

MINUTES

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| 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; E. Galbraith, Administrative Assistant |

CALL TO ORDER AND ROLL CALL

Chair Aho called the February 18, 2020 regular meeting of the Planning and Zoning Commission to order at 6:30 p.m. Members present are Cotton, Rawn, Accorsi, Aho, Ward, Plante, Chandy, and Cooley. Alternate DeVivo is seated for absent member Hall.

APPROVAL OF MINUTES

Accorsi stated that she watched the video of the February 3, 2020 meeting minutes. Chandy MOVED, Plante seconded, to approve the February 3, 2020 meeting minutes as presented. Motion PASSED unanimously.

PUBLIC HEARINGS

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 6:33 p.m. Members present are Cotton, Rawn, Accorsi, Aho, Ward, Plante, Chandy, and Cooley. Alternate DeVivo is seated for absent member Hall. Attorney Dory Famiglietti of Kahan Kerensky Capossela addressed the Commission on behalf of the applicant, who is out of state and could not be present for the opening of the public hearing. Due to the owner's absence, Famiglietti requested that the public hearing be continued to April 6, 2020 and provided a written extension on behalf of the Taylor Family Trust.

Ward MOVED, Cooley seconded, to continue the public hearing to April 6, 2020 at 6:35 p.m. in the Council Chamber. Motion PASSED unanimously. Aho adjourned the public hearing for the evening at 6:38 p.m.

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 April 6, 2020.

NEW BUSINESS

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.

Aho noted for the record that 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.

Jay Williams, President, and Chase Powell, Development Manager for Haven Campus Communities described the company background and provided an overview of the proposed 381-unit mixed-use project.

Members provided comments and asked questions regarding parking, building height, the fate of existing businesses, familiarity with the Town's housing affordability requirements, regional public transportation, campus shuttles, sidewalks, potential commercial types, traffic patterns, stormwater management, housing configuration, family-friendly amenities and housing, outdoor space and parks, and visual appeal.

Design Review Panel Appointments

Chandy MOVED, Cooley seconded, to reappoint Jeff Brown, John Lenard, Peter Miniutti and Ted Wrubel to the Design Review Panel for terms ending November 15, 2021. Motion PASSED unanimously.

Painter noted that while Rudy Favretti no longer wishes to serve on the panel in a formal capacity, he offers to provide informal feedback in regards to landscape design. Staff will search for a replacement and asked members to recommend community members that have interest in Town history and design.

REPORTS FROM OFFICERS AND COMMITTEES

Regional Planning Commission

The next meeting will be in March 2020.

Regulatory Review Committee

The next meeting will be Friday, February 21, 2020 at 9 a.m. in Conference Room A.

Planning and Development Director's Report

Members asked for an update regarding the progress with CME, the firm selected to consult in re-writing the zoning regulations. Painter explained that there has been a delay due to the recent acquisition of CME by CHA. Painter stated that the individuals working on the project will remain the same, but will work under a different company name. The delay has been due to paperwork to update the change.

COMMUNICATIONS AND BILLS

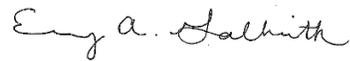
December 10, 2020 Letter to UConn President Katsouleas

Members discussed the Mayor's letter and asked for additional information regarding impacts on sewer service/available capacity and the status of the Town's sewer service agreement with UConn. Painter will schedule a presentation from the Town's Acting Director of Public Works to provide an overview of the sewer agreement and answer member questions.

ADJOURNMENT

The meeting was adjourned at 7:28 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant