

MINUTES

Members Present:	S. Accorsi, B. Chandy, L. Cooley, D. Plante, K. Rawn, V. Ward
Members Absent:	P. Aho, C. Cotton, 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/Zoning Agent

CALL TO ORDER AND ROLL CALL

Vice Chair Rawn called the March 2, 2020, regular meeting of the Planning and Zoning Commission to order at 7:27 p.m. Members present are Accorsi, Chandy, Cooley, Plante, Rawn and Ward. Alternates DeVivo and Fratoni are seated for absent members.

Ward MOVED, DeVivo seconded, to add to the Agenda under New Business, Item A, Testimony on Raised Bill H.B. No 5293, An Act Concerning Municipalities and the Sale of Alcoholic Liquor. Motion PASSED unanimously.

APPROVAL OF MINUTES

Accorsi stated that she watched the video of the February 18, 2020 meeting. Chandy MOVED, Plante seconded, to approve the February 18, 2020 meeting minutes as presented. Motion PASSED unanimously.

ZONING AGENT REPORT

Noted.

PUBLIC HEARINGS

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)

Rawn opened the public hearing at 7:30 p.m. Members present are Accorsi, Chandy, Cooley, Plante, Rawn and Ward. Alternate members DeVivo and Fratoni are seated for absent members.

Kathy Dorgan of Dorgan Architecture and Planning and Robert Newton of BSC Group are present on behalf of the applicant. Painter noted that this is a continuance of the public hearing

that was opened on 01/21/2020 and noted additional correspondence including: a memo from the Economic Development Commission dated 02/20/2020, a 03/02/2020 letter from Scott Jordan of UConn, and her staff report dated 3/2/2020. Dorgan stated for the record that the applicant agreed to incorporate the record of the public hearing held by the Inland Wetlands Agency on the associated Inland Wetlands License application (W1612) into the record of this hearing.

There were no questions for the applicant from the Commission. The following people spoke in support of the application:

- Jay Rueckl, 128 South Eagleville Road
- Edith Allison, Member of Mansfield Nonprofit Housing Development Corporation Board of Directors
- Marie Cantino, 122 Dog Lane
- Karen Zimmer, 100 Hanks Hill Road
- Doreen Simonsen, 43 Chatham Drive
- Peter Millman, 122 Dog Lane
- Ann Kouatly, 98 Fern Road
- Carrie Silver-Bernstein, 56 Jonathan Lane
- Lisa Garvey, 104 Jonathan Lane

No comments were received in opposition to the application.

Ward MOVED, Fratoni seconded, to adjourn the public hearing at 7:45 p.m. and continue it to Monday, March 16, 2020, at 6:35 p.m. in the Council Chambers. Motion PASSED unanimously.

Site plan application of the Mansfield Nonprofit Housing Development Corporation (owner/applicant) for a 42 unit multi-family 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)

Rawn opened the public hearing at 7:46 p.m. Members present are Accorsi, Chandy, Cooley, Plante, Rawn and Ward. Alternate members DeVivo and Fratoni are seated for absent members.

Kathy Dorgan of Dorgan Architecture and Planning and Robert Newton of BSC Group are present on behalf of the applicant. Painter noted that this is a continuance of the public hearing that was opened on 01/21/2020. She also noted additional correspondence including: traffic summary dated 2/12/2020; Site Plan dated 03/02/2020; comments from CHA (CME) dated 02/28/2020; letter from Scott Jordan of UConn on 03/02/2020; and the memo from Fire Marshal Adam Libros dated 03/02/2020. Dorgan provided members with updated copies of the Site Plans and stated for the record that the applicant agreed to incorporate the record of the public hearings held by the Inland Wetlands Agency on the associated Inland Wetlands License application (W1612) and the PZC public hearing on the associated zoning map amendment (P1364-1) into the record of this hearing..

Dorgan presented an overview of the Site Plan and building designs noting that each unit is designed to meet user's needs, enhance the existing neighborhood and will be built to last. Dorgan also noted that the applicant has Newton reviewed one-way traffic flow entering and exiting the development, parking, sidewalks, site lightings and plantings.

Members questioned Dorgan and Newton on specific aspects of the site plan, including the need for an additional curb cut onto South Eagleville Road, the number of parking spaces that would be provided per unit; the location of the nearest WRTD bus stop; the number of affordable units and affordability levels; where school buses would stop (on-site or on South Eagleville Road) and whether on-site management would be provided.

Painter called attention to the drainage easement that has been provided by the abutting property owner and the need for the Commission to determine whether the easement area would be counted toward open space requirements as part of any future redevelopment of the abutting property. If the Commission determines that the area could not be counted as open space, an alternative drainage design would be used. Newton described the proposed approach to the drainage outfall and techniques used to help the outfall blend into the natural environment. Painter noted based on the proposed design, staff would support counting the easement area toward open space requirements for the abutting property.

Painter also noted that DOT has approved the placement of a traffic light at the intersection of Separatist Road and S. Eagleville Road And asked Newton to address the traffic volumes and speed of traffic on South Eagleville road with regard to potential project impacts.

Newton stated that with this 42-unit development, peak hour demand is estimated at 30 vehicles or 1 car every 2 minutes. Painter noted that the recommendation for a one-way circulation driveway with the exit at the eastern curb cut was made by the Traffic Authority to address concerns with site visibility based on the speeds identified in the study conducted for the Separatist Road intersection. Approval of the curb cuts as designed will be needed from DOT as South Eagleville Road is a state road.

Chuck Eaton of CHA (CME) reviewed the plans on behalf of the Commission and noted that all of his comments have been addressed with the exception of those noted during the Inland Wetlands hearing.

Before opening the hearing to public comment, Painter noted that the comments provided during the associated hearing on the Zoning Map amendment would be incorporated into this hearing.

Jay Rueckl, 128 S. Eagleville Rd., reiterated his support for the project. He also expressed concerns regarding the traffic and impact of the proposed one-way drive circulation on his ability to enter/exit his property. He identified a preference for either reversing the entry/exit points or changing to two-way circulation to reduce conflicts with his property.

Ron Kolanowski, 13 Eastwood Rd., stated his support for the project.

Bill Simonsen, 43 Chatham Drive, (member of the Mansfield Housing Authority, Board of Commissioners) stated his support for this project.

B. Chandy MOVED, D. Plante seconded, to adjourn this public hearing at 8:41 p.m. and continue it to March 16, 2020, at 6:40 p.m. Motion PASSED unanimously.

OLD BUSINESS

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 16, 2020.

Site plan application of the Mansfield Nonprofit Housing Development Corporation (owner/applicant) for a 42 unit multi-family 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 16, 2020.

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 (RAR-90) and Professional Office 1 (Po-1) to Planning Business 3 (PB-3) (PZC File 1365)

Tabled to April 6, 2020

NEW BUSINESS

Testimony on raised bill H.B. No 5293, An Act Concerning Municipalities and the Sale of Alcoholic Liquor

Painter read the proposed correspondence to the members of the General Law Committee.

Cooley MOVED, DeVivo seconded to formalize the submission authorizing support of House Bill 5293. Motion PASSED unanimously.

REPORTS FROM OFFICERS AND COMMITTEES

Regional Planning Commission

The next meeting is coming up later this month.

Regulatory Review Committee

Painter noted that the Committee is working on short term amendments regarding housing which will be attractive to different family types and revising the density bonus section for affordable housing.

Planning and Development Director's Report

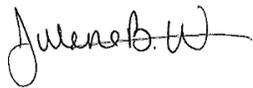
Painter noted that the UConn Hockey Arena EIE will be on the next Agenda for review and that the regional economic development plan will be released this Spring.

COMMUNICATIONS AND BILLS

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "Jillene B. Woodmansee". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jillene B. Woodmansee
Planning Specialist/Zoning Agent