

MINUTES

Members Present:	S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, R. Hall, D. Plante, K. Rawn, V. Ward
Alternates Present:	J. Devivo
Alternates Absent:	K. Fratoni
Staff Present:	L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planning Specialist

CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 10:51 p.m. Members present were Accorsi, Aho, Chandy, Cooley, Cotton, Hall, Plante, Rawn and Ward and alternate Devivo. Alternate Devivo was not seated.

APPROVAL OF MINUTES

Ward MOVED, Plante seconded, to approve the April 20, 2020 Regular Meeting Minutes and joint PZC/Agriculture Committee Special 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)

Rawn MOVED, Plante seconded, to adjourn the public hearing on the Zoning Map Amendment application of the Taylor Family Trust, owner/applicant, for property located between 9 Timber Drive and 1768 Storrs Road (PZC File 1365) to Monday, June 15, 2020 at 6:30 p.m. in the Town Council Chamber or, if COVID-19 social distance restrictions remain in place, a virtual meeting room. If a virtual meeting room is used, instructions on how to access the meeting room will be posted on the meeting agenda.

Motion PASSED unanimously.

PZC-Initiated Amendments to Articles 4, 6, 7, 8, 10 and 11 of the Mansfield Zoning Regulations related to efficiency dwelling units, home occupations, accessory structures, parking, historic villages and stormwater management. (P907-48)

Tabled to June 1, 2020 public hearing.

NEW BUSINESS

Request for Interpretation - Article 10, Section C.5, Provisions related to free-standing identity signs for multi-family housing developments, churches and mobile home parks.

Painter provided an overview of the requested interpretation. Members discussed the disparity between the sign allocation for multi-family uses and commercial uses in the same zoning district.

Ward MOVED, Plante seconded, to direct staff and the Regulatory Review Committee to prepare amendments to the Zoning Regulations to address disparity in sizes between conforming commercial uses and multi-family housing developments located in Planned Business Zones.

Motion PASSED (8-1-0) with Cotton opposed.

REPORTS FROM OFFICERS AND COMMITTEES

Regulatory Review Committee

April 17, 2020 draft meeting Minutes noted.

Planning and Development Director's Report

Painter reported that staff is anticipating guidance from the State of Connecticut regarding reopening of businesses on May 20 and that a special meeting of the Commission may be needed to streamline permitting procedures for outdoor dining.

COMMUNICATIONS AND BILLS

PZC Communications

The April 14, 2020 communication to UConn regarding the Ice Hockey Arena EIE and April 7, 2020 comments submitted to the Town Council regarding the Public Hearing on the Town Manager's Proposed Budget, and CT Federation of Planning and Zoning Agencies Newsletter were noted.

ADJOURNMENT

The meeting was adjourned at 11:07 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Title