNICATIONS AND BILLS

Noted.

ADJOURNMENT

The meeting was adjourned at 6:47 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant

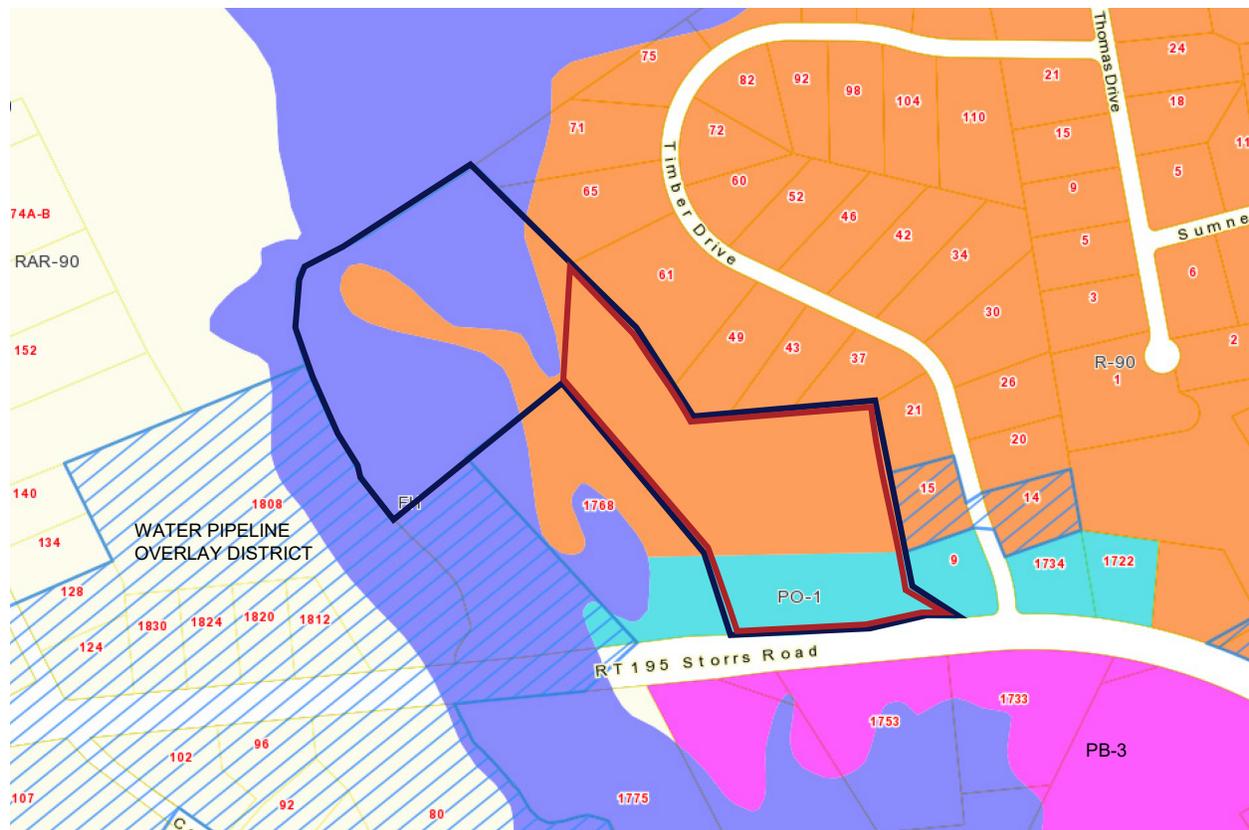
MEMO

To: Planning and Zoning Commission
From: Linda Painter, AICP, Director
Date: February 18, 2020
Subject: PZC File 1365
Petition to Amend the Zoning Map (Portion of Parcel ID 2.5.22)
Taylor Family Trust, Owner/Applicant

OVERVIEW

The applicant is proposing to amend the Mansfield Zoning Map to change the designation of 13.19 acres of a 19-acre parcel of land located between 1768 Storrs Road and 9 Timber Drive (Parcel ID 2.5.22) from R-90 and PO-1 to PB-3. No changes are proposed to the rear portion of the property, which is zoned RAR-90 and FH (Flood Hazard). The location map identifies existing zoning districts and the approximate location of flood hazard area in relation to the proposed zone change area (shown with red outline). The full parcel is outlined in blue.

Location Map



Subject Property:	Parcel 2.5.22 (front portion)
Location:	North side of Storrs Road (Route 195), between 1768 Storrs Road and 9 Timber Drive
Size:	13.19 acres (area to be rezoned)
Zoning:	PO-1 (front 300 feet); R-90
Roadway Classification:	Arterial

	Adjacent Zoning	Adjacent Land Use
North	R-90, FH	Single-Family Residential, Undeveloped
South	PB-3	Commercial
East	PO-1, R-90	Single-Family Residential
West	PO-1, R-90, FH	Office

FRAMEWORK FOR REVIEW AND CONSIDERATION

With any proposed amendment to the Zoning Map, the PZC must weigh anticipated public and private benefits versus anticipated public and private costs. The Commission has the legislative discretion to determine what is best for the community as a whole, and the Zoning Map can and should be modified to meet changing circumstances, Plan of Conservation and Development goals, objectives and recommendations or to address a recognized public need.

Pursuant to Chapter 124 of the Connecticut General Statutes, the Commission must:

- Take the POCD into consideration and state its findings on the record with regard to the consistency of the proposed map change with the POCD (Sec. [8-2](#), [8-3\(b\)](#) and [8-3a](#))
- State for the record why the change is being made (Sec. [8-3\(c\)](#))

APPROVAL CRITERIA

Article 13, Section D of the Zoning Regulations establishes the following criteria for changes proposed to the Zoning Map by property-owners or residents. The applicant has submitted written responses regarding consistency of the proposed change with the approval criteria as part of the Statement of Justification submitted with the application.

- The proposed changes will promote the public's health, safety, property values and general welfare;
- The proposal is complete and contains all required application information;
- The proposal is consistent with the goals, policies and recommendations contained within the [Mansfield Plan of Conservation and Development](#);
- The proposal is consistent with the expression of regulatory intent and purpose contained in the provisions of [Article 1 of these regulations](#) and [Section 8-2 of the Connecticut General Statutes](#), as amended.
- Any proposal to amend the [Zoning Map](#) has comprehensively considered: the size and physical characteristics of the subject area; the character and supply of land currently zoned in the subject classification; and the effect of the proposal on existing land uses in the surrounding area.

ANALYSIS

Completeness of Application

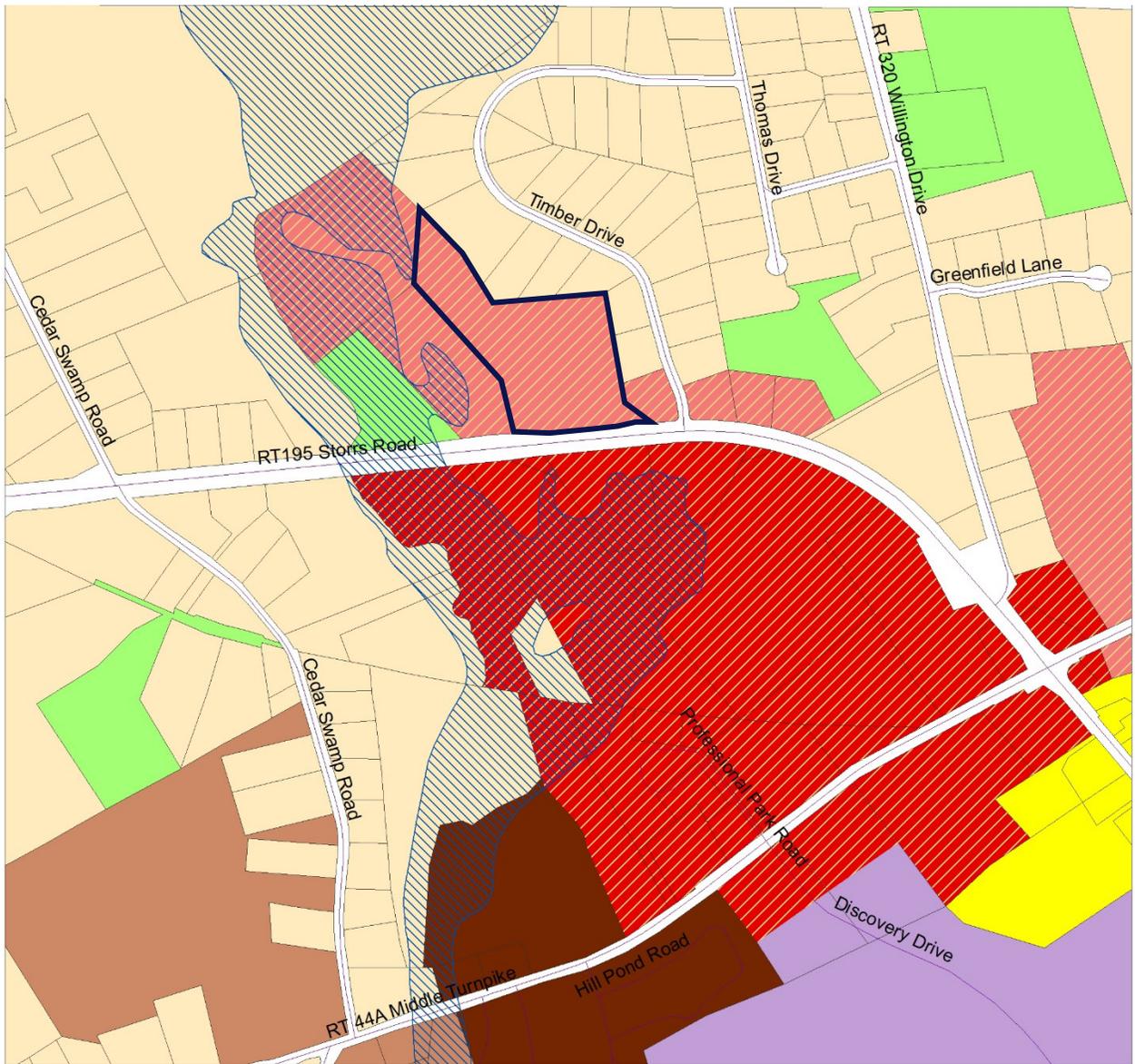
The applicant has submitted a Statement of Justification, legal description of the proposed PB-3 area, and a map depicting the proposed zone change area and properties within 500 feet. As the PB-3 District is a Design Development District, the Commission may require (pursuant to Article 13, Sections B.7-8) submission of additional information such as traffic studies, environmental assessments or other special reports to evaluate potential impacts and determine consistency with the Design Development District regulations of Article 10, Sections A.1 through A.4.

Consistency with Plan of Conservation and Development (POCD)

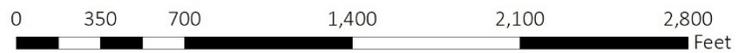
As shown on the following map, the property is identified on the Future Land Use Map as **Mixed Use Center Transitional**. Key characteristics are summarized below; please refer to pages 8.31 through 8.34 of the [POCD](#) for full text.

- **Purpose.** To direct higher density residential uses, commercial and office uses, and small-scale research and light industry uses to a few mixed-use centers. These areas are intended to be the areas of greatest density and activity in Mansfield, serving as economic and social hubs.
- **Characteristics.** Mixed Use Center designations were applied based on historic land use patterns, locations on major arterial roads, access to public transportation, and availability of water and sewer service. Each center is expected to have its own distinctive mix of uses, density, scale of development, and building character.
- **Mixed Use Center-Transitional Designation.** This designation is applied to areas where new development should be at a lower scale and intensity to serve as a transition to low density rural residential neighborhoods. Uses in these areas may also be limited to ensure compatibility with adjacent residential neighborhoods. In the Four Corners area, the POCD provided the following description of the Mixed Use Center-Transitional Area: “These areas serve as a transition from the higher density commercial and residential uses of the Four Corners to adjacent single-family neighborhoods. As such, these areas are intended to provide for a lower intensity of small scale office and residential uses to provide an appropriate transition. Educational, municipal, and religious facilities may also be appropriate depending on the scale of development and specific nature of the use. Portions of these properties that were designated for low-density residential uses in the *2006 POCD* will be subject to additional restriction on connections to the public water system and limitations on the type and intensity of use to comply with CT DEEP conditions of approval for the CWC water diversion permit.”
- **Design Characteristics.** The Four Corners area is anticipated to be a focal point for research and light industry given proximity to the UConn Tech Park and may also be a priority housing location for Tech Park workers. The size of the Mixed Use Center area combined with the location of wetland systems will result in clusters of development along routes 195 and 44. The preferred scale of development identified through the Mansfield Tomorrow visioning process was between one and three stories. Design objectives include creation of human-scaled, walkable environments and tools to minimize impacts on nearby low-density areas through use of design standards that include appropriate transitions.

Mansfield Tomorrow POCD Future Land Use Map



-  Flood Hazard
-  Rural Residential/Agricultural/Forestry
-  Rural Residential Village
-  Compact Residential
-  Compact Residential-Transitional
-  Mixed-Use Center
-  MXU Center-Transitional
-  Institutional
-  Conservation/Recreation/Managed

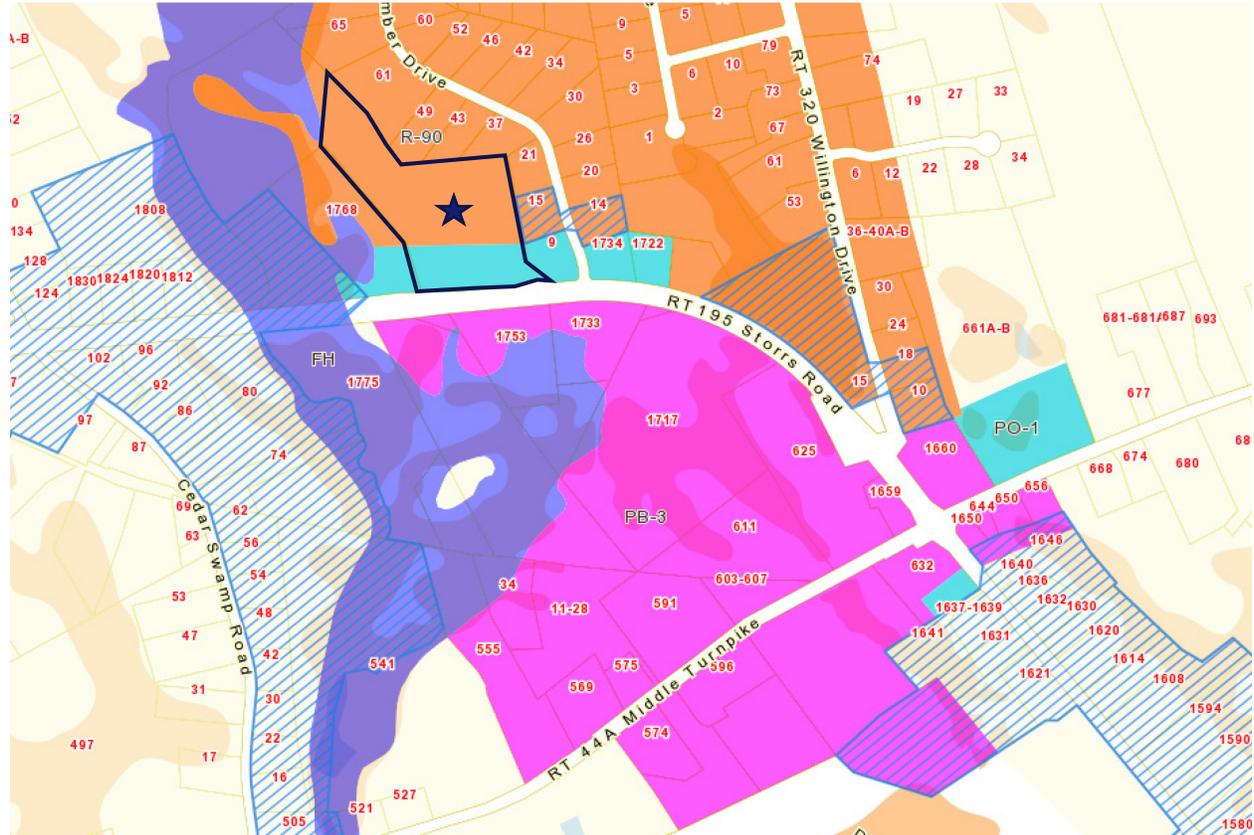


Applicable POCD goals, strategies and recommendations include but are not limited to:

- Goal 6.1, Strategy B: Continue to focus new commercial and light industrial development in the Four Corners, Storrs Center, Perkins Corner and Route 195/Route 6 areas to preserve rural character in other parts of the Community.
- Goal 8.1: Mansfield has maintained the low-density, rural character of the majority of town while accommodating growth in walkable Mixed-Use Centers, Compact Residential and Institutional areas.
 - Strategy A: Use the Future Land Use Map along with the goals identified in this Plan to guide land use decisions.
 - Action 1: Consult the Future Land Use Map when considering changes to zoning regulations, zoning map amendments or other land use changes. Consider both the letter and the spirit of the maps and accompanying descriptions of the future land use designations as they reflect the values, goals, and policies of this plan as a whole.
 - Strategy B: Protect rural character in the majority of Mansfield.
 - Action 1: Protect rural areas from impacts of water and sewer line extensions.
 - Action 2: Ensure that appropriate transitions are provided between rural residential areas, villages and higher density Mixed-Use Centers and Compact Residential areas.

Overview of Planned Business 3 Zone

The PB-3 district contains approximately 90 acres, of which approximately 18 acres (20%) is estimated to be wetlands.



Permitted Uses

Article 7, Section N of the [Zoning Regulations](#) allows the following categories of uses in the PB-3 zone provided special permit approval is obtained and special requirements associated with the specific use are met. Additionally, Section N specifically notes the following: “Due to current infrastructure deficiencies, the current listing of permitted uses in the Planned Business zone is limited. However, upon approval of commitments to provide public sewer and water services to this area, it is the intent of the Planning and Zoning Commission to review and, as appropriate, modify zone classifications and zone boundaries; the listing of permitted uses, maximum height and coverage requirements and all other associated land use regulations.”

- Retail uses (including accessory commercial printing/production)
- Banks
- Professional offices/personal services
- Repair services
- Child care
- Commercial recreation
- Game arcades
- Automobile/motorcycle sales and service
- Brewpub/restaurant
- Restaurants
- Hotels/motels
- Adult-oriented establishments (must be at least 500 feet from residential zone per ordinance)
- Multi-family dwellings
- Mixed-use projects

Dimensional Standards

Article 8 of the [Zoning Regulations](#) identifies dimensional requirements for each zone. The following is a summary of requirements for the PB-3 zone:

- Minimum lot area: no minimum established
- Minimum lot frontage: 100 feet
- Front Setback. Minimum of 5 feet; maximum of 20 feet
- Minimum Side Setback: 15 feet (50 feet adjacent to residentially zoned property)
- Minimum Rear Setback: 25 feet (50 feet adjacent to residentially zoned property)
- Maximum Height: 3 stories (4 stories for portions of buildings located 200 feet from street); additional stories may also be allowed pursuant to Section B.8 where the lot slopes down from the street, mixed-use buildings, and use of structured parking
- Minimum Floor Area: 500 square feet on ground level

In addition to the dimensional requirements of Article 8, other provisions of the Regulations provide for larger setbacks in certain situations, including:

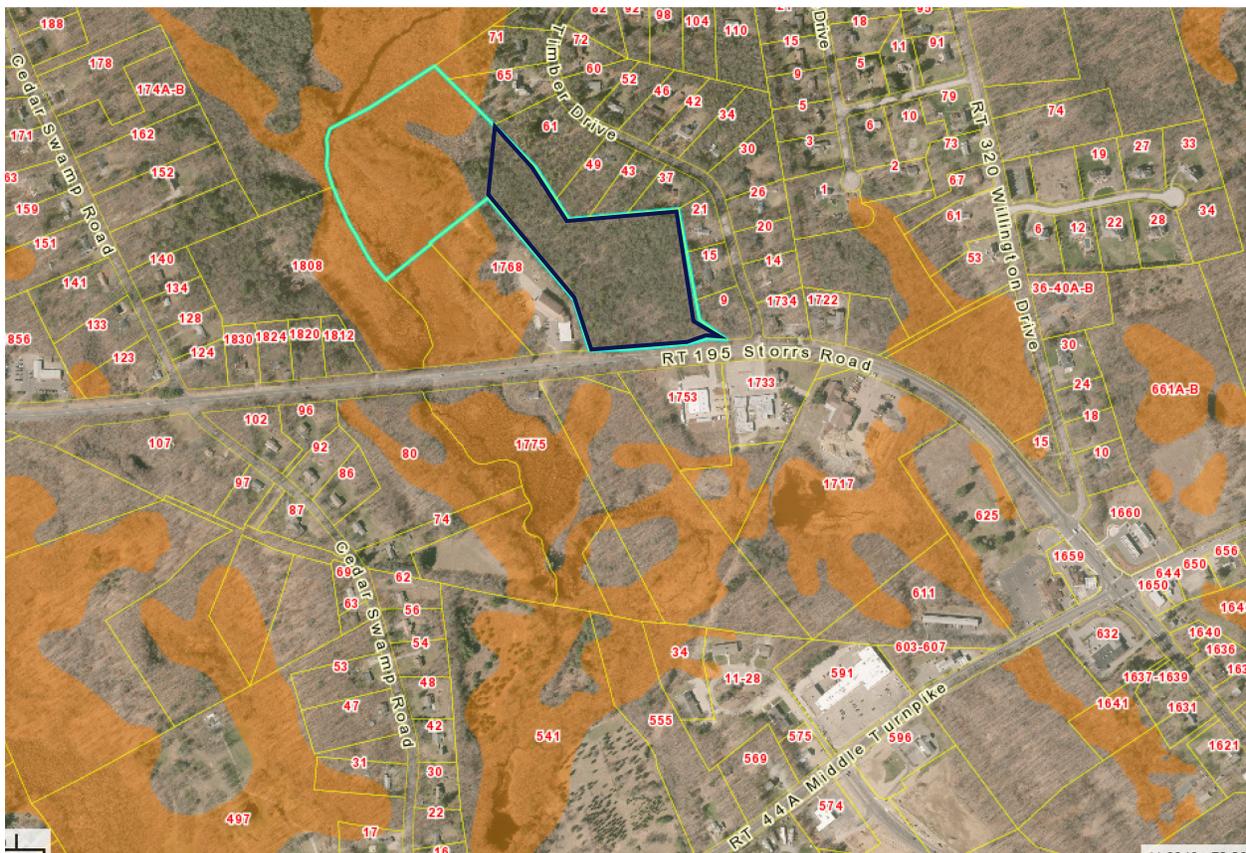
- Article 6, Section B.4.q provides standards related to landscaping and buffering, including the ability for the Commission to require up to a 75-foot buffer adjacent to less intense uses and districts.
- Article 5, Section B.6 allows the Commission to stipulate additional conditions including setbacks greater than the minimum required as part of a Special Permit when necessary to protect and promote property values, the environment, better neighborhood compatibility and improved site development.

Special Provisions for the Planned Business 3 Zone

Article 10, Section A.11 of the [Zoning Regulations](#) identifies special provisions related to the design of development in the Four Corners area, including provisions related to streetscape, curb cuts, location of parking and loading areas, and design of buildings and materials.

Characteristics of the Surrounding Area

- West.** Immediately to the west of the subject property is a currently used for office (medical marijuana) and small-scale pharmaceutical research and development. That abutting property is considered the western edge of the area commonly referred to as the Four Corners, which is separated from more rural residential areas by a large cedar swamp.
- North and East.** Properties to the north and east are part of the Timber Drive neighborhood, which is comprised of single-family homes on one-two acre lots. Given the residential character of this area, the proposed scale and intensity of future development would need to be carefully reviewed as part of the special permit process for compatibility with the adjacent neighborhood to reduce the potential for negative impacts. Use of substantial buffers along the eastern boundary of the subject property as well as limiting the height and scale of new buildings could help to minimize potential impacts.
- South:** Properties on the south side of Storrs Road (Route 195) are currently developed with commercial uses, including a dog training facility and the Holiday Mall. However, a February 12, 2020 request for pre-application review describes a proposal to redevelop 1717-1753 Storrs Road with a 381 unit mixed-use development.
- Wetlands:** As shown on the aerial photograph below, the area to be rezoned is one of the few upland areas that has remained undeveloped in the Four Corners area. The map submitted by the applicant indicates that there may be a small finger of wetlands extending into the northern portion of the area to be rezoned.



Special Provisions for Properties Served by the Connecticut Water Company

As the property would be served by Connecticut Water Company, any development is also subject to the provisions of Article 6, Section B.4.u of the [Mansfield Zoning Regulations](#). In situations where there is a change in use from the 2006 POCD, the developer will be required to demonstrate that:

- (1) The proposed use is consistent with the current POCD; and
- (2) The water demands of the proposed use are equivalent to or less than the water demands of uses allowed pursuant to the 2006 POCD or that the proposed uses could be supported through an on-site water system.

As the subject property was designated for office and low-density residential uses in the 2006 POCD, any development would be required to meet both of the above listed tests for a connection to be authorized.

SUMMARY

The proposed Zoning Map amendment presents a policy issue for the Commission's legislative discretion. As noted, the Commission may require special reports and studies pursuant to Article 13, Sections B.7-8 if needed to determine consistency with the approval criteria.

NOTES

- The analysis contained in this report is based on the application dated December 13, 2019 and received by the PZC on December 16, 2019, including:
 - Statement of Justification and Legally Defined Boundary of Area to Be Rezoned dated December 13, 2019
 - December 6, 2019 Letter from Cheryl A. Trudon, ERA Blanchard & Rosetto, Inc.
 - December 10, 2019 Letter from Richard Marouski, Weichert Realtors
 - 2-sheet map set of area to be rezoned dated November 15, 2019 and prepared by Bushnell Associates LLC
- The proposed amendment was referred to the Town Clerk and Public Notice Registry on January 30, 2020.
- The following correspondence regarding the proposed amendments has been received:
 - February 5, 2020 Email from Brian Nilson, 15 Timber Drive
- Legal notice of the public hearing was published in The Chronicle on Tuesday, February 4, 2020 and Wednesday, February 12, 2020.
- Neighborhood Notification Forms were sent to property owners within 500 feet of the subject property in accordance with Article 13, Section C of the Mansfield Zoning Regulations. Copies of the notice (mailed February 3, 2020) and mailing list dated February 3, 2020 have been provided to the Planning Office. **Copies of certified mail receipts must be provided prior to close of the public hearing.**
- The Public Hearing on this application will be opened on Tuesday, February 18, 2020 and must be closed by Monday, March 23, 2019 unless a written extension is granted by the applicant.
- A decision must be made within 65 days of the close of the public hearing unless a written extension is granted by the applicant.

Linda M. Painter

From: Brian Nilson <nilsonlabs3d@gmail.com>
Sent: Wednesday, February 5, 2020 12:45 PM
To: PlanZoneDept
Subject: Taylor family trust

I received a letter about rezoning the Taylor family trust area. this as I understand it would have an incredibly negative impact on my property. I already have to deal with horrible frathouse like neighbors at 9 timber drive. If businesses or worse yet apartments go directly behind my backyard I do not see how living here could be bearable. Given the position of the hill on the parcel, I feel my property would be the worst affected by development.

Brian Nilson
15 Timber drive
8604289719

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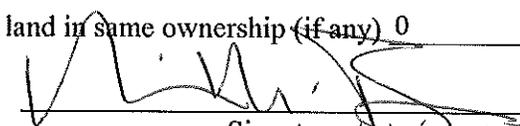
APPLICATION TO AMEND THE ZONING MAP
(see Article XIII of the Zoning Regulations)

PZC File # 1365
Date 12/13/2019

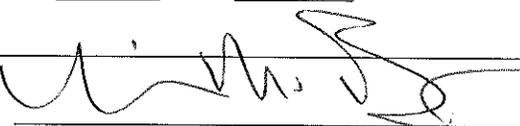
1. The undersigned applicant hereby petitions the Mansfield Planning and Zoning Commission to change the zone classification of the hereinafter-described property from R-90 and PO-1 to PB-3

2. Address/location of subject property Storrs Road (portion of property - see attached)
Assessor's Map 2 Block 5 Lot(s) 22

3. Acreage of subject property 19, acreage of adjacent land in same ownership (if any) 0

4. APPLICANT Taylor Family Trust 
(please PRINT) Signature Michael Taylor
Street Address P.O. Box 476 Telephone 860-429-8891 Manager
Town Storrs, CT Zip Code 06268

Interest in property: Owner Optionee _____ Lessee _____ Other _____
(If "Other", please explain) _____

5. OWNER OF RECORD: Same as applicant 
(please PRINT) Signature Michael Taylor
Street Address _____ Telephone _____ Manager
Town _____ Zip Code _____

Signature _____
OR attached purchase contract _____ OR attached letter consenting to this application _____

6. AGENTS (if any) who may be directly contacted regarding this application:
Name Dorian R. Famiglietti Telephone 860-646-1974
Address Kahan, Kerensky & Capossela, LLP 45 Hartford Zip Code _____
Involvement (legal, engineering, surveying, etc.) Turnpike, Vernon, CT 06066
Attorney for Applicant/Owner

Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____

7. The following items must be submitted as part of this application:
 application fee
 map of subject property (5 copies) prepared by surveyor as per requirements of Article XIII, Section B.4. Map shall include areas within 500 feet of proposed rezoning, existing and proposed zone boundaries, existing streets, rights-of-way, easements, watercourses, wetlands, flood hazard areas, property lines and names and addresses of neighboring property-owners, including those across any street

(over)

8. Items to be submitted as part of this application (continued):

 X legally-defined boundary description of areas to be rezoned

 X Statement of Justification addressing approval considerations of Article XIII, Section C, and substantiating the proposal's compatibility with the Mansfield Plan of Development; the reasons for the proposed rezoning (including any circumstances or changed conditions that would justify the revision), and the effect the zone change would have on the health, safety, welfare and property values of neighboring properties and other Mansfield residents

 n/a reports and other information supporting the proposed rezoning (see Article XIII, Section B.8). List or explain.

(end of Applicant section)

* * * * *

(for office use only)

date application was received by the PZC _____ fee submitted _____

date of Public Hearing _____ date of PZC action _____

action: _____ approved _____ denied _____ effective date _____

comments:

signed _____
Chairman, Mansfield Planning & Zoning Commission

date _____

**STATEMENT OF JUSTIFICATION
and
LEGALLY DEFINED BOUNDARY OF AREA TO BE REZONED**

Applicant: Taylor Family Trust
Property: Storrs Road, Assessor's Parcel 2-5-22 (approx. 19 ac)
Application: Zone Change
Date: December 13, 2019

The Applicant hereby requests the Planning and Zoning Commission to rezone portions of the Property from the Residence 90 Zone ("R-90") and Professional Office 1 Zone ("PO-1") to the Planned Business 3 Zone ("PB-3"). A description of the specific area proposed to be rezoned to PB-3 is as follows:

That certain piece or parcel of land shown and designated as "**N/F Taylor Family Trust (Portion of Parcel to be Rezoned 574,693 Sq.Ft. +/- 13.19 Acres +/-)**" on a map or plan entitled "Compilation Plan Prepared For Taylor Family Trust Storrs Road Mansfield, CT Bushnell Associates LLC Civil Engineering and Land Surveying 563 Woodbridge Street Manchester, CT 06042 860-643-7875 Scale: 1" = 100' Date: 11/15/2019 File No. 2019-86 Sheet: 1 of 1 Revisions: 12/12/2019" (A copy of which is attached to the application.

It should be noted that the portion of the Property that is currently zoned Flood Hazard Zone, and a that portion of the Property currently zoned R-90 that lies outside of the area of the proposed rezoning, will continue to be zoned in accordance with their current zoning classifications.

The Property is located on the north side of Route 195 in the "Four Corners" section of Town. The Property contains approximately 19 acres and public water and sewer is currently available to service the Property. The area proposed for rezoning is approximately 13.19 acres. The portion of the Property that is not proposed for rezoning consists largely of wetlands and swamp associated with Cedar Swamp Brook.

In support of this application, the Applicant offers the following:

- The proposed rezoning will eliminate the split zoning of the developable area within the Property. Currently the portion of the Property fronting along Route 195 is zoned PO-1 and the rear acreage is zoned R-90. Rezoning these 13.19 acres to PB-3 will permit the cohesive development of all of the developable acreage within the Property.
- Maintaining the existing Flood Hazard Zone along Cedar Swamp Brook will continue to protect any sensitive natural resources on the Property.

- The proposed rezoning will not have an adverse effect on the health or safety of the residents and is not expected to negatively affect the property values of neighboring properties. Any future development of this Property will require a Special Permit during which time traffic and general safety measures may be adequately addressed to the satisfaction of the Commission. Furthermore, rezoning of the Property as proposed will be consistent with the PB-3 zoning classification, and anticipated development, of land on the southerly side of Route 195, directly across the street from the Property.

Attached are statements prepared by two (2) local realtors in which they opine that the rezoning of the Property in accordance with this application should not negatively affect the values of nearby properties.

- The proposed rezoning is consistent with the Mansfield's Plan of Conservation and Development in that:
 - (1) Provision of more land available for new multi-family housing may help curb the continued conversion of single-family homes into rental units (p. 1.4) and could help meet the housing needs associated with UCONN's NextGenCT initiative (p. 7.17)
 - (2) The Plan identifies the Four Corners as an area for new development due to its access to existing and future infrastructure (water, sewer and transit) (pp. 1.12; 4.12; 7.2).
 - (3) The Plan specifically identifies the Property as a Mixed-Use Center – Transitional, Smart Growth Development Area (pp. 8.15; 8.16). This designation recommends new mixed use (office and residential) development at an appropriate scale to provide a transition between the higher density commercial and residential uses at the Four Corners and the nearby single-family neighborhoods. (pp. 8.32; 8.33). The PB-3 Zone provides better opportunities to develop these types of transitional mixed use than the existing zones.

The Applicant will be available at the public hearing to present additional information in support of this application.



**Blanchard &
Rossetto,
INC.**

189 W. Center Street Manchester, CT 06040
Office 860.646.2482 Fax 860.647.7873
www.HomesEastOfTheRiver.com

December 6, 2019

To The Mansfield Planning and Zoning Commission,

It has been brought to my attention that the Taylor Family Trust has applied to have the zone changed for a portion (approximately 14 acres +/-) of their property Assessor's Parcel 2-5-22 (19 Acres) in the "Four Corners" section of Town. The remainder of the land, which is currently Flood Hazard Zone and R90, will continue to be zoned in accordance with their current zoning classification. The Flood Hazard Zone along Cedar Swamp Brook will provide protection to any sensitive natural resources on the Property. Public water and sewer is currently available to service the area proposed for rezoning.

Because the land, directly across the street on the southerly side of Route 195, is currently zoned PB-3, the proposal to rezone would provide consistent zoning in the area. Converting the land to a PB-3 zone would enable a wider range of permissible development on the parcel, such as small-scale retail, office and apartments. These would be appropriate uses of this land, which is located between residential and commercial properties.

In my opinion, creating a transitional area for development, that will connect the higher density commercial and near- by residential areas of single-family neighborhoods, will not have a negative impact on those neighboring property values. By creating an opportunity for the development of affordable, multi-family housing, Mansfield can begin the process of stunting the conversion of single family homes, that are turning into rental units for students, in residential neighborhoods. Property values will be maintained or possibly increase, rather than decreasing. In many instances, in neighboring towns, property values have increased when appropriate development occurs near residential properties. The Commission will retain control over future development via the Special Permit process. Through the special permit process, the Commission will be able to decide on a case by case basis, whether the proposed development is appropriate at the time of the application.

Mansfield has transformed itself in the past 20 years and will continue to grow over the next 20 years. The Plan of Conservation and Growth for Mansfield and UCONN'S NextGenCT Initiative address the housing needs of the community. Thoughtful development will continue to make Mansfield a desirable area with homes that maintain and increase in value. Transitional communities encourage residents to walk and bike to and from nearby business and offices, having a positive effect on traffic.

My opinion is based on over 24 years of real estate experience in Windham, Tolland and Hartford Counties.

Sincerely,

Cheryl A. Trudon
ERA Blanchard & Rossetto, Inc.
860-214-1054



1733 Storrs Road Holiday Mall Storrs CT 06268
Phone: 860-429-9700 Fax: 860-487-1164
Web Site: GoToFourCorners.com

Four Corners Real Estate, LLC

December 10, 2019

Members of The Mansfield Planning and Zoning Commission:

I have been a licensed Realtor active in the greater Mansfield area for the past 15 years and the Broker Owner of Weichert Realtors, Four Corners Real Estate for the past 12 years.

As far as I can tell the only non-commercial neighborhood in proximity to the subject property is the area of Timber Dr. As the property is requesting a change to PB-3 Zone, it may ultimately give the residents of that street a greater variety of goods and services within walking distance. It may even raise property values, as jobs will be created along with the zone change and development of the property. In any event, in my opinion as a Realtor and Broker, I do not believe that property values in the Timber Dr. area will be adversely affected by the proposed zone change. In fact, I think the planned change would likely be a positive one for the neighborhood.

It is my first hand knowledge that one of the most pressing concerns within the Town of Mansfield is that many neighborhoods are being undermined by investors purchasing single family homes and renting them to students at a premium. This eternal town and gown problem creates friction between the residents who are owner occupiers of their homes and renters who have no proprietary interest in the property. Many students are renting from landlords who are either lax or uncaring about the condition of the property; often themselves not living nearby. Although no residential element is presently contemplated, if apartments are ultimately developed on this property, on-site management of the development will help alleviate some of these problems and the increase in rental inventory may help curb the continued conversion of more single family homes to rental properties.

Most sincerely,

Richard Marouski

Broker/Owner

Weichert

REALTORS
Four Corners
Real Estate, LLC

1733 Storrs Road, Storrs CT 06268

office 860-429-9700

office fax 860 487-1164

cell 860-933-2503

Rmarouski@gmail.com

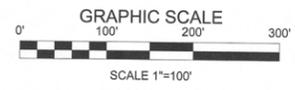
Licensed Connecticut Real Estate Broker

Independently owned and operated



SURVEY NOTES:
 1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS D AND IS NOT A FIELD SURVEY. THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY BOUNDARY OR LIMITED PROPERTY BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE. THE INTENT OF THIS MAP IS TO DEPICT THE APPROXIMATE PROPERTY BOUNDARY LOCATIONS WITHIN 500FT. OF THE SITE SHOWN.
 2. THE BOUNDARY LINES DEPICTED ON THIS MAP WERE TAKEN FROM TOWN OF MANSFIELD GIS DATA.
 3. THE SITE IS SHOWN ON THE TOWN OF MANSFIELD ASSESSORS MAP 2 BLOCK 5 LOT 22.

ZONE DESCRIPTIONS	
[R-90]	RESIDENCE 90
[RAR-90]	RURAL AGRICULTURE RESIDENCE
[FH]	FLOOD HAZARD ZONE
[PO-1]	PROFESSIONAL OFFICE (ZONE 1)
[PB-3]	PROFESSIONAL BUSINESS (ZONE 3)
[Hatched Box]	WATER PIPELINE OVERLAY ZONE



PLAN PREPARED FOR			
TAYLOR FAMILY TRUST			
STORRS ROAD		MANSFIELD, CT.	
ZONE CHANGE PLAN			
SCALE: 1"=100'	DATE: 10/29/2019	FILE NO. 2019-86	SHEET: 1 OF 1
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS:			

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL, P.E., L.S. 24591
 THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.



Mixed-Use Development Mansfield, Connecticut

Pre-Application Review

TOWN OF MANSFIELD
PLANNING AND ZONING
COMMISSION

FEBRUARY 12, 2020

Material Enclosed

1. Request for Pre-Application Review
2. Project Summary
3. Location Map
4. Existing Site Conditions
5. Preliminary Site Plan
6. About Us



Date Received: _____

REQUEST FOR PZC PRE-APPLICATION REVIEW

Department of Planning and Development ■ 4 South Eagleville Road ■ Storrs-Mansfield, CT 06268
planzonedept@mansfieldct.org ■ 860.429.3330

As authorized by Sec. 7-159b, C.G.S., the Mansfield Planning and Zoning Commission has adopted policies and procedures for conducting pre-application reviews on a pilot basis. Any applicant proposing a commercial, mixed-use or multi-family residential project may request a pre-application review with the Commission; however, the process is specifically intended for projects that have the potential to impact the character of the surrounding area due to their size and complexity. The decision to accept a proposal for pre-application review is solely at the discretion of the Director of Planning and Development; this decision is final and may not be appealed.

Applicants interested in having a pre-application review with the Commission must submit the information required on this form to the Department of Planning and Development at least one week in advance of the meeting at which you would like to have your review. Please note that the actual date and time of the pre-application review will be scheduled at the convenience of the Commission and may not be the date requested.

A. Project Location

(Property Address or Tax Parcel ID Numbers)

1717 Storrs Road; Storrs, CT 06268

B. Project Name

HCC - Mansfield

C. Applicant Information

Name(s): Haven Campus Communities, LLC.

Mailing/Street Address: 3284 Northside Parkway; Suite 500

City/Town: Atlanta State: GA Zip Code: 30327

Telephone: 770-818-4238 Email Address: cpowell@havencampuscommunities.com

D. Project Information

Please submit the following information with your request for pre-application review:

- Completed Form (15 copies)
- Location Map (15 copies)
- Written summary of the project (15 copies)
- Preliminary site plan (1 full size copy and 15 reduced size copies no larger than 11" by 17")
- Any other drawings or plans that may be helpful in understanding the proposed project.

The Director of Planning and Development may request additional information as needed to determine whether to schedule a pre-application review with the Commission.

E. Applicant Certification

I hereby acknowledge that the pre-application review, if accepted, is being held at my request in accordance with Sec. 7-159b, C.G.S. and that any comments, thoughts, ideas or opinions provided by staff or Commission members are non-binding in all respects. Specifically, Sec. 7-159b, C.G.S notes: "Such preapplication review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project."

Signature

2/12/2020

Date

PROJECT SUMMARY

Haven Campus Communities (“HCC”) is proposing to build a 381-unit Class-A Mixed-Use Development (the “Project”) to be situated on approximately 23.20 acres of land fronting Storrs Road. This location is situated in the “Four Corners” region of Storrs, an area designed for higher density residential and commercial developments to support the Town of Mansfield. The Project site is a short walk from the University of Connecticut’s main campus and allows for fast and convenient access to a variety of institutional facilities and nearby businesses.

The Project will offer 381 apartments consisting of studios, one, two and three bedrooms, each boasting top quality finishes throughout and will feature Haven’s proprietary Smart Apartment Technology. The project is being designed to emphasize a sense of community by creating pedestrian friendly areas throughout the property that are walkable and showcase the unique natural elements of our surroundings. We are also pleased that our site design will positively impact the wetlands and the beaver pond via our enhanced storm water management system which will improve the protection of the wetlands. As it relates to our building design, we are focused on creating flexible spaces, allowing for an efficient mix of retail, office, and co-working spaces integrated within the project which will permit us to deliver a mix consistent with what the market and community is looking for.

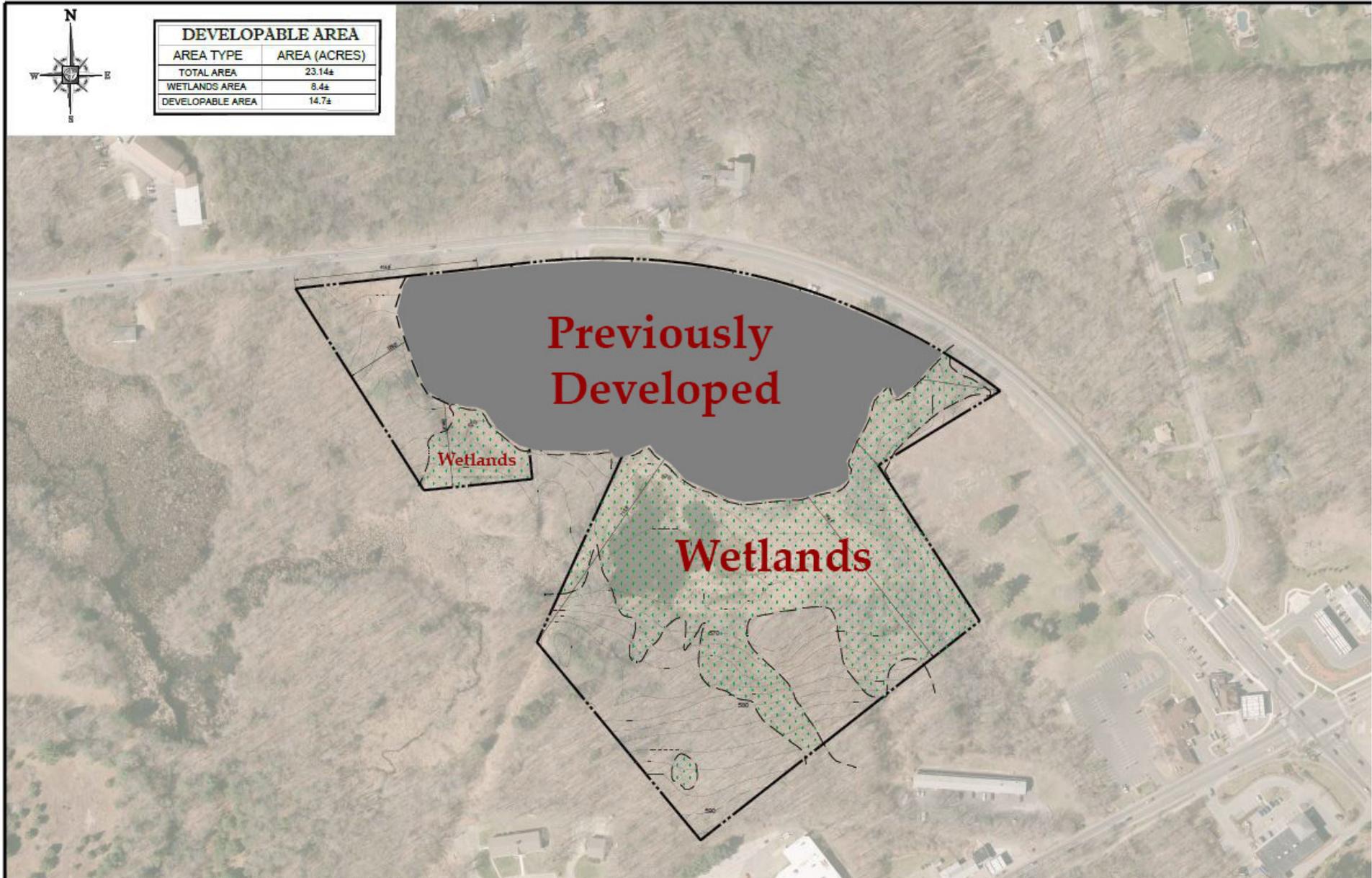
The project will offer an array of modern amenities such as a state-of-the-art fitness center, cyber-lounge, computer center, Starbucks® coffee bar, Smart Market, and outdoor recreation areas. In addition, the project will provide a variety of retail offerings for residents and the community to shop, dine, and socialize. Furthermore, the project will be professionally managed and maintained at a level consistent with standards associated with Class A communities.

LOCATION MAP

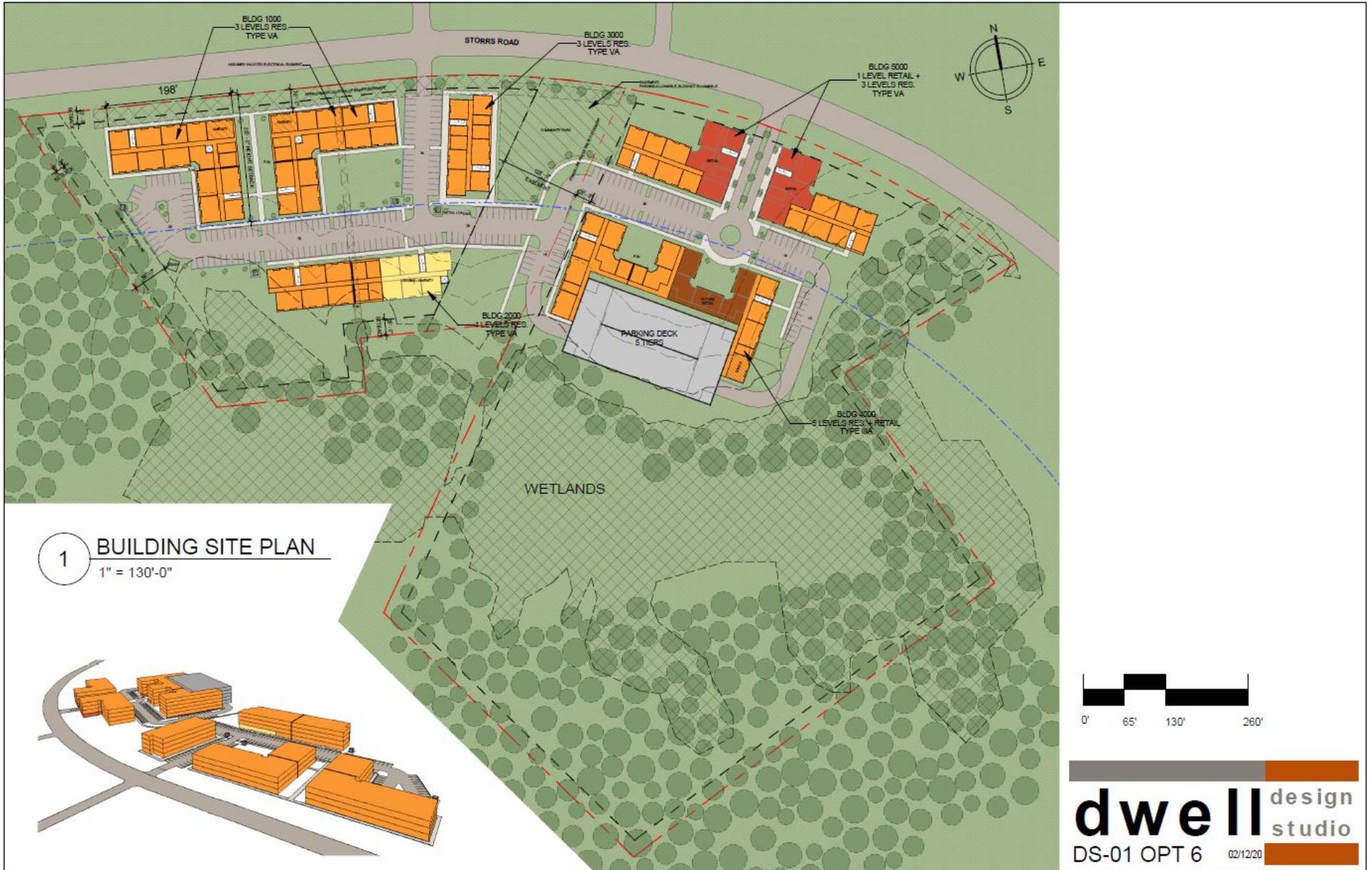
1717 Storrs Road – Storrs, CT



EXISTING SITE CONDITIONS



PRELIMINARY SITE PLAN





11 DEVELOPMENT PROJECTS



\$600
MILLION IN
DEVELOPMENTS

Pre-Application Policies and Procedures

Mansfield Planning and Zoning Commission ▪ Adopted May 19, 2014

C.G.S. Sec. 7-159b▪ Preapplication review of use of property.

Notwithstanding any other provision of the general statutes, prior to the submission of an application for use of property under chapters 124, 126, 440 and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commission, department or agency or authorized agent thereof may separately, jointly, or in any combination, conduct a preapplication review of a proposed project with the applicant at the applicant's request. Such preapplication review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

The following policies and procedures for a proposed Applicant's pre-application meeting with the Mansfield Planning and Zoning Commission is adopted on a pilot basis. The PZC reserves the right to revise and/or eliminate any or all of these policies and procedures at any time. These policies and procedures may also be adopted and/or amended for use by the Mansfield Inland Wetlands Agency. If these policies and procedures are adopted by the IWA, a pre-application meeting may be held for those proposed applications which will be subject to the Mansfield Wetlands and Watercourses Regulations. The Commission and Agency reserve the right to conduct a joint pre-application meeting.

Purpose of Pre-Application Review

- To provide an opportunity for proposed Applicants to present preliminary plans for site development, special permit, commercial, multi-family or mixed-use projects to the Commission for the purpose of receiving Commission comment on potential applications;
- To attempt to reduce an Applicant's expense and staff time by anticipating significant changes to proposed applications before formal filing; and
- To allow for more efficient and concise presentations at public hearings.

Pre-Application Procedures

Eligible Projects

Any proposed Applicant of a commercial, mixed use or multi-family residential project subject to public hearing may request a pre-application review. This process is intended for projects that have the potential to impact the character of the surrounding area due to their size and complexity. The process is not intended to be used for small-scale infill projects where minimal impacts are anticipated.

Filing Request for Pre-Application Review

Any request for a pre-application review shall be filed with the Director of Planning and Development on the form provided. The form will provide that a proposed Applicant sign an acknowledgment that this procedure is a non-binding process from which there is no appeal. The pre-application review request shall include a written summary of the project and a preliminary site plan. Additional information may be requested by the Director to assist in the determination as to whether the application for a review should be accepted.

The decision to accept a proposal for pre-application review is solely at the discretion of the Director. The Director's decision shall be final.

Pre-Application Review

- A pre-application review will be placed on the Commission's Agenda under New Business at a date and time solely at the convenience of the Commission.
- Reviews will be strictly limited to 30 minutes. Proposed Applicants shall keep their presentations brief to allow sufficient time for Commission discussion.
- Pre-Application Reviews will be noted on the meeting Agenda as follows:
Proposed Project Name, Address/Location, applicant name
The Commission will conduct a non-binding pre-application review of the above listed project.
- The Commission Chair will introduce the item and note the following for the record: "Such 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."
- Reviews are part of the public meeting and shall be open to the public for observation only. No public comment will be taken. The public will have the opportunity to comment during the public hearing process after the filing of a formal application.
- Any materials supplementing the original materials submitted with the application for a pre-application review shall be submitted to the Director on or before seven days from the scheduled review. (One full size set and 15 reduced size sets).
- Commission members may offer comments on the proposed application, but are not required to do so. Any comment of a Commissioner is the opinion of that Commissioner and shall not be interpreted as the consensus of the Commission nor shall any comment of any Commissioner bind the Commission or that Commissioner's vote on formal application.
- Commissioners may offer comments which are contradictory to each other. Any interpretation of Commission comments is the responsibility of the proposed applicant.
- This is a non-binding process from which there is no appeal.

Antonia Moran
Mayor

February 10, 2020

President Thomas C. Katsouleas
University of Connecticut
Office of the President
Gulley Hall
352 Mansfield Road, Unit 1048
Storrs, Connecticut 06269-1048

Subject: University position on new multi-unit housing in Mansfield

Dear President Katsouleas:

As a follow-up to our meeting of December 20, 2019, I wanted to express in writing the serious concerns raised by the Town Council with regard to the position the University has adopted toward multi-unit housing in Mansfield, and specifically in the areas near campus. Our two institutions have put significant effort into working together to find solutions to problems, with the changes to Spring Weekend being one of the most noticeable successes. I am hopeful that we can once again find common ground to address this issue in a manner that benefits both the Town and the University. For that to be possible, it is imperative that both organizations understand the challenges faced by the other. Accordingly, this correspondence is intended to convey the challenges Mansfield is grappling with and the impact the University's position on this issue will have on the Town's ability to address these challenges.

Background

Executive Vice President for Administration Scott Jordan's letter of October 17, 2019, hand delivered to the Town Manager and shared with the Town Council and the Planning and Zoning Commission, stated that the University opposed any "student housing" near campus. A primary reason for the opposition identified in this letter as well as in previous testimony to the Planning and Zoning Commission is the reduction in University revenue due to decreasing demand for on-campus housing. This decrease in demand has been attributed by the University to the development of multi-unit housing off-campus that provides attractive living options for students. No mention is made of the age, type, quality and cost of the University's housing options as a contributing factor to the decrease in demand. At the December 10, 2019 Town-University Relations Committee meeting, University representatives further implied the University's opposition would apply to any proposal for new multi-unit housing under the assumption that such housing would ultimately be occupied by students unless such housing was age-restricted to senior citizens.

The desire for students to live on-campus is shared by both the University and the Town. In 2015, the Town adopted the Mansfield Tomorrow Plan, which serves as both our official Plan of Conservation and Development as well as a strategic vision statement. Given the intertwined nature of the University campus and the community as a whole, the need for the Town and

University to work together to address concerns is a common theme throughout the Plan. I have attached the following excerpts for your reference to provide additional background:

- Mansfield's Vision for Tomorrow
- Diversifying the Economy
- Housing
- Stewardship and Implementation

Diversity and Affordability of Housing Stock

One area where I believe both our institutions can agree is the importance of having a diversity of housing options affordable to a wide range of incomes. For example, the University contributes to the need for low- and moderate-income housing for its graduate student families, young professionals and other staff members. Currently, there is a lack of affordable options within walking distance to campus, which places an additional burden on low- and moderate-income families. Expanding housing options would hopefully serve as a community asset that the University can promote as it looks to expand its graduate enrollment. Locating such housing in close proximity to employment centers such as the main campus also contributes toward both Town and University goals for carbon footprint reduction. Lastly, the need for a diversity of housing stock would also support eventual build-out of the University's Technology Park by providing prospective employees with options to live and work locally.

Since the adoption of the Mansfield Tomorrow Plan, there has been a significant change in the number of affordable housing units available in Mansfield. At the time the Plan was adopted, the Town anticipated that it would fall below the State goal of having 10% of its housing units designated as affordable after the 2020 census was conducted and new units developed in Downtown Storrs were counted toward the Town's overall unit count. Specific strategies were identified to increase the number of affordable units in response to this anticipated change with a goal of maintaining or ideally exceeding the 10% goal for affordable units.

In 2017, the Connecticut Department of Housing revised the count of existing "affordable" units in Mansfield and as a result, less than 7% of housing units are currently considered affordable. This change in status has significant ramifications for both the Town and the University:

- *Affordable Housing Land Use Appeals Act.* The goal of having 10% of a municipality's housing units is established in Section 8-30g, C.G.S., which is known as the Affordable Housing Land Use Appeals Act. Pursuant to this act, any municipality where less than 10% of the total number of housing units are designated affordable is subject to a different legal standard when reviewing applications for housing developments that include a significant affordable housing component. Instead of the burden being on the developer to demonstrate that they meet local zoning requirements, the burden is shifted to the Town to prove that there are public health and safety concerns that outweigh the need for affordable housing. Few municipalities have been able to meet this standard when challenged in court, and fighting such challenges is costly.

Until the Town makes significant progress in increasing the number of affordable units in Mansfield, any developer that meets the affordability provisions of Section 8-30g will be in the position to propose housing in locations and configurations that neither the Town nor the University would normally support regardless of whether such development is consistent with local zoning provisions. In an attempt to increase the number of

affordable housing units, the Town adopted affordable housing requirements for all new residential developments over five units. The University's opposition to any new multi-unit housing may serve as a barrier to increasing the availability of affordable housing in Mansfield.

- *Population Diversity.* In addition to the need for affordable housing options to support University staff and graduate students, the lack of affordable options also has a detrimental impact on the overall diversity of Mansfield's population. As identified in the Mansfield Tomorrow Plan's vision statement, the Town is striving to increase the diversity of our population, understanding that diversity is part of what makes Mansfield different from surrounding towns and contributes to our quality of life. Current rental housing is primarily "market rate" which has driven up the average cost of rents in town, particularly given that many landlords rent by the bedroom as opposed to the unit in response to the student market. These rents put pressure on families, resulting in over 40% of Mansfield residents spending more than 30% of their income on housing, and, when housing and transportation are combined, spending more than 50% of residents' income, making diversity goals difficult to meet.

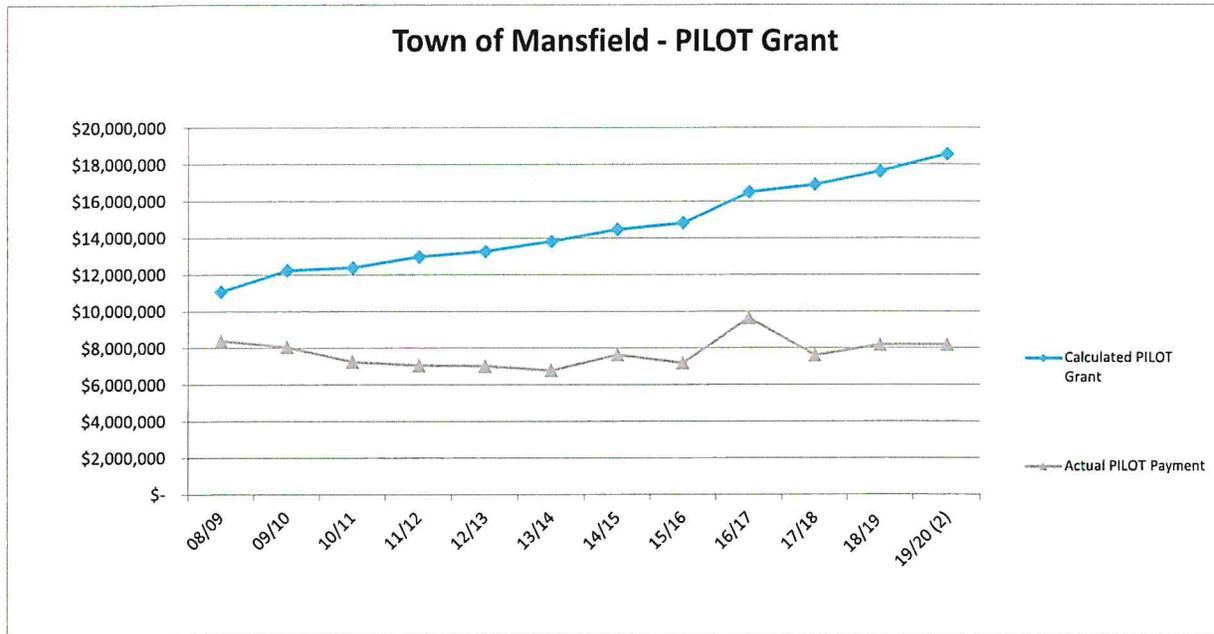
Housing Choice

Although Town-wide data suggests a very young population with a median age of 21, this is misleading because it includes college students in the totals. In fact, Mansfield has a steadily aging population in need of housing that can meet their needs. In 2010, 42% of Mansfield households included a resident 55 years or older. Many residents would like to remain in Mansfield, but not necessarily in the large lot single-family home that is typical of existing housing stock. For some, condominium living is an attraction, for others, rentals would be desirable. Pursuant to zoning regulations, both condominium and rental units are considered multi-unit housing. While the University has indicated that it would not oppose age-restricted multi-unit housing, this approach does not provide any option for seniors who would prefer to live in a diverse community as opposed to one solely comprised of those in their own age cohort.

We have also learned anecdotally that the lack of quality rental housing options in Mansfield leads new faculty to locate elsewhere. Once they are settled in another community, they tend to stay there. Providing attractive housing options to new faculty would benefit both the University and the Town.

Financial Impacts

As home to the University's main campus, Mansfield relies heavily on PILOT (Payment in Lieu of Taxes) grants to support government operations. The University owns more than half of the property on the Town's Grand List, but PILOT and other state funds support less than 40% of the Town budget, and that percentage has been dropping over the past decade or more. Just as the State has routinely cut the University's budget, it has also failed to provide PILOT payments at the level identified in the PILOT formula. The below chart identifies the gap between actual PILOT funding as compared to what Mansfield should receive based on the PILOT formula. With the exception of FY17, the gap between the calculated PILOT grant and actual PILOT payments continues to widen, placing greater pressure on the Town to increase other revenue sources.



Furthermore, Mansfield’s history of, and demand for, high quality education and social services has been heavily influenced by the presence of the University’s students, faculty and staff in the community. To continue the level of services that residents expect and demand, the Town needs to increase the value of the taxable properties on the Town’s Grand List. Economic development, including housing construction, is the primary option available to offset the loss of State funding.

Economic Development

The federal Opportunity Zone in the northern end of Mansfield, which both the Town and the University share, offers the ability to attract development that will expand housing choice as well as job creation and support for entrepreneurship. The Town has already heavily invested in infrastructure for this area. While it cannot be determined yet what kind of private businesses will decide to invest in the Opportunity Zone, the Town’s goal for areas such as the Four Corners is that redevelopment support a mix of both housing and business options with the goal of creating another vibrant mixed-use neighborhood. This neighborhood can serve as a benefit to UConn by locating a mix of housing, services, and small-scale research and development opportunities at the gateway to the University and the Technology Park. Opposition to any type of residential development in this area may impede its revitalization, which would not be in the University or the Town’s interest.

Neighborhood Stability

Mansfield has been coping with the problems of unruly students living in rental single-family housing in our neighborhoods for years now. While the Town recognizes that problems generated in neighborhoods represent only a minority of the University’s students, it has been an ongoing issue. In addition, the influx of both well-behaved and misbehaving young people into our neighborhoods has encouraged the purchase of single-family residences by investors, raising the price of single-family housing stock that would have been available to lower income families, whether they are young or old, while simultaneously making those neighborhoods less attractive to families.

Mr. Jordan states in his letter that “The Town’s fundamental issue of students living in residential neighborhoods elsewhere in Town will remain unchanged. It is not the case that a lack of available alternatives drives students to live in single family homes.” The Council would be very interested to see the research and data that led to this conclusion as it is contrary to the recommendations developed by the Town’s Ad Hoc Committee on Rental Regulations and Enforcement. The Committee’s final report (2017) identified the following recommendations to expand and diversify housing options to decrease pressure on the rental market in single-family neighborhoods:

- Actively encouraging the development of additional on-campus housing; and
- Encouraging the PZC to adopt zoning regulations that promote the development of multi-family units in areas that are appropriately sited to mitigate neighborhood impacts.

While there will always be some segment of the student population that prefers a single-family setting, the success of The Oaks on the Square alone indicates that there is also a demand for high-quality multi-unit housing in close proximity to campus.

As identified in the Mansfield Tomorrow Plan, Mansfield would also prefer to have students living on-campus as opposed to off-campus and would wholeheartedly support University efforts to upgrade and expand its housing stock. However, as long as the University’s housing options remain unappealing to students in terms of quality, price and lack of independence, there will be a demand for off-campus options. The Town therefore has no choice but to encourage multi-unit housing in close proximity to campus to relieve the pressure on our neighborhoods.

Finding Common Ground

While it may appear from this letter that our two entities are at opposite ends of the spectrum with regard to multi-unit housing, I believe that there are ways in which we can work together to find win-win solutions that benefit us both. Assistance from your office will be needed to coordinate meaningful and fruitful partnerships moving forward. Examples of possible collaboration include:

- *Housing.* The increase in growing graduate student enrollment presents an opportunity to work together on strategies to increase the availability of affordable housing available to graduate students and their families. Additionally, there is a growing trend across the country of capitalizing on the synergies between college towns and aging populations. The Town has previously talked to University representatives about the concept of an amenity-rich retirement community oriented toward UConn alumni, but have been unable to make a connection with the UConn Foundation to discuss ways in which our organizations can partner on such an initiative.
- *Research and Development.* While housing is currently a dominant economic development driver, the Town is very interested in diversifying its economy and expanding opportunities for business and job growth. This is an area where the Town and University’s interests align; however, it is difficult to make headway with the silos that currently exist in the University’s organization. For example, as the University commences work on the Northwest Science Quad, there is an opportunity to explore the development of incubator and small-scale R&D space on private property at North Eagleville and King Hill roads. Demonstrating the demand for such space to the private market would require a collaborative effort with the University to identify academic

programs and initiatives with high potential for generating start-up companies, locating those programs in the science quad and identifying the types of space (wet lab, dry lab, etc.) needed by spin-off companies.

- *Redevelopment.* Both the Town and University own properties in the Opportunity Zone that could be ripe for redevelopment, including the Depot Campus, Bergin Correctional Facility, and with the anticipated opening of a new elementary school in 2023, the Goodwin Elementary School site.
- *Funding.* As both the Town and University are significantly impacted by State budget cuts, there is an opportunity for each organization to support efforts in lobbying the legislature for funding that will help us achieve our mutual goals, such as improving on-campus housing options for undergraduate students and increasing PILOT payments to reduce the need for the Town to pursue Grand List growth.

I look forward to working with you and your staff to identify ways in which our two organizations can collaborate to increase the appeal of on-campus housing while simultaneously encouraging the development of new housing options in areas identified in the Mansfield Tomorrow Plan that will meet the needs of a diverse community.

Sincerely,



Antonia Moran
Mayor

- c: Mansfield Town Council
Mansfield Planning and Zoning Commission
Mansfield Economic Development Commission
John Carrington, Interim Town Manager
Cara Workman, Senior Director of Operations, President's Office