



MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION / INLAND WETLANDS AGENCY REGULATORY REVIEW COMMITTEE

MANSFIELD COMMUNITY CENTER ■ 10 S. EAGLEVILLE RD ■ CONFERENCE ROOM
Special Meeting ■ Thursday, June 6, 2019

Members present: P. Aho, K. Rawn, V. Ward, R. Hall, L. Cooley
Staff: L. Painter, Director of Planning and Development

CALL TO ORDER

Aho called the meeting to order at 5:38 p.m.

MINUTES & SCHEDULE

Ward MOVED, Rawn seconded to approve the 05-17-2019 minutes as presented. MOTION PASSED; with all in favor except Cooley, who disqualified herself (4-0-1).

REVISIONS TO ZONING AND SUBDIVISION REGULATIONS/MAP

Small Lot Single-Family/Compact Residential Development/Districts

Members discussed the history of single-family district zoning and the existing locations of RAR-90, R-90 and R-20 zoning and requested that staff prepare the following analysis for the next meeting:

- Identify lots of less than 80,000 square feet in the Windham Water Works Public Drinking Water Supply Watershed to identify potential boundaries for restoring R-40 zoning to established neighborhoods.
- Identify areas with the following characteristics for possible rezoning to small lot single-family developments: existing or planned sewer service areas; existing or planned water service; within walking distance of employment/commercial centers; with transit service to employment/commercial centers.
- Identify areas that have access to water or sewer services but not both for the purpose of potentially reducing lot sizes.
- Identify areas for redevelopment that could potentially support small lot single-family and cottage type housing such as Storrs Road south of Middle Turnpike, Hunting Lodge Road, Birch Road (existing apartment developments) and Maple Road/South Eagleville Road.
- If possible identify age of housing stock in areas to be considered for rezoning to see whether these areas may be at risk for crumbling foundations.

Zoning Districts and Permitted Uses (Draft Chapter 3/Draft Zoning Map)

Members discussed uses currently allowed in single-family residential districts, particularly the keeping of farm animals as an accessory use, as related to the discussion of changes to single-family districts. Painter noted that changing some districts from RAR-90 to another residential zone could result in nonconforming situations if the new zone does not allow for the same uses.

Review Procedures (Draft Chapter 1)

Painter referenced materials included in the Draft Chapter 1 as part of discussion of Item 4, Application Forms and Checklists.

APPLICATION FORMS AND CHECKLISTS

Painter reviewed concepts for updating application forms, including a more detailed checklist and the addition of threshold criteria for submission of "other" information referenced in the Zoning Regulations. By consensus, members concurred with the approach and recommended the revised forms be brought to the Commission for approval at the June 17, 2019 meeting. Members also recommended confirming with the Town Attorney that no formal regulation amendments would be needed to adopt the new forms.

FUTURE MEETING SCHEDULE

Summer-Fall 2019 Meeting Schedule

Aho MOVED, Rawn seconded adoption of the revised meeting schedule for summer/fall 2019. Motion PASSED unanimously (5-0-0).

ADJOURNMENT

The meeting adjourned at approximately 7:20 p.m.

Respectfully submitted,

Linda M. Painter, AICP, Director of Planning and Development



2019 REGULAR MEETING SCHEDULE-

MANSFIELD PLANNING AND ZONING COMMISSION/ INLAND WETLANDS AGENCY REGULATORY REVIEW COMMITTEE

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ TOWN COUNCIL CHAMBER

SCHEDULE FOR SUMMER-FALL 2019

The Regulatory Review Committee of the Mansfield Planning and Zoning Commission/Inland Wetlands Agency has revised its schedule for the summer and fall of 2019 and will meet on the following dates unless otherwise noted.

DAY	DATE		TIME	MEETING TYPE	LOCATION
THURSDAY	JUNE	20	5:30 PM	SPECIAL MTG	TOWN HALL-CONFERENCE ROOM C
THURSDAY	JULY	18	5:30 PM	REGULAR MTG	TOWN HALL-CONFERENCE ROOM B
THURSDAY	AUGUST	1	5:30 PM	REGULAR MTG	TOWN HALL-CONFERENCE ROOM B
THURSDAY	AUGUST	15	5:30 PM	REGULAR MTG	TOWN HALL-CONFERENCE ROOM B
THURSDAY	SEPTEMBER	5	5:30 PM	REGULAR MTG	TOWN HALL-CONFERENCE ROOM B
THURSDAY	SEPTEMBER	19	5:30 PM	REGULAR MTG	TOWN HALL-CONFERENCE ROOM B
FRIDAY	OCTOBER	4	8:30 AM	REGULAR MTG	TOWN HALL-CONFERENCE ROOM B
FRIDAY	OCTOBER	18	8:30 AM	REGULAR MTG	TOWN HALL-CONFERENCE ROOM B
FRIDAY	NOVEMBER	1	8:30 AM	REGULAR MTG	TOWN HALL-CONFERENCE ROOM B
FRIDAY	NOVEMBER	15	8:30 AM	REGULAR MTG	TOWN HALL-CONFERENCE ROOM B
FRIDAY	DECEMBER	6	8:30 AM	REGULAR MTG	TOWN HALL-CONFERENCE ROOM B