

MINUTES

Members Present: S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, R. Hall (7:22 p.m.), D. Plante, K. Rawn, V. Ward

Alternates Present: J. Devivo, K. Fratoni

Staff Present: L. Painter, Director of Planning and Development; J. Kaufman, Wetlands Agent; J. Woodmansee, Planner I

CALL TO ORDER AND ROLL CALL

Chair Aho called the virtual Planning and Zoning Commission special meeting of June 3, 2020 to order at 7:00 p.m. Members present are Aho, Accorsi, Chandy, Cooley, Cotton, Plante, Rawn and alternates DeVivo and Fratoni. Fratoni is seated for absent member Hall.

APPROVAL OF MINUTES

Accorsi stated that she watched the recording of the May 18, 2020 PZC meeting. Chandy MOVED, Ward seconded, to approve the May 18, 2020 meeting Minutes as presented.

Motion PASSED unanimously.

ZONING AGENT REPORT

Agent Woodmansee noted 3 reports this month.

PUBLIC HEARINGS

A. Special Permit Application to authorize additional non-conforming use (office) at 483 Storrs Road (Stone Hill, fka Echo Grange), Anthony Raggi, Applicant/Benjamin Lacy, Owner. (P1366)

Aho opened the public hearing at 7:08 p.m. Members present are Aho, Accorsi, Chandy, Cooley, Cotton, Hall (7:22 p.m.), Plante, Rawn and alternates DeVivo and Fratoni. Fratoni is seated for Hall until his arrival at 7:22 p.m. Painter read aloud the legal notice for the public hearing which was posted on the town website on May 22, 2020 in accordance with the Governor's executive order 7B.

Applicant Anthony Raggi gave a presentation on his plans for the use of non-conforming use of the building.

Comments from the public included calls from Michael Healey and Jen Oliver with questions regarding the property's non-conforming use. Ed Hall submitted written support of the application.

Rawn MOVED, Ward seconded, to close the public hearing on the Special Permit Application Anthony Raggi, Applicant/Benjamin Lacy, Owner to authorize additional non-conforming use (office) at 483 Storrs Road (Stone Hill, fka Echo Grange). (P1366)

Motion PASSED unanimously.

The public hearing was closed at 7:30 p.m.

Ward MOVED, Cooley seconded, to consider Item B of Old Business, the Special Permit application of Anthony Raggi for 483 Storrs Road, prior to public hearing B, PZC-Initiated Amendments to the Zoning Regulations.

Motion PASSED unanimously.

OLD BUSINESS

B. Special Permit Application to authorize additional non-conforming use (office) at 483 Storrs Road (Stone Hill, fka Echo Grange), Anthony Raggi, Applicant/Benjamin Lacy, Owner. (P1366)

Ward MOVED, Plante seconded, to approve the May 14, 2020, special permit application of Anthony Raggi to allow the conversion of the upper floor of the Grange/Stone Hill building located at 483 Storrs Road to professional office use, as shown on submitted plans and described in other application submissions and as presented at Public Hearing on June 3, 2020.

Pursuant to Article 5 Section B.4 of the Mansfield Zoning Regulations, the site plan requirements contained in Section B.3.d are hereby waived as there is no proposed expansion of the building or site improvements and the information is not needed to determine compliance with the zoning regulations.

This approval is granted because the application is not expected to result in any detrimental neighborhood impacts and is considered to be in compliance with Article 9, Section 3.b; Article 5, Section B; and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. **Extent of Approval.** This approval is based on the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses shall be limited to those authorized by this approval. Any questions regarding authorized uses, additional site improvements, and conditions cited in this approval shall be reviewed with the Zoning Agent and Director of Planning and Development, and, as deemed necessary, the PZC.
2. **Historic Village Review.** The proposed sign is approved as depicted in the public hearing and PZC approval is required for any other site or building alterations prior to issuance of a Zoning Permit.
3. **Validity.** This special permit shall not become valid until filed upon the Land Records by the applicant.

Motion PASSED unanimously.

PUBLIC HEARING

Aho opened the public hearing at 7:37 p.m. Members present are Aho, Accorsi, Chandy, Cooley, Cotton, Hall, Plante, and Rawn. Alternates DeVivo and Fratoni are present and are not seated. Painter read aloud the legal notice for the public hearing which was posted on the town website on May 22, 2020 in accordance with the Governor's executive order 7B. Painter noted that the proposed amendments were referred to CRCOG, SECOG and NECOG as well as the Town of Mansfield's Economic Development Commission which provided comments in support of the proposed amendments.

B. 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)

Written support of the amendments were submitted by M Meyer and G Barreca of 394 Browns Road.

Rawn MOVED, Cooley seconded, to close the public hearing on 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).

Motion PASSED unanimously.

The public hearing was closed at 7:55 p.m.

OLD BUSINESS

A. 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)

Cooley MOVED, Plante seconded, to approve amendments to Articles Four, Six, Seven, Eight, Ten and Eleven of the Mansfield Zoning Regulations dated April 17, 2020 (File #907-48) related to efficiency dwelling units, home occupations, accessory structures, parking, historic villages and stormwater management. The subject Zoning Regulation amendments were presented at Public Hearing on June 3, 2020 and filed prior to the hearing with the Mansfield Town Clerk. These amendments shall become effective on June 15, 2020.

In approving the amendments to the Zoning Regulations, the Planning and Zoning Commission has reviewed and considered all public hearing testimony and communications, including reports from the SECCOG and CRCOG Regional Planning Commissions, Mansfield's Director of Planning and Development and the Mansfield Town Attorney. The Commission makes the following findings in approval of these amendments:

- The amendments help to implement Goals 2.2, 2.6, 6.1, 6.2, 6.5, 7.2, 7.4 and 8.2 of the Mansfield Tomorrow Plan of Conservation and Development related to protecting and enhancing natural systems, diversifying the economy, expanding housing choice, and streamlining the development review process.

- The amendments are consistent with the statutory goals identified in Section 8-2 of the Connecticut General Statutes and other zoning purposes cited in Article One of Mansfield's Zoning Regulations.
- The amendments are appropriately worded, legally sound and suitably coordinated with other provisions in the Mansfield Zoning Regulations.
- The amendments will promote the public's health, safety, property values and general welfare.

Motion PASSED unanimously.

C. 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 June 15, 2020 Public Hearing.

NEW BUSINESS

Modification to Special Permit, Huskies Tavern, K.H.R., Inc./Huskies Tavern (applicant); Freda Sanderson (owner), to add a deck with seating for 29 people. (P930)

This item was tabled to the June 15, 2020 meeting pending completion of staff analysis.

REPORTS FROM OFFICERS AND COMMITTEES

Regional Planning Commission

The next meeting of the Regional Planning Commission is scheduled for June 11, 2020. Due to current social distancing restrictions, the meeting will be held virtually.

Regulatory Review Committee

Painter reported that the committee worked on multi-family housing regulations at the most recent meeting.

COMMUNICATIONS AND BILLS

Go-To-Meeting instructions

Noted.

ADJOURNMENT

The meeting was adjourned at 8:03 p.m.

Respectfully Submitted:

Emmy A. Galbraith

Emmy A. Galbraith
Administrative Assistant